An Evaluation of Professional Involvement and Challenges in Housing Development in Ado-Ekiti, Nigeria

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ABSTRACT

This study evaluated the extent of professional involvement in housing development in Ekiti State housing corporation, Ado-Ekiti, Nigeria with a view to providing information that will promote the importance of professional's involvement in housing development in the study area. User's opinion was obtained through the research instrument called questionnaire which was designed to investigate a number of variables that determines the involvement of building professionals and challenges in housing development and planning by the house owners in both the Federal and the State Housing Estates selected in Ado-Ekiti, Nigeria. The sample size was taken using krejcie and morgan, (1970) table for determining sample size from a given population. The corresponding value of 281 housing owners amounted (162) sample size. One hundred and sixty (160) questionnaires were retrieving from the randomly selected respondents of the housing estates. Samples were analyzed and processed using descriptive, bivariate and Multivariate Analysis. The result shows that majority of the respondents (44.3%) had 3-bedroom flat in the selected housing and 84.5% of respondents consulted registered surveyor for survey plan. Also, only (61.9%) affirmed that they involved a building professional during the building development. Challenges such as undue delay in signing the survey plan (63.8%), getting competent professionals (58.8%), architectural drawings (70.0%), structural drawings (61.3%) electrical and mechanical drawings (64.4%) from the architect and engineers respectively, accessibility (74.4%) for building materials storage and undue delay due to omo-onile (78.1%) during land development had very low influences on housing development and planning. However, undue delay in signing the final building plans (64.4%) for construction and getting competent artisans and laborers (76.3%) had very high influences on housing development. the result of this study will be useful to establish a policy on the impotence of involving competent professionals in housing development in Ado-Ekiti, Nigeria.

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Introduction

Housing is critically important for our overall economic and social well-being. It is paramount to human existence as it ranks among the top three needs of man. Housing in all ramifications is of more important than mere shelter since it embraces all the social services and utilities that go to make a community livable environment. All governments in Nigeria since independence highlighted housing as a major priority [1]. Its provision has always been of great necessity to man. As a unit of the environment, housing has profound influence on the health, efficiency, social behaviour, satisfaction and general welfare of the community [2]. The provision of adequate housing in any country is very vital as housing is a stimulant of the national economy. In Nigeria, the world housing problem is multi-dimensional. The problems of population explosion, continuous influx of people from rural to urban centres and the lack of basic

infrastructure required for good standard of living have compounded housing problems over the years. Access to this basic need by the poor who constitute the largest percentage of the world population has remained a mirage and it needs to be critically addressed. This study, however, focused on the aspect of involvement of building professionals in the building development process. Housing development is not just for shelter, it involves every other facility that could bring about the comfortability of mankind. Specifically, housing development requires both big-picture vision and attention to detail. Housing development is usually described as having four major phases such as concept, predevelopment, construction and lease-up/occupancy and ongoing operation. Despite the housing policies embarked upon in Nigeria, there is still poor and generally deteriorating urban housing condition. Therefore, its development must increase with continuous and adequate involvements of housing development professionals in its designs, construction and technology. The result of this study will go a long way in reducing the persistence building collapse experiences and report in Nigeria.

The Literature Review

Professional Performance and Problems

The study conducted by Olatunji, Akinola, Oke, Osakuade, (2014) posited that, the performance of construction professionals is a factor that basically determines the long term effect of construction works they produce, this factor also boils down to the level of experience and training these professionals have attained over the years. Confirmed that factors such as remuneration, motivation, incentives and promotion opportunities affects positively, the performance of the construction professionals [3]. Observed that another problem that has afflicted the construction industry over time is the fact that these construction professionals have been made to work under unfavourable conditions, the aftermath of their activities is evident in the quality of work they deliver, and this has overtime lead to the increased rates of building collapse, road cracking among others [4]. Many issues have over the years constituted problems for construction professionals, most importantly is the issue of time frame for which they have to execute. The findings of this research will avail the construction industries the information on how to effectively encourage the use of construction professionals in the residential environment and the similar context.

