

**AN APPRAISAL OF THE CAUSES AND EFFECTS OF
ABANDONMENT OF RESIDENTIAL PROPERTIES. (A CASE STUDY
OF OREDO LOCAL GOVERNMENT EDO STATE).**

BY

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HND II

**BEING A PROJECT WORK SUBMITTED TO THE DEPARTMENT OF
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DATE: NOVEMBER, 2022

DECLARATION

I hereby declare that this report entitled “**An Appraisal of the Cause and Effect of Abandoned Residential Properties (A Case Study of Oredo Local Gov’t Edo State)**” is the product of my personal research work carried out under the supervision of TPL. DR. OBAJINA O.T.

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CERTIFICATION

This project work titled **“An Appraisal of the Cause and Effect of Abandoned Residential Properties (A Case Study of Oredo Local Gov’t Edo State),”** by **Adodo Ivie Mirabel** has been assessed and approved to meet the requirement for the award of Higher National Diploma (HND) in the Department of Urban and Regional Planning, Auchi Polytechnic, Auchi.

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DEDICATION

I dedicate this work to God Almighty, for the Infinite mercy to achieve this work and also for his Understanding, protection and guidance toward this project.

I also dedicate it to my parents, relatives and my project supervisor (**TPL. DR. OBAJINA O.T.**) for his support which rank as a facilitator that produce courage, high esteem with focus and determination toward achieving the success in the course of this project.

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Above all, to Almighty God, the Author of knowledge and wisdom for his countless love

I thank you.

ABSTRACT

The study is on the Causes and effects of abandoned residential properties. The major objective of this research is identifying the causes of abandonment of residential properties in Oredo Local Government Area. Others are: To examine the effects of abandonment of residential properties in Oredo Local Government Area, to identify the solutions to issues of abandoned residential properties in Oredo.

Methodology: The major instrument used for this study is the questionnaire. The surveys research method was used for this study. Out of the entire populace of Oredo, 50 persons were selected using the simple random sampling (srs) technique. In analyzing the data collected for the purpose of carrying out this research simple table was also employed for graphical representation and interpretation. Tables were used in presenting the data for the purpose of the simplicity and clarity.

Findings from this research revealed that: There are abandoned residential properties in Oredo. Abandoned buildings are breeding places for social vices. Poor government funding and implementation is a major residential building in Oredo. The results of this study will educate the general public on the causes and effect of abandonment of residential building in Nigeria with a view of reducing the issues of building abandonment in Nigeria.

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CHAPTER ONE

1.0 INTRODUCTION

1.1 Background Of The Study

The unceasing abandonment of residential buildings and development projects is so shocking in the developing countries such that Nigerian has remained one of the countries in such difficulty (Ayodele and Alabi, 2011). Therefore, the significance that the incessant abandonment of residential buildings and projects would bring several effects on real properties and its values and the economy cannot be overemphasized since some of the abandoned buildings and development projects provide the basic services that should enhance the real properties developed.

The Longman Dictionary defines abandonment as the action of suspending activities on something totally with no definite intention of when to restart. Thus, when actions of on-going projects are postponed without any confirmed time of recommencement, the projects are said to be abandoned. Having understood the general meaning of “abandonment,” project abandonment is the unexpected postponement of work progress particularly at the implementation stage such as the inability to complete a contract after the completion period has elapsed. Abandonment and unsuccessful projects that are more widespread in the government sector litters every array of the nation’s environment such as housing estates, government quarters, university hostels, public schools, roads, and bridges (to mention a few). The occurrence cuts across various financial sectors, including the building, manufacturing/engineering, and service sectors. Abandoned projects are projects that are vacant, vandalized, boarded-up, dilapidated, or unmaintained. “Abandonment” can also be defined as when the client refuses to provide maintenance and working services to a building, the failure of an owner’s authoritative right to a building, or the destruction of a building noted that abandoned infrastructural projects can be described as projects that started on an earlier date but where the construction work has stopped for one reason or another. These are not limited to buildings alone – roads, industrial

structures, bridges, factories, dams, electricity, communication projects, and so on are equally on the list. Dada sees an abandoned building project as a project in which the construction work is incomplete and suspended.

