

**ABANDONMENT OF PUBLIC AND PRIVATE BUILDING PROJECT (CAUSES AND EFFECT)
(A CASE STUDY OF OSOGBO OSUN STATE NIGERIA)**

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ABSTRACT

This research work attempts to investigate the causes and effect of abandonment of public and private building projects in Osogbo, Osun state and proper solution to the ugly situation. The primary and secondary source of data were questionnaire and literature review of many textbooks and journals including that of the Nigerian institute of building. After the data were analyzed using chi-square and correlation method as the findings it was discovered that, fraud and mistrust in public project and inadequate finance are the major causes of abandonment among other factors. It is therefore recommended that government projects should not be affected by change in government as the government is continuous, stability in the prices of materials as well as strengthening corruption fighting organs government like [EFCC] so that money meant for infrastructural development will be adequately and effectively utilized. .

Keywords: abandonment, public, private, building project.

INTRODUCTION

Building construction is one of the most important activities in any nation's economy, very large resources are used in the construction of buildings universally.

Alhassan (2008) defined building as an assembly that is firmly attached to the ground to provide total or nearly total shelter for machineries, processing equipment, protection of vital possession or any combination of the above.

From early times, man had regard and deep respect for used natural materials such as trees, caves, standing stones of conic architectural designs, but overtime changes in structure of materials and the social emotional adjustment was made and always being made by preserving the appearance in the view of techniques and letting the visual translation take place gradually.

Over several generations the most favorable example of the Greek Doric order for timber to stone as building were becoming more complicated and methods of construction were being modified due to technological revolution with the introduction of building materials such as cement, lime, aggregate, steel, timbers, paints, roofing sheets etc.

Man then became dependent on others referred to as the building professionals" to get his building built, because he does not possess all these materials and the technical skills to execute the building construction himself. He found it necessary to acquire materials from others and engage professionals. This dependency increases, man started to be conscious of cost and timely completion of his building because he had to give out much to acquire what he desired and as a matter of fact, demanding good value for his money.

Clients, therefore, wanted to see his money being transferred in to a building within the shortest period possible which is the interval between the commencement and completion dates in Nigeria. However, most private clients undertake building projects either as an act of religion, faith or for their pleasure and gratification, while government undertake building projects and other infrastructure project to develop through future forecast that the necessary materials and resources were likely to be forthcoming until the building projects are completed.

It is common practice in public sector's building projects to see sites acquired by

the clients being handed over to the contractors and the subsequent mobilization to such sites by the contractors which mark the commencement period of such proposed building project were only started but later abandoned or not completed.

In trying to identify the causes and effects of abandonment of building projects embarked upon by public and private sectors in Nigeria. The professionals in the building industry should be looked in to cost implication of such projects as well as people working in the public sector and government attitude towards such projects, manners in which contract are awarded so that huge resources and tax payers money that could be invested in other profitable venture would not be wasted in a building project that will be in the long run abandoned.

Most building clients today hardly achieve goals for erecting or completing their building at the lowest cost which is their basic desire. Upon realizing the large resources required in building construction they tend to reduce cost by awarding contracts to the lowest bidders or contractors that will give them "kick -back" therefore going against the due process, rules and building regulation of the land as well as the professional ethics. Another problem in public project include government attitude and policy source of finance like in public - private partnership and the building industry in Nigeria as a very complex structure which does not make it easy for clients to engage in small project and the effect of these is the ugly situation of abandonment in our country .

The increasing rituals of abandoned building projects littering many locations in Nigeria over the years should be urgently addressed especially public building projects embarked upon in Osogbo metropolis so that the building will not be a nuisance in Osogbo as a capital city.