The Professionals involved in the Building Development

Longman Dictionary of Contemporary English defines professionals as a form of employment especially respected in society as honorable and is possible only for an educated person after training in some special branch of knowledge. It also involved the capacity to act in some highly expert and efficacious way in conjunction with caring. The construction industry is made up of professionals whose various disciplines are to ensure that construction work is completed as appropriate. These various professionals worked as a team on any building development project. A construction team is a group of people responsible for the planning, designing and construction of a project [3]. In addition, stated that integrated teamwork is the key to construction projects that personify good whole life value and performance [5]. Integrated teams deliver greater process efficiency and by working together over time can help drive out the old style adversarial culture and provide safer projects using qualified trained workforce. It was further argued that teams that only construct one project team at the client's expense would never be as efficient, safe, productive or profitable as those that work repeatedly on similar projects [3]. The professionals in the industry stressed in this study include the Architects, Quantity Surveyors, Engineers (Civil, Mechanical, Structural, Electrical and the Building Contractors. All these professionals perform different roles in order to enhance the success of any construction project.

The Architect

An architect is a licensed professional who is trained in the field of architecture in a University and qualified to design buildings and engage in its construction. The provide a design service for clients and strive to produce a design that meets the needs of the client, while being eye-catching and sustainable. In a different view, defined an Architect as the person who directly communicates with the client and he is the first professional who is contacted by the client for the translation of his desire or need into drawings and specification [3]. The architect has overall responsibility for the design of the construction project in accordance with the client's specification. An architect is a professional who loves to design, and is specifically trained and licensed to work on the planning and design of buildings and reviews the construction of buildings. The facets of an architect's role are as varied and fascinating as their work; these are professionals who lead the process of

creating functional spaces, from concept and design to a full realization of those designs. The architect also ensures the build ability of the design, responsible for the selection of contractors, subcontractors and responsible for contract administration. An architect is responsible for project coordination and generally believed to be the project team leader by visiting the construction site on a regular basis as is necessary to determine the progress of works generally. They ensure the success or failure of a construction project. However, to practice architecture means to provide services in connection with the design of buildings and the space within the site surrounding the buildings that have human occupancy or use as their principal purpose. Architects serve as trusted advisors, their role is holistic, blending diverse requirements and disciplines in a creative process, while serving the public interest and addressing health and safety matters. Perhaps, it would be best to describe architects as conductors who orchestrate and take the lead in reconciling all the goals for a building or other structure.

The Quantity Surveyor

A Quantity Surveyor is a construction industry professional who specializes in estimating the value of construction works and can also be referred to as a Cost Engineer or Cost Planner, although this terminology is mainly used on overseas contracts. Defined a quantity surveyor as professionally trained, qualified and experienced personnel in dealing with problems relating to construction cost, management and communication in the construction industry [6]. The term quantity surveyor derives from the role taken in quantifying the various resources that it takes to construct a given project, such as labor, supervision, plant and materials. Quantity Surveyors use their skills to determine the cost of building work ranging from small refurbishment works through to assessing the construction value of new multi-million pound road projects. Murphy (2011) regards the quantity Surveyor (QS) as a professional involved in the construction process and has specific responsibility for project cost control not only through the construction phase but for the whole life of the building. They are employed on a wide variety of projects covering all aspects of construction such as building, civil, mining, sea defense, retail and infrastructure projects to determine the cost of such facilities. Quantity Surveyors are involved at various stages of the construction process, typically prior to construction, during construction and following completion of the works. Quantity Surveyors work with accountants, architects, engineers, builders, building owners, developers, financiers, government, insurance underwriters, loss adjusters, solicitors and subcontractors. The Quantity Surveyor's detailed knowledge of construction costs allows them to perform the following tasks independently of whether they are working for the Client or the Contractor. Preparation of Feasibility Studies Estimating to define project budgets Analysis of the effect of design changes on the project budget Cost planning to refine the budget as the design documents develop Preparation of Bills of Quantities to assist in the tender process. They are actively involved in conducting feasibility studies to estimate materials, time and labour costs. They Prepare, negotiate and analyse costs for tenders and contracts. They involved in the coordination of work effort and advice on a range of legal and contractual issues.