From a different view, EIUS reported and listed the leading obstacles to urban Infrastructure and services, among which are a lack of adequate suppliers, poor governmental effectiveness, a lack of political will or sense of urgency, a lack of public E.O. Abdul, K.O. Raimi, A.S. Ibisola. Funds, a lack of skills, knowledge, or training of the officials in this area, a lack of an effective procurement process, corruption or misuse of funds earmarked for infrastructure and services, a lack of an appropriate regulatory framework, and a focus on new investments over the necessary maintenance of the ongoing projects.

However, real property development and maintenance being a capital intensive undertaking should be critically analyzed to ascertain its feasibility and viability before embarking on it. But, on several occasions and as it had been observed, governments, contractors and agencies have abandoned old buildings and development projects mid-way into construction and completion.

The causes and effects of these residential building abandonments are not just peculiar to a particular reason rather cut across several reasons (Ayodele and Alabi, 2011), and as well as creating a total dwindling effects on the values of developed properties located close and within the vicinity. Most of this abandoned residential building usually turned into hideout for criminals.

Although, the location of the abandoned property and demand is equally important but accessibility and the availabilities of the infrastructures in the real property location and in the surrounding built environment should be of much more significant determinants in this study context. Values in itself are not intrinsic (Schram, 2012) rather depends on the benefits derivable from that property.

While this remained the case for real properties, it is essential for any real property to have sustained improved values, and this is assumed to be influenced by the availability of the earlier mentioned infrastructures in the real property location. So, if the needed infrastructures are imperious in determining the property values. Oredo Local government area is the State Capital of Edo State, Nigeria is characterized with lots of abandoned residential building due to urbanization, poor infrastructures and roads. Residents of Oredo L.G.A living in erosion prone areas have to pack out of their houses because of flooding and fear of reptiles. Some school buildings have been abandoned due to neglect by successive government which has turned into hideout for criminals and cultists.

1.2 Statement of the Problem

The causes and effects of abandonment of residential property has been a subject of concern for experts in real estate. Therefore, the study purpose is to investigate the causes and effects of abandoned residential property on real property and its values. The cogent of this study is on the premise that the expected real properties and its values in Nigeria are suspected to be dwindling as a result of incessant abandonment of residential properties. But, by exploring this context should help establish and recognize the causes and effects of abandonments of buildings by citizens, governments, policy/decision makers, educationalist and practitioners. This, through eradication of these causes should expect to eliminate these identified effects and sustain real properties and its values in the economy.

1.2 Research Questions

- 1) What are the causes of abandonment of residential properties in oredo?
- 2) What are the effects of abandonment of residential properties in oredo?
- 3) What are the solutions to issues of abandoned residential properties in oredo?

1.4. Aim of the Study

The aim of this study is to find the cause and effect of abandoned residential properties in oredo.

1.5. Objectives of the Study

Base on the aim of the study the following objectives shall be achieved:

- 1) To identify the causes of abandonment of residential properties in oredo.
- 2) To examine the effects of abandonment of residential properties in oredo.
- 3) To identify the solutions to issues of abandoned residential properties in oredo.

1.6 Significance of the Study

The following are the significance of this study:

- ❖ The results of this study will educate the general public on the causes and effect of abandonment of residential building in Nigeria with a view of reducing the issues of building abandonment in Nigeria.
- ❖ The outcome of this study will guide the government and policy makers on ways to make and implement policies that will reduce the rate of residential building abandonment in Nigeria.
- ❖ This research will also serve as a resource base to other scholars and researchers interested in carrying out further research in this field subsequently, if applied will go to an extent to provide new explanation to the topic.