LITERATURE REVIEW

A contract generally is often referred to as an agreement between two or more parties with each party having a statutory obligation or obligations to discharge. However the building contract is quite specific as described by Ayeni (1997) to be a written agreement between the client and the contractor (s) and all other parties to the contract. He further stressed the relevance of those things that make up a building contractor as "

(contract document" to include

- Architectural drawing/ working drawings
- Condition of contract
- Specification notes if there are no drawings.
- Bills of quantities
- Articles of agreement

Over the years insurance was included

According to him building contract clearly state the duration of the proposed project that is the commencement and completion dates as well as manner of payment of money to the contractors otherwise "liquidated damages" by the contractors to the clients as the case may be.

Some building contract in Nigeria today were being awarded to the contractors without the contract documents being signed this makes it difficult for any of the parties involves in such contracts to get their claims and it is *very* difficult to ascertain the commencement date and completion time

This alone has contributed negatively to the development of Our economy occasioned by some many delays in payment of claims as at when due which slows down the pace of work and sometime leads to abandonment.

Butters (2009) stated that "for every building contracts the establishment of the date of completion in the absence of formal documents. May be more difficult. But it is the clients/owner's best interest to specify the completion time to avoid unnecessary delay. He also suggested that policies should be carefully planned and regularly monitored to ensure that the forecast by the building contractor is going ahead as planned so that the project will be completed at the specific time.

this statement is in tune with federal government polices as contained in the new "public procurement Act 2009" to guide the conduct of contract administration and the Joint Contract Tribunal(JCT 1980 and JCT 2005) so that building contract and time could be seen as a very crucial matter in reducing delays and abandonment of building projects.

Abandonment has been defined as a slow/stoppage in the progress of work or actives (oxford advance leamer's dictionary)

The British Encyclopedia (1982) defined cost as "the monetary value of goods

and services that the producer finds necessary or desirable to purchase for his production" cost of a building is also the amount of money that is needed in order to buy or build it .

In defining cost, it is however important to differentiate between total cost and building cost. According to Douglasj. (2004) " when any type of building is being developed, be it private or public sector's project, the total expenditure the development will be much higher than the net cost of the building fabric those costs in connection with the work but can not be identify with any particular portions of the work. They include some preliminary items required for the effective take- off of the building construction works like temporary roads and temporary hoarding etc both direct and indirect cost should be adequately checked and balanced for the contractor to be break- even with a view of optimizing the project cost to achieve least total cost which will definitely reduce the risk of possible abandonment.

According to Adam Moh' d Jibril , dissertation on relationship between plan shape and building cost, FPB (1998) states that" it is only on rare occasions will cost be of little importance to the building owner or client and further high lights many limitations on expenditure for a particular building projects as follows.

- a) The client credit worthiness
- a) Limitation on the amount that can be borrowed for a particular commercial project as compared to rental income for the completed building.
- c) Credit restriction imposed by the government.

It is important that the teams in the building industries are to be consulted at earliest stage of any proposed building so as to advise the client; architect, builder, quantity surveyor and other professionals concerning the cost implication and effect of such proposed projects and alternative, so that such project will not be abandoned mid-way.

The main functions of the builder is to supervise and manage the project based on the specification given and the estimated cost provided by the quantity on behalf of the client in order to avoid project abandonment.

CAUSES AND EFFECTS OF ABANDONMENT OF BUILDING PROJECT

Building projects abandonment is a possible sequence of events whereby

normal progress of work is stopped owing to some reasons or factors .

Some of The Factors Include:

- Lack/poor feasibility study: it should be carry out by professional to know if the project can be actualized considering many reports that will be in the feasibility report.
- Unethical practices by the professionals_ irregularities in the settlement of claims to contractors as some were issued certificate for works thy have not even done.
- Illegality_ non-compliance with the statutory refloremet,bldg regulations, byelaws.i.e, illegal acquisition of plots of land; lack of set back.
- Bankruptcy_ It affect corporate organization, it is the responsibility of the client finance the project and when he/she is bankrupt the project will definitely stop.
- Lack/ poor cost control mechanism_ to ensure the resources are not wasted, otherwise the fund will not be enough to complete the project and the effect is abandonment.
- Militance i.e Area boys, militant group where the atmosphere is peaceful.
- Instability in government policies and changes in government priorities.