The Engineers

The Engineers are vital professionals in the building construction industry; they are of different discipline with each having distinct responsibilities and roles. The first classification refers to the structural/ civil engineers who provide design drawings which show the locations, sizes, reinforcement and details of structural

elements at their appropriate scales, to enable the fabrication, installation, and connection of the elements in a reasonable sequence by a reasonably competent general or subcontractor who is familiar with the techniques of construction for the specified materials. A civil engineer is responsible for using their civil engineering background to plan and oversee various construction efforts in many different areas of this field. They will apply civil engineering principles to ensure that structures are constructed in the safest, sturdiest manner. The civil engineer must also be certain to follow land use laws and regulations every step of the way. This is extremely important as one who does not abide by such rules and regulations may find that the project is stalled, either temporarily or permanently. The second classification refers to the Mechanical engineers. This professional prepare complete, contract drawings using the same scale as that of the building layout drawings showing the mechanical services needed and their location. Mechanical engineers research, design and develop machinery and systems for plumbing, drainage, fire protection, heating, ventilating and air-conditioning, power generation, transportation, processing and manufacturing. Mechanical Engineers performed duties related to the evaluation, installation, operation and maintenance of mechanical systems that produce, transmit or consume power or employ heat energy and other special systems necessary [7]. They conduct research into the feasibility, design, operation and performance of mechanisms, components and systems; design power plants, machines, components, tools, fixtures and equipment; Supervise and inspect the installation, modification and commissioning of mechanical systems at construction sites or in industrial facilities; develop maintenance standards, schedules and programs and provide guidance to industrial maintenance crews; Investigate mechanical failures or unexpected maintenance problems.

The third classification refers to the professional called electrical engineers who prepare complete, contract drawings using the same scale as that of the building layout drawings showing the electrical services needed and their location [3]. The electrical services include: lighting and power, HVAC electrical services, communication and alarm system requirements, one line diagram and risers and other special systems necessary. An electrical engineer requires thorough knowledge of electrical design and engineering techniques, as well as CAD and graphics skills. They are responsible to plan and conduct independent work requiring judgment in the evaluation, selection, application and adaptation of engineering techniques, procedures and criteria. Their typical duties include but not limited to the preparation and modification of electrical drawings, specifications, calculations, charts and graphs. They Provides technical direction and on-the-job training to drafters, designers, and less experienced engineers. Review bid analyses and make recommendations.

The Building Contractor

The Building Contractor refers to the building contractor who engages in the planning, developing and coordinating of activities which coincide with the building of structures [8]. They carried out any all pertinent activities relating to the construction of a physical structure. They engage in supervising employees, implementing a construction project, hiring and firing employees who work on the specific project with the contractor. The building contractor is also responsible for obtaining building materials for the project [3].

The Study Area: Ekiti-State Housing, Ado-Ekiti

The state is located in the south western part of Nigeria between latitude 7.667° N and longitude 5.250° E with the capital at Ado-Ekiti (See Figure 1). The state is bounded in the north by Kwara

State and Kogi State while Osun State occupies the west and Ondo State lies in the south and extends to the eastern part. Ekiti State has 16 LGAs with an overall population of about 2,384,212 people that spread over an approximately 5887.890 km². Ado Ekiti as a capital of Ekiti state is located on the latitude 7° 37' 23.84" N and longitude: 5° 13' 15.13" E. It is the state capital and headquarters of the Ekiti State with the population over 446,749. Various commercial enterprises operate in Ado Ekiti and the city is the trade centre for a farming region where yams, cassava, grain, and tobacco are grown (See Figure 2).

