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Empirical Study on Factors Responsible for Housing Project Abandonment in Nigeria: Bauchi Metropolis in Viewpoint

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Abstract: *This paper investigates the likely problems resulted from abandoned housing projects in Nigeria wish special considerations to Bauchi metropolis as emergent urban area. Abandoned housing projects is an alarming phenomenon that existed for decades in Nigeria. The reasons for this was that different factors such as, poor quality control by regulatory agencies; lack of access to credit facility, inflations, corruption and communication gap among the personnel. Cost of building materials, inability of clients to engage contractors or designers' capability etc. The objectives of this research study are to determine the factors responsible for abandonment projects. To identifies the consequences of abandoned projects. The method adopted was quantitative; the population of the targeted respondents was gotten through BSDB. primary data was collected using structural questionnaires. 346 questionnaires were distributed across the study area and 285 was retrieved. Primary data was analysed and discussion of the results revealed that abandoned housing projects causes a lot of harm to a neighbourhood, like criminal hideout, unsecured area. It was revealed that inflation causes housing project abandoned. It was concluded that government should intervened in the through implementation of housing development regulations, concerned agencies should be alerted most especially the Bauchi State Development Board on the economic capabilities of intended homeowners. More again other relevant agencies to strictly implements the condition for housing development has its contained in the rules for housing development. Individuals should be enlightening on the problems caused by this abandoned housing projects to the neighbourhood.*

Keywords: *Housing, Abandoned Project, Construction, Government, Development.*

INTRODUCTION

Many cities in Nigeria today, are full with buildings, roads, dams, and other developmental projects of magnitude sum abandoned everywhere (Hanachor, 2012). (Adeniyi *et al.*, 2015; Nwachukwu, 1989) stated that developmental projects are being abandoned in all tiers of government: Local, State and the Federal Government. "Harley (1999) defines Abandoned as left behind, or left without care and protection and discontinued; to put an end; to terminate from doing something". (Dlakwa & Culpin, 1990; Ihuah & Benebo, 2014a; Nwachukwu, 1989) stated that abandonment of project refers to physical structures on which property taxes and mortgages are no longer paid, and for which services are neither paid for nor provided. Oluwaseyi

Olalekan and Godwin Onajite (2017) observed that abandoned housing projects are referred to empty properties which are in low demand. They are unoccupied, vandalized, boarded-up, deteriorated or those which have unmaintained grounds. Planning must be given considerable attention if projects are to be absolutely executed (George, 1985; Morenikeji *et al.*, 2017; Yunusa, 2015). Construction activities are among the key indicators of economic development of a given nation. (Adeniyi *et al.*, 2015; Elum & Momodu, 2017). A strong and prosperous economy is usually associated with an increase in developmental project activities, but in a very weak economy, the commonness of project abandonment tends to be more rampant.

According to Okwy (2013 March, 26) reported that minister of land, housing and urban development of Federal government of stated that one million houses would be constructed yearly. But these were resulted to abandoned houses. It was also gathered that Minister of Power, Works and Housing, Babatunde Fashola stated that a lot of abandoned mass housing across the country (Adegboye, 2017 April, 4). Mustapha (2017, September 18) reported that real estate developer association of Nigeria are committed to comprehensively collate and manage data for planning and decision making relating to preconstruction, construction and post construction activities in the nation's real estate sector. To curb the number of abandoned projects in the country government should intervene with regulations that can make use of locally made building materials affordable and accessible to prospective or intending house owners. Nigeria as a nation with over one hundred and eighty million people (180,000,000) is among the leading economy in Africa with many abandoned projects estimated in billions of naira and it is critically ridiculous that Nigeria blessed with unlimited resources and potentials can experience such degree of project abandonment. These abandoned projects have significant effects in the social settings. It is imperative to look inward and examine critically the factors responsible for project abandonment in our society.

Bauchi metropolis is not an exception from this occurrence of abandoned project (Aliyu *et al.*, 2011). Housing projects development in Bauchi metropolis has not been captured or recorded and many major cities in Nigeria are distinguished, because there are not housing records in the country (Mustapha, 2017, September 18). However, all the major cities in the country are full of abandoned housing as indicated in by (Adegboye, 2017 April, 4). According to Ishiyaku *et al.* (2014) mass housing development in Bauchi does not conform with the expectations of the users. This is the common issue that is prevalent in the construction arena throughout the country.

Objective of the study

This research study intends to investigate factors that lead to construction projects being abandoned through the following stated objectives.

- To determine the factors responsible for abandonment of projects.
- To identify the consequences of abandoned projects.
- To suggest possible solutions to the problems of abandoned projects in Nigeria.

This research work is very noteworthy because abolition or decrease in the rate of abandonment of building projects will provide and improve housing for all especially low-income earners, reduce the rate of unemployment in the country and create employment opportunities for relevant professionals in the built environment and construction industry, reduction of waste of funds, human and materials resources on the part of the client, as well as, improved physical and socio-economic development of the country amongst others. Abandoned housing projects are signs of ill economic development. Furthermore, abandoned housing projects are a great concern to the building owners and other stakeholders (Oluwaseyi Olalekan *et al.*, 2017).