It may also result in the removal of plants and other materials form site which may require a fresh remobilization to site again before normal work could actually commence again.

In public sector projects, in accurate estimation of the cost of infrastructural projects/ building project and lack of concise measurement have been identified as reasons why many of the projects are never realized in the country.

EFFECTS OF ABANDONMENT

Abandonment of building projects has so many effects but they can be treated under the following classification as ;_

- 1) Economical effect
- 2) Social effect
- 3) Environmental effect
- 4) Effect on the components of the building

ECONOMIC EFFECTS

This is the greatest effects of any abandoned building project as it is a monetary lost

because the client stands to lose a great deal in terms of abandoned building compared with what is needed to complete such projects.

This is as a result of disintegration of the already built area, possibility of theft, vandalism and decay of materials'; it does not affect the public or private client alone but affect the contractor as they may not be able to get all their claims.

SOCIAL EFFECTS.

Where there is an abandoned building project the following are the social effects.

1. DUMP SITES

Many of the abandoned building projects are now being turned in to dump refuse are dumped. It is not only unfriendly to the environment but also constitute a health hazard to the society causing an outbreak of epidemics.

HIDEOUT FOR HOODLUMS.

Abandoned building project also serve as a hideout for hoodlums and criminals who are very dangerous to the society. Apart from being a house for thugs, rapist thieves and their likes, it is also a home for lunatics and other mentally challenged people in the society.

There is also a psychological effect as a result of building projects abandonment which means that such locations where abandoned projects exist are seen as a bad environment only for the poor and unsound minds. This lower the thinking and morale of the dwellers of such locations and inferiority complex will set in therefore limiting their productivity, ability and capacity in every area of life.

ENVIROMENTAL EFFECTS.

world "built environment" can mean a good deal or nothing much at all.

However, what is meant here by this term means building of all types, roads, services and other abandonment which make up the settlement in which we live these Were the thought of professor Ray Toakley and the head of building at the *t.-:* university of N,S,W. Australia.

Professor Toakley went on to explain that the "built environmental" requires a careful planning procedure as any other human endeavor which is meant to be Successful. It obviously does not include blank hoarding faces interrupting urban ship

fronts and luxury hotels and mansions, yet these are the easiest land of most Nigeria's capital cities body of the loadings are decayed to allow glimpse in to use groom sites, of timber, corroded stack of bent reinforcement which never

The roof timbers already in place before the abandonment becomes damaged by rain and other weather factors making it possible for coverings to be installed and even when coverings has been installed, it is almost likely that the first heavy rainstorm would rip-off some if not all of the coverings.

Components such as facial boards, windows and doorframes, external metal handrails etc. becomes damaged and corroded. Plumbing pipes becomes sand filled. Drain pipes are stilled up and sometimes clogged with rubble. A further damage as a result of prolonged abandonment can make the structures to be demolished as they are no longer useful and such sites have to be cleared of all rubbles if they are to be used for any building projects again.

CAUSES OF ABANDONMENT IN PUBLIC AND PRIVATE SECTOR'S

BUILDING PROJECTS

4.1 DATA ANALYSIS

ANALYSIS OF TABLE 4.02. USING CHI- SQUARE CONCEPT

S/N	Causes of abandonment in public and private sector building projects	Fo	Fi	Fe	$\frac{(Fo-Fe)^2}{Fe}$
A	Lack of fund	18	2	13 0	96.46
B	Faulty or no feasibility study.	12	8	13 0	107.11
C	Inflation on prices of plants, materials and labour.	16	4	13 0	99.96

D	Death of the client.		50%	10	50%
(i)	In public projects.	10	50%	10	50%
(ii)	In private projects.	18	90%	2	10%
E	Polities & Social unrest.	14	70%	6	30%
F	Breach of contract.	14	70%	6	30%
G	Change in government				
(i)	In public project	20	100%	-	0%
(ii)	In private project	10	50%	10	5%
Hi	Bankruptcy of client	18	90%	2	10%
Ii	Bankruptcy of the contractor.	20	100%	-	0%