The study areas selected for this study are the two public housing schemes in Ado-Ekiti, the capital city of Ekiti State, Nigeria. The housing schemes are the State Housing Cooperation Estate and the Federal Low Cost Housing Estate, Oke-Ila, Ado-Ekiti. There were 131 semi-detached houses and 47 single-family houses on the Federal Low-Cost Housing Estate, while 67 and 36 houses are semidetached and single family houses respectively (See Figure 2).

Figure 1: Showing the Location of Ekiti-State
Source: Ministry of Lands and Physical Planning, Ekiti-State, 2020

Figure 2: Showing the 16 Local Govt. Areas in Ekiti-State

Figure 3: Showing the Google Map of the Housing Schemes, Oke Ila-Ado Ekiti.

Source: www.google.com

Research Methodology

The research design used for this study is the qualitative type of design which relies on the involvement of building professionals in housing development and planning by the house owner in the study area. The study population involved the population of all the building owners identified in the study area which amounted to the total of two hundred and eighty (280) housing owners in the estates. The sample size was taken using krejcie and morgan, (1970) table for determining sample size from a given population. The corresponding value of 281 housing owners amounted to one hundred and sixty two (162) sample size. User's opinion was obtained through the research instrument called questionnaire which was designed to investigate a number of variables that determines the involvement of building professionals in housing development and planning by the house owners in the study area. A total number of 162 questionnaires was administered on the two public housing schemes selected for study, namely the Federal Low-Cost Housing Estate, and the State Housing Estate, both at Ado-Ekiti, Nigeria. Only 160 questionnaires were returned from the respondents during collation and collection. The questionnaire was administered by well-trained research assistants. A copy of the questionnaire was administered in each case with the head of each household being the respondent.

Table 1: Showing the Table for Determining Sample Size from a Given Population

<i>N</i>	<i>S</i>	<i>N</i>	<i>S</i>	<i>N</i>	<i>S</i>
10	10	220	140	1200	291
15	14	230	144	1300	297
20	19	240	148	1400	302
25	24	250	152	1500	306
30	28	260	155	1600	310
35	32	270	159	1700	313
40	36	280	162	1800	317
45	40	290	165	1900	320
50	44	300	169	2000	322
55	48	320	175	2200	327
60	52	340	181	2400	331
65	56	360	186	2600	335
70	59	380	191	2800	338
75	63	400	196	3000	341
80	66	420	201	3500	346
85	70	440	205	4000	351
90	73	460	210	4500	354
95	76	480	214	5000	357
100	80	500	217	6000	361
110	86	550	226	7000	364
120	92	600	234	8000	367
130	97	650	242	9000	368
140	103	700	248	10000	370
150	108	750	254	15000	375
160	113	800	260	20000	377
170	118	850	265	30000	379
180	123	900	269	40000	380
190	127	950	274	50000	381
200	132	1000	278	75000	382
210	136	1100	285	100000	384

Note: — *N* is population size

S is sample size

Sources: krejcie and morgan, (1970)

Research Findings and Discussion

The research findings of this study presented the essential data relating to the extent of professional involvement in housing development in Ekiti State housing corporation, Ado-Ekiti, Nigeria with a view to providing information that will promote the importance of professional's involvement in housing development in the study area. Field investigations as compiled on the residential units were analyzed and the research findings are discussed below:

Table 2: Building Typologies

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Missing	4	2.5	2.6	2.6
	1	6	3.8	3.8	3.9
	2	35	21.8	22.4	23.4
	3	71	44.3	45.5	68.8
	4	25	15.6	16.0	96.1
	5	15	9.3	9.6	100.0
	Total	156	97.5	100.0	
Missing	System	4	2.5		
Total		160	100.0		

From the table above, 2.0, 3.8% of respondents had a 1-bedroom flat, 21.8% had a 2-bedroom flat, 44.3% had 3-bedroom flat, 15.6% had 4-bedroom flat, and 9.3% had 5-bedroom flat while 2.5% did not respond.