1.7. Scope of the Study

This study will deal with causes and effect of abandoned residential properties in Oredo and will cover only oredo local government area. With the purpose of checking critical issues cases of abandoned residential buildings in the above area, identifying the effectiveness of development

control and making recommendations towards addressing the shortcomings. The study considered causes It will also cover the consequences of the abandoned buildings in the affected area.

1.8. Delimitation of the Study

These research work is limited to Oredo Local Government Area of Edo-state being the headquarter of the local government Area and because of it dynamic changes in the development, attention will be based on the aspect of physical development as its impacts on the total environment and lives of inhabitants of the town. The research work covers only Oredo area in the said study area.

1.8.1. Limitation of Study

Financial constraint- Insufficient fund tends to impede the efficiency of the researcher in sourcing for the relevant materials, literature or information and in the process of data collection (internet, questionnaire and interview).

Time constraint- The researcher will simultaneously engage in this study with other academic work. This consequently will cut down on the time devoted for the research work.

- The other major limitation of the study was the topic, development control and enforcement. Since the topic itself was very broad, it was difficult to examine all aspects of development control in detail in a single study. Secondly, lack of cooperation from respondents on giving useful information regarding the problem facing them in the environment in terms of erosion. Despite these and other problem encountered, an attempt has been made to ensure that the data and result of the study area are of standard which could be used in future studies.

1.9. Study Area

Benin City is the capital and headquarters of Edo State, Nigeria. The City also remains the capital of the Benin Empire. The Oba Of Benin Omo' oba Erediauwa palace is also located here and

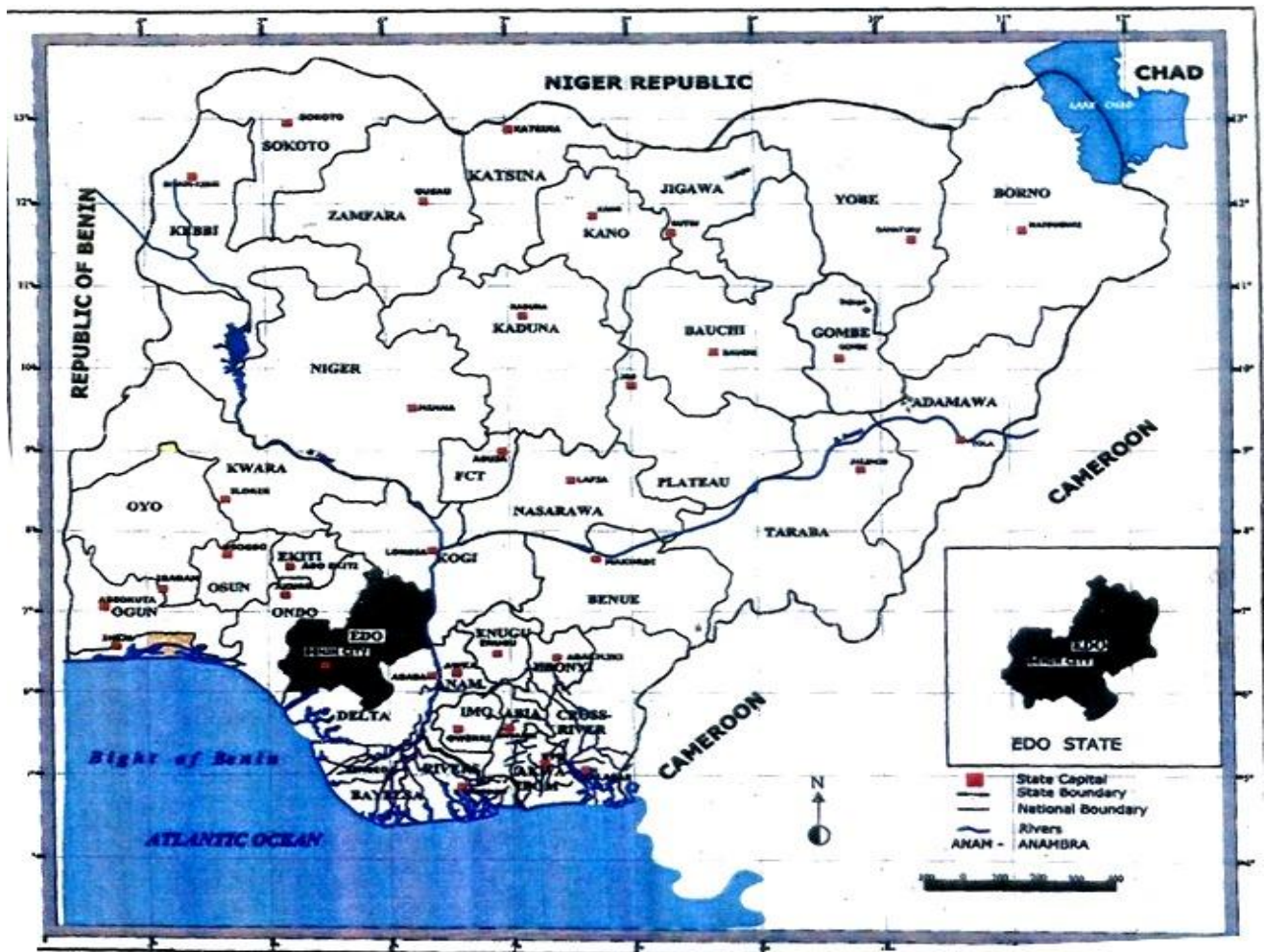
many historic palaces and buildings are located in the city. The area is home to many including the Oba of Benin Omo Noba Nedo Uku Akpolokpolo Oba Erediauwa, Chief Sam Igbe who also is the Iyase of Benin Kingdom late Chief Engineer Ima Igiehon, who was the Obaghayomwn of Benin Kingdom, Chief Gabriel Osawaru Igbination the Esama of Benin Kingdom, Prince Adun Akenzua and many other prominent princes and chiefs. It has an area of 249 km² and a population of 374,671 at the 2006 census. The postal code of the area is 300.