J	Insufficient working drawing & specification.	16	80%	4	20%
J	Administrative bottleneck.	16	80%	4	20%
K	Incompetence personnel.	14	70%	6	30%
		21	74		
		6			

Using chi- square concept

$$X^2_c = \frac{(fo-fe)^2}{Fe}$$

From Table

$$Fe = 260 \times 260$$

$$\frac{\quad}{520}$$

$$Fe = 67,600$$

$$\frac{\quad}{520}$$

$$Fe = 130$$

$$\text{Chi-Square} = (FO - Fe)^2$$

Fe as calculated in the statistical table 4.1 is 1,235.49

Chi-Square is reduce by the number of the determinants causes of abandonment.

$$1235.49$$

$$\frac{11}{\quad} = 112.317$$

Since the expected frequency $Fe = 130$

And chi-square reduce by 11 i.e. $(Fo - Fe)^2$

$$Fe = 130$$

$$130 - 112.312$$

Level of significance is;

$$= 130 - 112.317$$

$$= 17.68$$

Level of significance of the data analyzed is put at 17.68.

Having determined the level of significant of data collected to the actual causes of abandonment in public and private sector building project the degree of correlation between the variable x and y i.e respondent that agreed and respondents that disagreed with causes listed in the questionnaire administered, then

TABLE 4.1.0

CAUSES	X	Y	X ²	Y ²	XY
A	18	2	324	4	36
B	12	8	144	64	96
C	16	4	256	16	64
D	12	8	144	64	96
E	14	6	196	36	84
F	16	4	256	16	64
G	18	2	324	4	36
H	10	10	100	100	100
I	16	4	256	16	64
J	14	6	196	36	84
K	12	8	144	64	96
TOTAL	∑X=172	∑Y=62	∑X ² =2,340	∑Y ² =420	∑XY= 820

Using person's coefficient of correlation between the variables X and Y.

$$r = \sqrt{a\alpha}$$

Where r = coefficient of coefficient of correlation

But a = $\frac{n \sum XY - (\sum X)(\sum Y)}{n \sum X^2 - (\sum X)^2}$

$$\frac{n \sum XY - (\sum X)(\sum Y)}{n \sum X^2 - (\sum X)^2}$$

While $\alpha = \frac{n \sum XY - (\sum X)(\sum Y)}{n \sum Y^2 - (\sum Y)^2}$

$$\frac{n \sum XY - (\sum X)(\sum Y)}{n \sum Y^2 - (\sum Y)^2}$$

∴ r = $\frac{n \sum XY - (\sum X)(\sum Y)}{\sqrt{n \sum X^2 - (\sum X)^2} \times \sqrt{n \sum Y^2 - (\sum Y)^2}}$

$$\frac{n \sum XY - (\sum X)(\sum Y)}{\sqrt{n \sum X^2 - (\sum X)^2} \times \sqrt{n \sum Y^2 - (\sum Y)^2}}$$

Where n = 11, no of causes of abandonment of the building project in both public and private sector's building project.

From pearson's formular;

$$\begin{aligned} & \therefore r = \frac{n \sum XY - (\sum X)(\sum Y)}{\sqrt{n \sum X^2 - (\sum X)^2} \times \sqrt{n \sum Y^2 - (\sum Y)^2}} \\ & \therefore r = \frac{11 \times 820 - 172 \times 62}{\sqrt{11 \times 2,340 - (172)^2} \times \sqrt{4,620 - (62)^2}} \\ & \therefore r = \frac{9020 - 10,664}{\sqrt{25,740 - 29,584} \times \sqrt{4,620 - 3844}} \\ & \therefore r = \frac{-1644}{\sqrt{-3844} \times \sqrt{776}} \\ & r = \frac{-1644}{1727.30} \\ & r = -0.95 \approx -0.1 \end{aligned}$$

Since r = -0.95, then variable X and Y are negatively correlated.