Table 3: Consultant Involved For Survey Plan Production and Approval

		Frequency	Percent	Valid Percent	Cumulative Percent
Missing	Registered Surveyor	131	84.5	81.8	93.4
	Graduate Surveyor	14	8.7	9.0	98.7
	Technician Surveyor	10	6.2	0.6	100.0
	Total	155	96.8	100.0	
	System	5	3.1		
	Total	160	100.0		

From the table above, 84.5% of respondents consulted registered surveyor for survey plan production and approval, 8.7% of respondents consulted a graduate surveyor for survey plan production and approval, 6.2% of respondents consulted a Technician surveyor for survey plan production and approval while 3.1% did not respond.

Table 4: Did you involve any building professional during the building construction and development process?

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	NO	61	38.1	38.1	38.1
	YES	99	61.9	61.9	100.0
	Total	160	100.0	100.0	

From the table above, it can be seen that more people (61.9%) affirmed that they involved a building professional during the building development.

Table 5: Level of challenge posed by undue delay in signing the survey plan from state surveyor general

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	9	5.6	6.0	6.0
	Very Low	102	63.8	68.0	74.0
	Low	22	13.8	14.7	88.7
	Neutral	9	5.6	6.0	94.7
	High	4	2.5	2.7	97.3
	Very High	4	2.5	2.7	100.0
	Total	150	93.8	100.0	
Missing	System	10	6.3		
	Total	160	100.0		

From the table above, 5.6% of the respondents felt neutral about the level of challenge posed by undue delay in signing the survey plan from state surveyor general. 13.8% felt that undue delay in signing the survey plan from state surveyor general had low influence, 63.8% felt that undue delay in signing the survey plan from state surveyor general had very low influence, 2.5% felt that undue delay in signing the survey plan from state surveyor general had high influence while 2.5% felt undue delay in signing the survey plan from state surveyor general.

Table 6: Level of challenge posed by undue delay in signing the final building plans for construction

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	2	1.3	1.3	1.3
	Very Low	2	1.3	1.3	70.0
	Low	29	18.1	19.3	89.3
	Neutral	8	5.0	5.3	94.7
	High	6	3.8	4.0	98.7
	Very High	103	64.4	68.7	100.0
	Total	150	93.8	100.0	
Missing	System	10	6.3		
	Total	160	100.0		

From the table above, 5.0% of the respondents felt neutral about the undue delay in signing the final building plans for construction. 18.1% felt that undue delay in signing the final building plans for construction had low influence, 64.4% felt that undue delay in signing the final building plans for construction had very high influence, 3.8% felt that undue delay in signing the final building plans for construction had high influence while 1.3% felt undue delay in signing the final building plans for construction had very low influence.

Similarly, from the below table, 11.9% of the respondents felt neutral about the challenge posed by competent professionals for project supervision. 16.9% felt the challenge posed by competent professionals for project supervision had low influence, 58.8% felt that challenge posed by competent professionals for project supervision had very low influence, 1.9% felt undue delay in signing land use clearance certificate had high influence while 1.9% also felt challenge posed by competent professionals for project supervision had very high influence.

Table 7: Level of challenge posed by competent professionals for project supervision

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	2	1.3	1.4	1.4
	Very Low	105	65.6	72.9	74.3
	Low	27	16.9	18.8	93.1
	Neutral	5	3.1	3.5	96.5
	High	5	3.1	3.5	100.0
	Total	144	90.0	100.0	
Missing	System	16	10.0		
	Total	160	100.0		

From the table above, 5.0% of the respondents felt neutral about the undue delay in signing the final building plans for construction. 18.1% felt that undue delay in signing the final building plans for construction had low influence, 64.4% felt that undue delay in signing the final building plans for construction had very high influence, 3.8% felt that undue delay in signing the final building plans for construction had high influence while 1.3% felt undue delay in signing the final building plans for construction had very low influence.