Causes of Abandonment Projects

Abandoned projects can be best described as the physical structure that property tax, development levy and many other taxes are no longer paid to the authorities, and it also served as a hide-out for criminals. Projects that have started at an earlier date, but which the construction work for one reason or another has stopped and such are not limited to buildings alone; roads, industrial structures, bridges, factories, dams, electricity, communication projects and so on are equally on the list. Studies by (Kahila-tani, 2013;

Pugh & Pugh, 2011; Sonuga et al., 2002) have shown that a good number of building project initiated with good intentions are abandoned at different stages of the design and construction process. Some reasons advanced by (Adediji et al., 2013; Osabuohien, 2014; Otairu *et al.*, 2014; Sonuga et al., 2002) for failed construction projects are: incorrect estimation; bad location; lack of available skilled personnel; inadequate planning; poor risk management; misunderstanding of the work requirement; poor quality control by regulatory agencies; corruption and communication gap among the personnel. Other factors are cost; the developer and the contractors; inability of clients to engage contractors or designers' capability to do the work; failure on the part of site engineers and other relevant professionals.

Consequences for abandoned projects

Likely problems caused by abandoned housing projects in Nigeria were highlighted by (Dimelu et al., 2016; Olusegun & Michael, 2011; Saad, 1988) as criminals' hideout, development of slums, social vices, shortage of social amenities, insecurity and shortage of accommodation are distinguished by such areas. Ozo (1990), opined that low cost housing project abandonment affect the availability of affordable housing for masses. It is the problems associated with abandoned housing that create disaster to the occupied apartment as added (Ihuah et al., 2014b). Generally, social menace in most neighbourhood are originated in areas full of abandoned housing project (Maina, 2013). Nigeria is distinguished by many abandoned housing projects of billions of US dollars because of many factors such as criminal hide-out, raping site, drug abuse area, hooligan joints etc. The problems associated with abandoned housing project to neighbourhood are enormous (Ngoka, 1979; Shehu *et al.*, 2014). Social vices are experienced by the neighbourhood. Slums were manifested in the abandoned housing project environment.

Materials and Methods

The study is quantitative approach in nature; questionnaire was employed as a means of data collection instrument. The population of the targeted respondents was gotten through SDB. Sample size was 346 respondents, Morgan and Krejcie 1970 sample size determination table (1970) was used to arrive at the sample size value with confidence level 95% and margin error of 5%. 346 questionnaires were distributed. 245 questionnaires were retrieved. This represents 70% of the total questionnaires.

Result

The results of the study were brought forward to explained the numbered of questionnaire distributed and retrieved are presented in the table below.

Table 1: Questionnaire Administered

Total Questionnaire administered	Questionnaire retrieved	Percentage
346	285	82%

Table 2: Demography of the respondents

Gender		Percentage
Female	66	23%
Male	219	77%

Discussion

From the table 1 above the total questionnaires retrieved 285 which is 82% of the total questionnaires administered. The questionnaire was validated by professionals and lecturers in the faculty of Environmental Technology of Abubakar Tafawa Balewa University, Bauchi. The convenience of distributing the questionnaire arises by giving it through community leaders within the abandoned housing project. Simple

random sampling was used as the techniques for questionnaires distribution. The study area was covered in terms of abandoned housing project. The stage in which project was is not considered as important, so the overall project is the area of investigation of this research study.

Table 2 above highlighted the demography profile of the respondents. The male was 77% and female 23%, this shows that males are participating more in construction than female counter part in Bauchi. Married individuals are largely affected by this phenomenon because they are the people mainly concerned and in desperate needs of affordable accommodation (Dyb, 2016; Hopper et al., 2017). Even though, the single may also in need but in most of our societies married people are the victims of these phenomena (Shdaimah, 2009). Female in construction within Bauchi metropolis were faced with uncountable problems of housing project abandonment, this assertion conforms with the study carried out in (Gao *et al.*, 2017). Absence of social housing trigger the fashion for housing demand in urban cities (Olanrewaju et al., 2016). High mortgage payment also attributes to the abandoned housing project (Olanrewaju *et al.*, 2016) with was in conformity with the study of (Achour *et al.*, 2015). Academic literatures as outline that abandoned housing project in Nigeria is as a results of poor budget implementation (Olanrewaju et al., 2017). Another aspects leads to abandoned housing projects is lack of access to credit facilities, this was in consonant with the results of (Ogu, 1994) and (Sule, 1981). There is a clear difference in housing pattern that leads to the abandonment of housing projects (Ozo, 1990; Sanchez, 2016). It was evident that generality of individuals faced one or more problems of housing development because of numerous obstacles (Adeoye, 2016; Daniel & Hunt, 2014; Morenikeji *et al.*, 2017). This is as results of study conducted in (Mohit & Iyanda, 2016). Many empirical studies shows that abandoned housing projects occurs due to many tangible and intangible factors (Ihuah *et al.*, 2014b).

Conclusion

Conclusion drawn here substantiates the outcomes of previous studies that housing project abandonment is caused by many factors which is tangible and intangible. And as it was mentioned earlier that depress in economic situation of the country increases the rate of the phenomenon. Like other States in the country Bauchi metropolis is not in exception.

Concerned agencies should be alerted most especially the Bauchi State Development Board (BSDB) on the economic capabilities of intended homeowners. More again other relevant agencies like, Bauchi State Ministry of Housing and Environment (BSMH&E) to strictly implement the condition for housing development has its contained in the rules for housing development. Individuals should be enlightening on the problems caused by this abandoned housing projects to the neighbourhood.

Generally, professionals and academia should come up with resolution that may curb this phenomenon so that sanity would be restored to the normalcy. So, that the level of abandoned would be reduced to the barest minimum.

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