4.1.1 INFERENCE FROM CALCULATION

NOTE:

1. The value of r is the same irrespectively of which of the two (2)variable in the data is labeled as X and Y.
2. The value of r satisfies the inequality $-0.95 \sim -1 \cdot -1 \leq r \leq 1$.
3. If r is close to 1, X and Y are highly positively correlated if r is close to -1 then X and Y are highly negative correlated. If r is close to zero, then the correlation between X and Y is very low. If r = 0, then X and Y do not correlate at all.
4. The degree to which r is close to -1 or determines how good a predictor/determinant is, since the coefficient of correlation r in the data analysis satisfied the conditions above i.e .r = -1 then all data given in this research work and conclusion drawn from them are valid.

SUMMARY OF FINDINGS

Various factors combine to form the causes of abandonment in public and private sector 's building project, such factor are lack of fund, corruption, bankruptcy of both the client and contractor and change in government are a reflection of the health of an economy and how stable government is.

Political and social unrest inflation in prices of materials, plants labour administrative bottleneck also falls under the same categories as mentioned above. Other causes such as breach of contract, insufficient working drawing and specification and incompetency of personnel or the part of professional or parties involves in a public and private sector building projects.

Data were collected from different professional in building industry and ministry of land housing and analysis of chi- square concept and person coefficient of correlation were used to determine the level of significant and correlation of the variables collected respectively.

EXAMPLES OF ABANDONED PROJETS IN OSOGBO METROPOLISH

1. Administrative *building*, osun state free trade zone, Abere ede road osogbo.
2. Uncompleted officelbuilding, olorunda *Local* Government Igbona
3. Shopping complex opposite agric, kobo.
4. Jumical hall opposite *petrol* station Ikirun road osogbo
5. Hotel beside work bill centre ring road osogbo.
6. Petrol station beside punch office Olaiya, Odeolowo road.
7. Storey *Building* at km3 gbongan lwo-lbadan road beside leisure spring **osogbo**.

CONLUSION, RECOMMENDATION

CONCLUSION

The research work was concentrated on determining the *major* causes, effects and solutions of abandonment in public sector's building project in osogbo metropolis. The analysis causing abandonment with lack of fund, inflation and corruption amounting to over 60 of abandonment in public and private sector **project as a reflection** of the **health** of the **economy of our nation**.

Instability in government is another factor, which includes change in government administrative bottleneck, political and social unrest contributing to about 40% of abandonment especially in public sector's projects.

While technical lapses has been identified as another causes of abandonment with poor/no feasibility study, breach of contract, insufficient working drawing and specification contributing to about 15 of abandonment in public project and **private sector's building projects.**

Others include bankruptcy and death of the clients amounting to about 10% of abandonment especially in private sector's building project because as government Cannot run in to bankruptcy so likewise government cannot die because government is a continuous process even now that there is an **uninterrupted democracy in Nigeria.**

RECOMMENDATION

With the present limited resources for development, the economic use of available fund and tax payer's money in public sector's project is of vital importance considering the effects of abandonment as discussed in this research work *it* is therefore recommended that,

The government should adopt economic policies that will stabilize the prices of material, plants and labour over a long period of time to curb ini1ation.

The government should strengthen organs like .E.P.C.C to fight and stop corruption especially in public sector office holders from misusing tax payers money that meant for infrastructural development.

Before a project is embarked upon a *careful feasibility* and *viability* studies *should* be carried out to determine the *level* of practicability and *profitability* of such project especially *in* private sector's building projects.

Competent personnel/contractor with required *labour* force, *technical* and managerial skills should engage or employed in executing of the projects in both public and private sectors

Construction cost research be encouraged and adequately funded by government and the professionals *like* builders, Architect and quantity surveyor *should* be *consulted* before any building project either in public or private sectors building projects starts.

Public- private partnership should be given more attention so that even when government changes its priority the project *will* not be abandoned.

If the above recommendation are adhered to by the government and the citizens then abandonment of building project in public and private sectors *will* be a thing of the **past**.

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