Table 8: Level of challenge posed in getting your Architectural Drawings

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	2	1.3	1.3	1.3
	Very Low	112	70.0	71.8	73.1
	Low	29	18.1	18.6	91.7
	Neutral	8	5.0	5.1	96.8
	High	3	1.9	1.9	98.7
	Very High	2	1.3	1.3	100.0
	Total	156	97.5	100.0	
Missing	System	4	2.5		
Total		160	100.0		

Table 9: Level of challenge posed in getting your structural drawings from the engineer

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	2	1.3	1.5	1.5
	Very Low	98	61.3	72.6	74.1
	Low	26	16.3	19.3	93.3
	Neutral	6	3.8	4.4	97.8
	High	3	1.9	2.2	100.0
	Total	135	84.4	100.0	
Missing	System	25	15.6		
Total	Total	160	100.0		

From the table above, 3.8% of the respondents felt neutral about the challenge posed in getting structural drawings from the engineer. 16.3% felt the challenge posed in getting structural drawings from the engineer had low influence, 61.3% felt that challenge posed in getting structural drawings from the engineer had very low influence while 1.9% felt the challenge posed in getting structural drawings from the engineer had high influence.

Table 10: Level of challenge posed in getting your electrical and mechanical drawings from the engineers

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	4	2.5	2.9	2.9
	Very Low	103	64.4	74.6	77.5
	Low	21	13.1	15.2	92.8
	Neutral	7	4.4	5.1	97.8
	High	3	1.9	2.2	100.0
	Total	138	86.3	100.0	
Missing	System	22	13.8		
Total		160	100.0		

From the table 9, 4.4% of the respondents felt neutral about the challenge posed in getting electrical and mechanical drawings from the engineers, 13.1% felt the challenge posed in getting electrical and mechanical drawings from the engineers had low influence, 64.4% felt that the challenge posed in getting electrical and mechanical drawings from the engineers had very low influence while 1.9% felt the challenge posed in getting electrical and mechanical drawings from the engineers had high influence.

Table 11: Level of challenge posed in getting competent artisans and laborers

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	1	6	7	7
	Very Low	1	0.6	0.7	80.4
	Low	18	11.3	11.8	92.2
	Neutral	8	5.0	5.2	97.4
	High	3	1.9	2.0	99.3
	Very High	122	76.3	79.7	100.0
	Total	153	95.6	100.0	

Missing	System	7	4.4		
	Total	160	100.0		

From the table above, 5.0% of the respondents felt neutral about the challenge posed in getting competent artisans and laborers, 11.3% felt the challenge posed in competent artisans and laborers had low influence, 76.3% felt that the challenge posed in getting competent artisans and laborers had very high influence, 1.9% felt the challenge posed in getting competent artisans and laborers had high influence while 0.6% felt the challenge posed in getting competent artisans and laborers had very low influence.

In addition, From the table below, 5.6% of the respondents felt neutral about the challenge posed in getting accessibility to the site for building materials storage and equipment for construction, 16.3% felt the challenge posed in getting accessibility to the site for building materials storage and equipment for construction had low influence, 74.4% felt that the challenge posed in getting accessibility to the site for building materials storage and equipment for construction had very low influence, 0.6% felt the challenge posed in getting accessibility to the site for building materials storage and equipment for construction had high influence while 0.6% felt the challenge posed in getting accessibility to the site for building materials storage and equipment for construction had very high influence.

Table 12: Level of challenge posed in getting accessibility to the site for building materials storage and equipment for construction

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	119	74.4	76.3	76.3
	Very Low	26	16.3	16.7	92.9
	Low	9	5.6	5.8	98.7
	Neutral	1	0.6	0.6	99.4
	High	1	0.6	0.6	100.0
	Very High	156	97.5	100.0	
	Total	4	2.5		
Missing	System	160	100.0		
	Total				

Table 13: Level of challenge posed by undue delay due to Omo-onile during land development

		Frequency	Percent	Valid Percent	Cumulative Percent
	Very Low	125	78.1	81.7	81.7
Valid	Low	13	8.1	8.5	90.2
	Neutral	5	3.1	3.3	93.5
	High	5	3.1	3.3	96.7
	Very High	5	3.1	3.3	100.0
	Total	153	95.6	100.0	
Missing	System	7	4.4		
	Total	160	100.0		

From the table above, 3.1% of the respondents felt neutral about the challenge posed by undue delay due to omo-onile during land development, 8.1% felt the challenge posed by undue delay due to omoonile during land development had low influence, 78.1% felt that the challenge posed by undue delay due to omoonile during land development had very low influence, 3.1% felt the challenge posed by undue delay due to omoonile during land development had high influence while 3.1% felt the challenge by undue delay due to omoonile during land development had very high influence.