I.9.1. Geographical Location Of The Study Area

Oredo local government area is located in the southern part of the Country at longitude 5⁰ 38' 0" E and latitude 6⁰ 20' 0" N thus Oredo is a fairly tropical town due to its location.

The local government area is situated at southern part of Edo state and it shares boundary with Egor LGA at North, Ovia North-East LGA at west, and Ikpoba-Okha LGA in Edo state.

FIG 1.0: Map of Nigeria Showing Edo State



Source: Google Earth, 2022.



FIG 1.0: Map of Edo State showing various local Gov't.

Source: Google Earth, 2022.

1.9.2. Vegetation

The study area is located in the Guinea Savanna region. It's a component of tall grass such as giant Elephant grass mixed with sheltered trees which is characteristic of tropical wet-day climate. Examples of trees and shrubs found in this but are oaks, locust bean; she butter and other trees have twisted stems and corky barks and are therefore less useful for timber. The grass is characteristically tough and coarse in nature and about two meters in height however, due to seasonal variation in rainfall, the vegetation also affected in colour appearance. Thus green in raining season and changes to pale yellow or brown in extreme dry season. It is prone to bush fire.

1.9.3 Population of the Study Area

According to National Population Commission (NPC 2006) the population of Oredo is put at 374,671 persons. The figure is therefore projected to 2022 using 3% global growth rate so as to determine the approximate population of the area at the present (2022). The resultant population figure of Oredo at present is computed to 503,520 people (2022). See Appendix 1 for detail calculation.

1.9.4. Soil

The relief of the study area can be seen as a mass of undulating land, this is substantiated with the fact that the soil of Oredo is study, with the combination of clay and Sault. The soil texture being loose and proves help to curve out undulating features of the land by erosion and this result as gullies.

