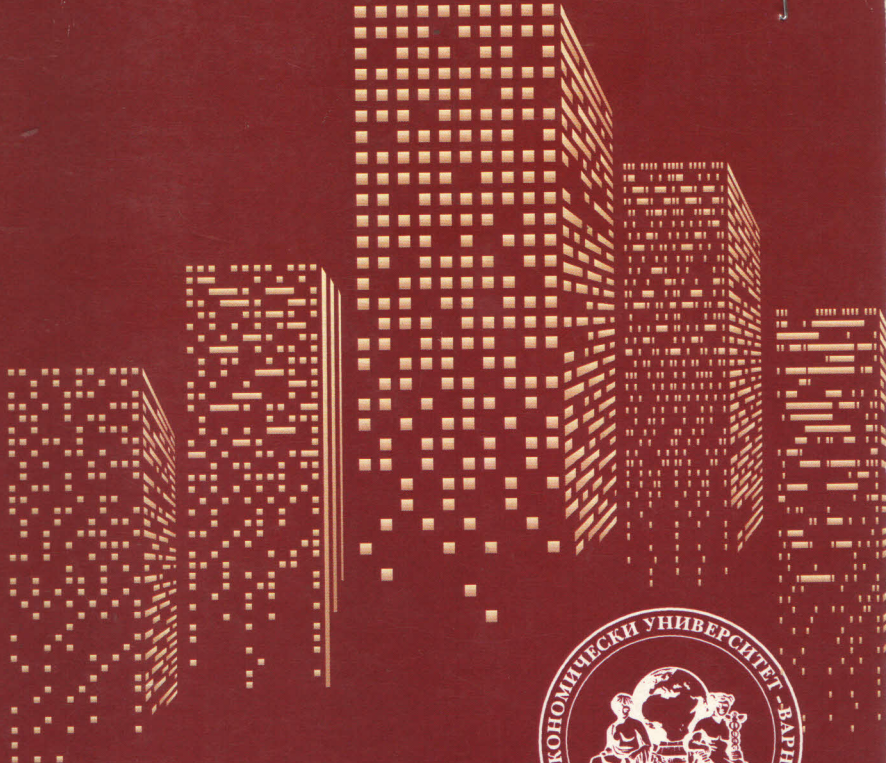




СТРОИТЕЛНО ПРЕДПРИЕМАЧЕСТВО И НЕДВИЖИМА СОБСТВЕНОСТ



**Сборник с доклади от 31-ва международна
научно-практическа конференция – ноември 2016**



Издателство „Наука и икономика“
Икономически университет - Варна

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EXAMINATION OF FACTORS RESPONSIBLE FOR THE COST OF PPP HOUSING DELIVERY IN NIGERIA

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Abstract: This report presents the view of carefully selected professionals that are directly involved in planning, designing and execution of PPP housing projects in Abuja. The objective is to establish the importance of factors responsible for high cost of housing delivery and the severity of individual factor. Literature review revealed that despite the subsidy from the government, the low income earners can still not access the houses because of the high cost. Likert scale and Relative importance index was employed to examine twenty one attributes identified from the empirical studies. The perceived severity impact shows finance and government related factors ranked 1st and 2nd respectively with relative Importance Index (RII) of 0.77 and 0.75 respectively. Therefore, the policy makers should pay more attention to these two most important factors when formulating policy or framework on affordable and sustainable PPP housing.

Keywords: housing delivery, public private partnership, professional.

Introduction

Inaccessibility of Public Private Partnership housing by the low income earners is due largely to high cost of delivery. This can be minimized if adequate attention is paid to factors relating to finance, materials, labour, design and land registration which impede successful housing delivery. It is important for the policy planners to consider the factors when formulating policy framework for sustainable PPP housing delivery in the country. It is then the benefit of PPP as financial innovative procurement option can be fully achieved.

1. Public housing delivery agencies in Abuja, Nigeria

There are two public housing delivery agencies in Abuja: The Federal Housing Authority of Nigeria (FIAN) and Abuja Mass Housing Department under the Federal Capital Territory (FCT). The Federal housing authority is a federal agency established through Decree 40 of

1973, now CAP 130 laws of the Federation of Nigeria 1990, to implement Federal government housing policies and programmes. The Department of mass housing was established in 2005 to facilitate and regulate mass housing scheme, to develop Federal Capital Territory housing Policies and regulations in line with the existing National and FCT Laws. The Department is also mandated to prepare manuals which will specify standards for planning, design and basic infrastructure in accordance with FCT regulations and National Building Codes, secured an assurance of the developer's managerial, technical and financial abilities and to establish benchmarks and checklist for all developers which should be certified before the commencement of any mass housing development discussions.