Logistic Regression Analysis

Table 14: Variables in the Equation: Both State and Federal Housing Schemes

	Table 5	B 0.247	S.E 0.787	Wald 0.098	df 1	Sig. 0.754	Exp (B) 1.28	Relationship with Q38 Positive Relationship
	Table 6	-1.154	0.965	1.43	1	0.232	0.315	Negative Relationship
	Table 7	-0.468	0.762	0.378	1	0.539	0.626	Negative Relationship
	Table 8	-1.974	1.136	3.018	1	0.082	0.139	Negative Relationship
	Table 9	0.089	1.062	0.007	1	0.933	1.093	Positive Relationship
	Table 10	-0.086	0.852	0.01	1	0.92	0.918	Negative Relationship
	Table 11	-0.249	0.988	0.063	1	0.801	0.78	Negative Relationship
	Table 12	1.588	1.347	1.389	1	0.239	4.894	Positive Relationship
	Constant	-1.023	1.498	0.466	1	0.495	0.359	Negative Relationship

The numbers in the Exp (B) column show the odds ratio of the corresponding covariate (independent variable) which is shown in the independent variable column. If the odds ratio is less than one, this means there is a negative relationship between the corresponding covariate (independent variable) and the dependent variable (Table 4). On the other hand, if the odds ratio is greater than one, this means there is a positive relationship between the corresponding covariate (independent variable) and the dependent variable (Table 4). Table 4 asks the question of whether the respondent involved a building professional or not during the building development. This means that all the independent variables that showed a negative relationship will in fact reduce the probability of a person involving a building professional. On the other hand, all the independent variables that showed a positive relationship will in fact reduce the probability of a person involving a building professional.

Table 15: Variables in the Equation: State Housing Estate

	Independent Variables	B	S.E.	Wald	df	Sig.	Exp(B)	Relationship with Q38
Step 1 ^a	Table 5	3.224	1.650	3.816	1	.051	25.1262847	Positive Relationship
	Table 6	30.193	9010.510	.000	1	.997	1.29654E+13	Positive Relationship
	Table 7	.112	12117.336	.000	1	1.000	1.118227223	Positive Relationship
	Table 8	-22.661	30287.534	.000	1	.999	1.4404E-10	Negative Relationship
	Table 9	46.802	35803.211	.000	1	.999	2.11775E+20	Positive Relationship
	Table 10	28.544	52303.879	.000	1	1.000	2.49231E+12	Positive Relationship
	Table 11	15.238	7218.120	.000	1	.998	4147222.944	Positive Relationship
	Table 12	38.087	30826.300	.000	1	.999	3.47549E+16	Positive Relationship
	Constant	110.901	23984.621	.000	1	.996	1.45848E+48	Positive Relationship

The numbers in the Exp (B) column show the odds ratio of the corresponding covariate (independent variable) which is shown in the independent variable column. If the odds ratio is less than one, this means there is a negative relationship between the corresponding covariate (independent variable) and the dependent variable (Table 4). On the other hand, if the odds ratio is greater than one, this means there is a positive relationship between the corresponding covariate (independent variable) and the dependent variable (Table 4). Table 4 asks the question of whether the respondent involved a building professional or not during the building development. This means that all the independent variables that showed a negative relationship will in fact reduce the probability of a person involving a building professional. On the other hand, all the independent variables that showed a positive relationship will in fact reduce the probability of a person involving a building professional.