1.8.3 Socio-Economic Background of Benin city

The people of Benin engage in various economic activities ranging from agriculture, tradition, and commercial enterprise. The economy of Benin remains under developed and dependent on subsistence agriculture and cotton. Cotton accounts for 40% of Benin's GDP and roughly 80% of official export receipts. There is also production of textiles, palm products, and cocoa, beans, maize (corn), rice, peanuts, pineapples, cassava, yams and other various tubers are grown for local

subsistence. Benin began producing a modest quantity of offshore oil in October 1982. Production ceased in recent years but exploration of new sites is ongoing (Wikipedia).

1.10. Definition of Key Words

Causes: cause and effects is the relationship between two things when one thing makes something else happen. It is the reason for an action or condition.

Abandoned: Abandoned residential building is a building whose occupant has moved out basically due to poor maintenance and infrastructure, security, dilapidation, natural disaster which has made the building not to be habitable. The abandonment of residential properties and development projects is the act of isolating the building or discontinuing any activities or maintenance works on such development project within a time frame of the contract agreement and with no intention of returning back to the development.

Residential Properties: Residential properties are any building or unit zoned and purposes as living space. It is a piece of land that's developed as homes or living purposes.

CHAPTER TWO

2.0 CONCEPTUAL FRAMEWORK AND LITERATURE REVIEW

2.1 Literature Review on Project Abandonment, Causes and Effects

A Projects development particularly residential projects are intended to provide shelter to the community and at the same time promote the beauty of the built environment, but this benefits are undermined and unattained because of its incessant abandonment (Ayodele and Alabi, 2011). For example, osemenan (1987) concluded that Nigeria has become the ‘world’s junk-yard’ of abandoned projects worth billions of Naira. While Kotangora (1993) in supporting the fact contended that there about 400 uncompleted or abandoned development projects costing more than three hundred billion (#300 Billion) Naira embarked upon by successive governments. The development projects are classified as abandoned when the expected activities to be performed for the completion of the development is stopped because of many difficulties surrounding the development (<http://dictionary.reference.com/browse/abandonment>; Longman Dictionary, 2005).

While Chan et.al., (2002) argued that the project abandonment result from the following: a lack of the project team promise; lack of contractor’s competencies; a lack of understanding of risk and liability assessments; a lack of the client’s competencies; a lack of the end users’ needs; and the end users imposed restrictions on the project development. Although, all development project environments are different and every organization operates differently, therefore, a set of causes may not be transferred from one project development environment to another. But, the use of a broader procedure for that subsequent project development should be imperative though the Nigerian development projects environment may seem similar; presenting the same threats to almost all development projects. Hence, the conceptual investigation of the causes of development projects abandonment in Nigeria in the subsequent sub-section of this study.

2.2 CAUSES OF RESIDENTIAL PROPERTY ABANDONMENT

The lack of proper cost advice, cost planning and cost control were fingered as the major reason for the numerous uncompleted or abandoned infrastructure projects in the country. The following are the various causes of residential property abandonment:

1. Inadequate planning
2. Inadequate finance
3. Inflation
4. Bankruptcy of Contractor
5. Variation of project scope
6. Political factor
7. Death of Client
8. Delaying in payment
9. Incompetent project manager
10. Wrong estimate
11. Faulty design
12. Inadequate construction control
13. Change of priority
14. Improper documentation
15. Unqualified/inexperience Consultants
16. Administrative/legal action
17. Dispute
18. Natural disaster

The delay in remittance of money due to the development projects contractors is a factor amongst the causes of project abandonment, and that is in agreement with the findings of Ayodele and Alabi (2011) that delays in remittance of payment due for a project to the contractor is a bane and a

cause to project abandonment. This delay situation might last more than one year, and in that case, the contractor will eventually abandon the project as there would be no money to continue the project implementation. Therefore, sufficient and effective efforts should be made in eliminating this cause so that projects cannot longer be abandoned rather completed within the specified delivery time and date.