2. Factors influencing cost of PPP housing delivery

There are many constraints to housing delivery in Nigeria: these include difficulties in accessing land with secure tenure, unstable macroeconomic environment, finance, lack of qualified craft-men and artisans, high cost of building materials. Housing as a unit of environment, affect the health, social behavior and efficiency of the citizens. Research over the years has shown that majority of Nigerians who are the low income earners do not have access to decent housing in spite of the public sector intervention in housing provision. The land use panel of 1977 which critically looked in to the nature of land ownership system and its recommendations which led to promulgation of land use decree in 1978, the difficulties citizens encountered in land registration, high cost of land transaction as a result of mandatory governors signatures, absent of credible national data base which lead to inefficiencies in the land administration in Nigeria are the factors responsible for these problems. It was reported that Nigeria ranked number 173 out of 178 countries surveyed in global Ease of Doing Business rating [1]. It takes 82 days with 14 procedures and cost 22.2% of the cost of property to get it registered. Also Economic confidential [2] reported that the cost and legal procedure of acquiring land in Abuja is too cumbersome due to difficulties in bureaucracy and corrupt disposition of those who are in charge of land allocation. This procedural difficulty in land acquisition, registration and in securing certificate of

occupancy (C of O) is not only in Abuja but in all the states of the federation.

Finance

Housing finance needs to be thoroughly examined given its significant role in housing delivery and as the majority of Nigerians cannot access loans from formal financial institutions due to high interest rate which ranges between 19% - 22% before the current economic recession and this make the contribution of formal financing to housing development less than 20% [3]. Housing in Nigeria is financed formally by borrowing from corporate financial institutions (commercial banks, Federal Mortgage Bank of Nigeria, Primary Mortgage Institutions and the employer of labour) and informally through savings, borrowing or assistance from friends, relations and families. Currently alternative procurement method (Public Private Partnership) is embarrassed by the government of all nations, [5],[6]. PPP by nature offers innovative finance alternative for the infrastructural services delivery and can be employed for sustainable housing development in the country.

To solve the problem of high cost of housing delivery through adequate financing, government in the past introduces series of measures to address the issues of high interest rate, influence of macroeconomic environment, taxes and issues of long term mortgage finance, these include establishment of Nigerian Building Society, Federal Mortgage Bank of Nigeria, Primary Mortgage Institutions and National housing fund. Federal Mortgage Bank of Nigeria has the responsibility to promote mortgage lending and manages Nigerian housing policy as the apex mortgage institution. The bank raises its capital from National Housing Fund. Applications for the loan are made to FMBN through the PMIs which are in existence only in 26 states out of 36 states of the federation [4].

Labour and materials

Nigeria import 60% of her building materials which added to high cost of building delivery. Labour related factors which negatively affect the cost of housing delivery include lack of qualified craft-men and artisans, low productivity, instability of tenure of workers, inexperience and wastages.

Design

Most of the design codes in the country are obsolete. Inadequate

design information, defective specifications, inadequate design supervision and absence of community participation are factors responsible for high cost of PPP housing delivery.

3. Methodology

A case study was carried out on PPP Public housing delivery agencies in Abuja between September 2013 and February 2014. The study examined factors responsible for the high cost of PPP housing. A total of 75 questionnaires were administered to staff of Federal Housing and Mass housing units of FCDA on 40 and 35 respectively, out of which 48 representing 64% were returned. The questionnaires were administered with the help of technical assistance who are ex- graduates of the Federal university of Technology, Minna and now working with the agencies. They handed the questionnaires directly to the selected respondents and they were told when to come and collect the filled questionnaires. They often extended the time for collections as they are not found on sit, because they are either on leave, holidays or for other reasons like the new year break. The returned 48 questionnaires were further scrutinized by the technical assistance and the researcher to select 40 that meet the requirement of experience, academic qualification, professional qualification and participation directly in planning, designing, supervision and monitoring of PPP projects in addition to being senior staff of the agencies. This is done to ensure the quality of the response. Out of the 40, a respondent was disqualified for not having requisite professional qualification even though he met other requirements hence, 39 respondents were used for that analysis. Descriptive statistics is used for demographic analysis while Relative Importance Index is used for severity of the identified factors on cost of housing delivery.