Table 16: Variables in the Equation: Federal Housing Estate

	Independent Variables	B	S.E.	Wald	df	Sig.	Exp(B)	Relationship with Q38
Step 1 ^a	Q44.1	-42.982	578489.155	.000	1	1.000	2.15452E-19	Negative Relationship
	Q44.2	27.008	600299.874	.000	1	1.000	5.36519E+11	Positive Relationship
	Q44.3	53.937	713053.392	.000	1	1.000	2.65683E+23	Positive Relationship
	Q44.4	-36.209	634466.449	.000	1	1.000	1.88173E-16	Negative Relationship
	Q44.5	-1.273	284895.941	.000	1	1.000	0.280081697	Negative Relationship
	Q44.6	.949	315833.534	.000	1	1.000	2.583176031	Positive Relationship
	Constant	-10.577	279226.174	.000	1	1.000	2.54977E-05	Negative Relationship

The numbers in the Exp (B) column show the odds ratio of the corresponding covariate (independent variable) which is shown in the independent variable column. If the odds ratio is less than one, this means there is a negative relationship between the corresponding covariate (independent variable) and the dependent variable (Table 4). On the other hand, if the odds ratio is greater than one, this means there is a positive relationship between the corresponding covariate (independent variable) and the dependent variable (Table 4). Table 4 asks the question of whether the respondent involved a building professional or not during the building development. This means that all the independent variables that showed a negative relationship will in fact reduce the probability of a person involving a building professional. On the other hand, all the independent variables that showed a positive relationship will in fact reduce the probability of a person involving a building professional.

Summary, Recommendations and Conclusion

This study had discussed the essential issues of professional involvement and challenges in housing development in Ado-Ekiti, Nigeria. The study has identified the various key players involved in the development of housing projects in Nigeria. These professionals involve the Architects, surveyors (Land & Quantity), engineers (electrical, structural and mechanical), the artisans and the building contractors. However, an architect is responsible for project coordination and generally believed to be the project team leader while the quantity surveyor specializes in estimating the value of construction works. The engineers discussed in this study refers to the structural engineer who provide the required information about the structural stability/integrity of any building structures while the electrical engineer deal with every aspects of building electrical services such as lighting, power, communication and alarm system requirements. The mechanical engineer research, design and develop machinery and systems for plumbing, drainage, fire protection, heating, ventilating and air-conditioning, power generation and transportation and the building contractor carried out any all pertinent activities relating to the construction of a physical structure.

Information relating to professional involved and challenges were obtained through the use of questionnaire designed to investigate a number of variables that determines the involvement of building professionals and challenges in housing development. The Federal Low-Cost Housing Estate, and the State Housing Estate, Ado-Ekiti, Nigeria was selected as the study areas. The result showed that majority of the respondents (44.3%) had 3-bedroom flat in the selected housing and 84.5% of respondents consulted registered surveyor for survey plan production and approval. It is also evidence from the study that more people (61.9%) affirmed that they involved a building professional during the building development. In addition, challenges such as undue delay in signing the survey plan (63.8%), getting competent professionals (58.8%), architectural drawings (70.0%), structural drawings (61.3%) electrical and mechanical drawings (64.4%) from the architect and engineers respectively, accessibility (74.4%) for building materials storage and undue delay due to omo-onile (78.1%) during land development had very low influences on housing development and planning. However, undue delay in signing the final building plans (64.4%) for construction and getting competent artisans and laborers (76.3%) had very high influences on housing development and planning. Through regression analysis, all the independent variables that showed a negative relationship reduced the probability of a person involving a building professional while all the independent variables that showed a positive relationship reduced the probability of a house owner involving a building professional.

In conclusion, the result of this study revealed the low rate at which the professionals in the building industry involved in the building development. This study therefore advocate for the government establish policy that will necessitate the need to involve more professionals at different stages of building development in Ado-Ekiti. This will therefore, increase the standard and the quality of housing development strategies in Nigeria. It is evidence from the study that if, professionals are involved throughout building development stages, there may be tremendous reduction in various challenges involved in housing development in Ado-Ekiti and Nigeria in particular.

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