Another significance cause amongst the causes as confirmed in the findings is a lack of adequate funds allocation. This is importance to abate as adequate funds allocation to project implementations is imperative if projects are expected not to be abandoned, and this is supported with the contention that the project owners' cash flow in the project implementation is a cause to project abandonment (Odenyinka and Yusuf (1997).

Other causing factors such as leadership instability, death of the investor/client/owner, change of investment purpose, in consistencies in government policies, land or legal disputes, and improper project planning and design, natural disaster and incompetent project manager, are in agreement with the findings of Ayodele and Alabi (2011) work on causes of construction project abandonment in Nigeria. The leadership and in consistencies in government policies syndrome is such that any incoming government do not encourage project continuity instead devises a selfish motivational project to start up and this in effect renders the already commenced project to be abandoned. Land or legal disputes is so much pronounced that even most of the disputes take ages to be attended to in the court before providing judgment on such disputes, and because legal dispute exist, no project implementation shall continue or even commence unless such dispute is/are completely resolved.

The other issue of improper project planning and design and incompetent project manager must be ruled out through providing the project implementation with a competent personnel that should be able to provide adequate planning and designing of the project as well as ensure proper implementation (Ezenwa, 2004; Adedeji, 1998; Opara, 1986). This circumstance should completely be removed since the development projects is/are expected not to be abandoned.

The issue of natural disaster is sometime unpredictable as it is opined here as an “Act of God”, however, human activities could contribute to natural disaster occurring such as the continuous crude oil exploitation in the Niger Delta of Nigeria. In all these causes, it is expected that proper project risk assessment is undertaken for project before commencing the implementation as this should help to explain the possible dangers and the mitigation measures.

Another seriously factor causing project abandonment in Nigeria as indicated by the study is the incessant community interferences in project development and management. Most communities have through the illegal agitation for homages and other demands, and where it is not meet by the contractor, they invade into the project site, damaging and prowling most materials predestined to be used in the development/construction. This, in most cases has led to many contractors/developer to abandonment the development projects with no immediate hope of returning to site. However, in effort to resolving this cause, the government promulgated a law that bared any community from interfering in any project implementation and this must be fully enforced in the circumstance to avoid project abandonment.

The remaining causes of project abandonment such as: improper project estimate, unjustified project aim, change to investment purpose, climatic condition, increasing material costs and sometimes lacking, unplanned urbanization system, lack of stakeholder involvement, improper project budgeting, lack of proper project task communication, lack of need assessment and bureaucratic bottlenecks, are also confirmed in this study as the causes of project abandonment. These are also supported by the works of Ihuah and Fortune (2013), Ihuah and Eaton (2013), Ayodele and Alabi (2011),

Aluko (2008), Ayodele (1998), and Abdul Kadir, et al., (2005), who in their study stressed that the abandonment of projects are associated with all of or any of these factors/causes. For instance, a lack of stakeholders’ participation in project implementation can detract the achievement of the project mission and at the short run causes the development project to be abandoned. This may be particular to

the situation that the expected project aim is not being justified or met. Also, it is normal that every project development should have a need assessment before embarking on such project. This is a procedure that will justify whether the expected project development is needed in that area before commencing and completing the development, rather than having the project in a void situation (unproductive period) at the end.

The total values of real property is the value comprising of the market value, value-in-use, going concern value, investment value, liquidation value, assessed value, and insurance value (Schram, 2012). These values are sustained in the real properties through availabilities of certain projects provision such as accessible and usable roads to the property location, drainages to channel erosion away from flooding the properties and electricity supply in the neighborhood. But, where these projects are abandon or no present at all in the neighborhood, the consequences is to bring a reduction on the combined values of what the properties ordinarily should have being when they are completed and provided in the area.