4. Analysis of data

Demographic Analysis of Sample Data The first three (3) questions in the research instrument employed were subjected to demographic analysis in order to reveal salient characteristics of the research data that might have bearing on the behavior of the data and thus on the inferences that could be drawn from the analysis.

Profession of Respondents

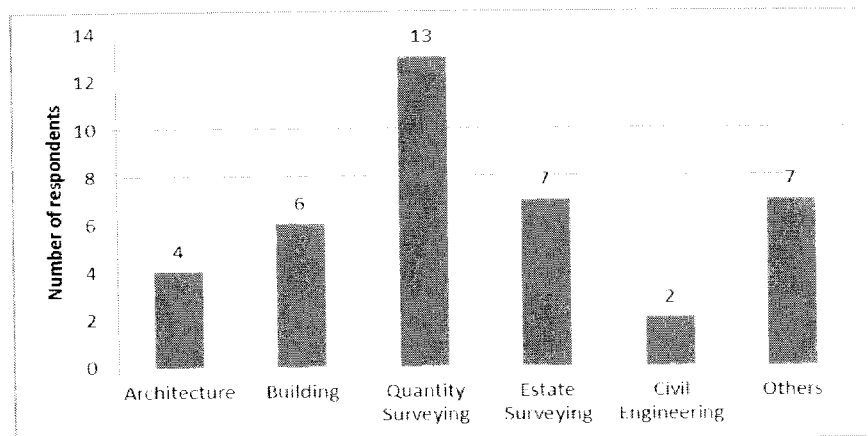


Fig 1. Distribution of Sample according to profession of respondents

From Fig. 1 Four experienced, academic and professionally qualified Architects, six Builders, thirteen Quantity Surveyors, seven Estate Surveyors, two Civil engineers and seven other professionals from allied industries are considered in the survey.

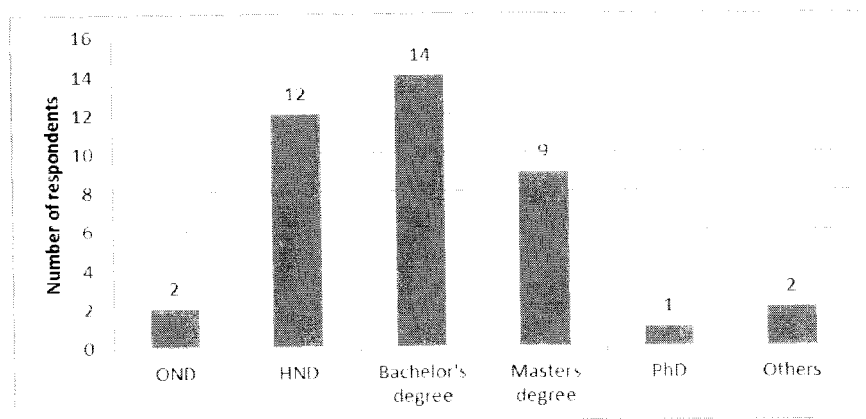


Fig 2. Distribution of Sample according to educational attainment of respondents

From Fig. 2 Two Ordinary Diploma holders, twelve Higher National Diploma holders, fourteen Bachelor degree holders, nine masters degree holders, one PhD holder and two other certificates holders participated among the staff in the technical units of the agencies.

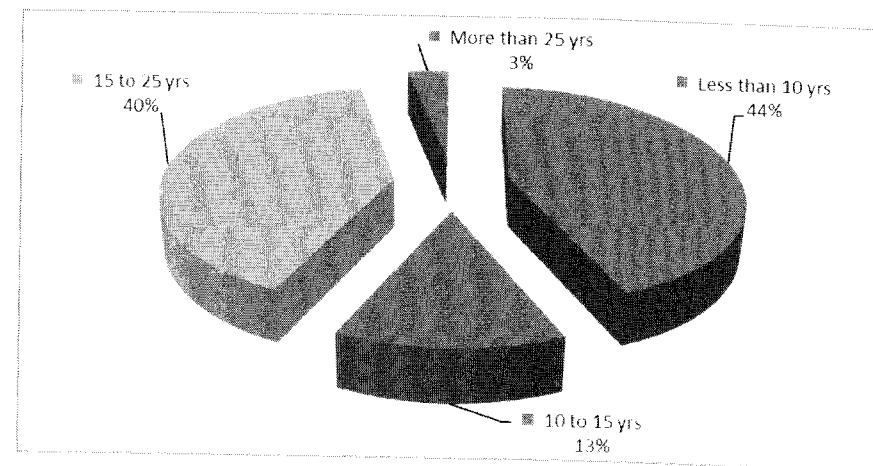


Fig 3. Distribution of Sample according to work experience of respondents

From fig.3, the experience of the respondents range from 44% that worked for less than 10 years, 13% 10-15 years, 40% 15-25 years and 3% that worked for more than 25 years.

Ranking of Factors Associated with High Cost of Housing

In furtherance of Objective of the study, respondents were presented with a list of twenty-one risk factors grouped into four categories and were asked to rank them in terms of the perceived severity of impact of the factors on the high cost of houses. A five-point Linker scale was employed (1 to 5, representing a range from 'not severe' to 'very severe').

Table 1
Ranking of factors associated with high cost of houses according to perceived severity of impact

S/N	FACTOR GROUPS	FACTORS	RELATIVE IMPORTANCE INDEX (RII)	RANK
1	Materials-related	High cost of materials	0.83	1
2	Finance-related	Ab. of lgtn mort finance	0.82	2
3	Finance-related	Cost of infrastructures	0.82	2
4	Govt-related	High cost of land transact	0.80	3
5	Govt-related	Cumbersome land registr	0.80	3

6	Finance-related	High interest rate	0.78	4
7	Govt-related	Mandatory gov. consent	0.77	5
8	Finance-related	Infl. of macroecono envt	0.74	6
9	Govt-related	Abs of cred. Nat. databas	0.71	7
10	Govt-related	Inefficient land mgt systm	0.69	8
11	Finance-related	Taxation problems	0.69	8
12	Design-related	Obsolete design code	0.60	9
13	Materials-related	Poor quality materials	0.59	10
14	Design-related	Abs of comm. participat	0.58	11
15	Design-related	Supervision of design	0.58	11
16	Materials-related	Low worker's productive	0.57	12
17	Design-related	Inadequate design data	0.57	12
18	Materials-related	Dearth of qual. artisans	0.56	13
19	Design-related	Defective specifications	0.56	13
20	Materials-related	Inst. Of worker's tenure	0.56	13
21	Materials-related	Worker inexperience	0.56	13

Results obtained showed that a total of thirteen ranks were observed, owing to some factors having the same relative importance index and thus sharing the same ranking. Rank 1 to 5 was made up of seven factors; two factors each were tied as Ranks 2 and 3 respectively. The seven highest ranked factors were thus: High materials cost, Absence of long-term mortgage, Cost of infrastructures, High land transaction cost, cumbersome land registration, High interest rate, and Mandatory governor's consent. Of these seven, one belonged to the materials group, three to the finance group and three also to the government group. Four factors had the same least ranking of 13, and all belonged to the materials group with the exception of Defective specifications, which was a design-related factor. These results appeared to underscore a situation where the most important factors impacting on the high costs of houses are traceable to financial and governmental origins. Respondents did not believe that material issues impacted very significantly on the high cost of housing.

Table 2
Ranking of groups of factors associated with high cost of houses according to perceived severity of impact

S/N	FACTOR	RELATIVE IMPORTANCE INDEX (RII)	RANK
1	Finance-related	0.77	1
2	Govt-related	0.75	2
3	Materials-related	0.61	3
4	Design-related	0.58	4

The inferences drawn above were supported by the derivation of the relative important indices of the groups of factors. Finance related factors were the highest ranked, followed by government related factors, the material related and design related factors were the least significant group of factors.

Conclusion

Factors responsible for high cost of housing delivery are many, interwoven and interrelated, of these financial related factors and government related factors are of greatest importance and should be accorded desired attention when formulating framework for sustainable PPP housing delivery to the low income earners who are at the disadvantages.

Recommendation

- Government should use its machineries to reduce Cost of Doing Business in land transaction in Nigeria to the world minimum.
- The role of mortgage banks should be strengthened to give more access to the low income earners in Nigeria.
- Government should use its financial mechanism to reduce the interest rate to single digit and create enabling environment for the low income earner to access loans from banks.

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