This agrees with the assertion of Efenudu (2010) that project abandonment would affect the property values in a locality. Another effect of abandoning projects on real properties is the reduction in the total income receivable from the properties located within the neighborhood. Most at times, this income is the rental income which is the rent paid to the landlord by a leaseholder for using the property in agreed manner or purpose. However, if the property lacks the essential services, the rent that the landlord expects of the property would be reduced while the leaseholder is expecting cheaper rent to be passing on the properties in the neighborhood. In this circumstance, the expected income receivable of the properties where the development projects are provided should be enhanced.

Again, where projects are abandoned, it becomes disappointing thing to the owner, developer and even the general populace. This, Aluko (2008) acknowledges as one amongst the major effects of project abandonment in an individual and the country as a whole. The other effects are the increasing negative effect of environmental issues to the real properties such as the problems of flooding, traffic

congestion and the encouraging road deterioration, air and water pollution, drug addiction and illness/health hazards in the neighborhood. This is particularly where there are no developers on site to control the impact of these problems to the properties in that neighborhood. For the reduction in the motivation of attracting further investment in real properties by developer in that neighborhood it's not out of place since most developer are profit oriented and would not appreciate investing in areas that required further capital outlay in the project development. However, the effects of waste of financial and material resources, unemployment opportunity in real property firms and other sectors and the deprivation of government of the expected revenue from property tax has also been acknowledged by Ayodele and Alabi (2011) and Aluko (2008) as the effects of project abandonment.

Many development projects as earlier mentioned in the study are by their completion and provisions predicted would provide the needed products and services, and that should sustainably enhanced real properties and its values in any economy. But, for these development projects, certain issue has remained as the bane to their abandonment in the Nigeria economy (Ayodele and Alabi, 2011; Efenudu, 2010). These issues/causes subjectively are numerous such that they include: the inconsistency in government policies; persistent community eruption and interference; lack of proper project development timing; and inappropriate allocation of project finance. Others of these causes to development projects abandonment are identified and enumerated and some of these has also been acknowledged and evidenced in the works of Ayodele and Alabi, (2011), Akindoyemi (1989) and Aluko (2008). As such, much more explanations are limited in this literature sub-section but are recognized by this present study while few earlier stated causes are discussed.

The inconsistencies in government policies as a factor that causes the development projects abandonment is mostly connected to where government leaderships changes (Efenudu, 2010). The new governments in most observed scenarios abandon previous government policies or programs with the hidden understanding of embracing self-conceptualized projects. Although, this situation manifestation is made worse during the era of frequent military intervention (1983-1996) in politics in

Nigeria, but the NHP (2011) stressed that even the present and past democratic dispensation had demonstrated this un-developmental character better by adopting the inconsistency concepts and syndromes in policy formulation and implementation in Nigeria system. This invariably should affect any other development project that expects to utilize the products and services ought to be provided by these projects such as real properties. Therefore, a policy that supports infrastructural projects development continuity is imperative as this would add to improve real properties and its values in an economy.

Additionally, finance and timing constitute another factor causing project development abandonment. Here, three types of timing problems usually interfere with effective implementation of development project such that they include but not limited to the following: delays between project identification and start-up; delays during project implementation; and inappropriate time phasing of project activities (Efenudu, 2010; Aibinu and Jagboro, 2002). However, the project development timing estimates that existed in the late 70s and 80s were extremely optimistic when compared with actual rate of project accomplishment today (Efenudu, 2010). For examples, the average time to complete 120 federal projects audited between 1979 and 1989 exceeded estimated time by more than 50% as contended by Efenudu (2010). This suggests that the average time lapse between completion of the development project conceptualization and design, the project agreement and the actual project implementation completion are more than as should usually be expected of any development projects in Nigerian system.

However, in the case of finance, Ihuah and Fortune, (2013), Ihuah and Eaton (2013) and NHP (2011) stressed that a major constraint to development projects completion since 1960 to the present state of affair is a lack of funds. This is specific to the inappropriate allocation of the required funds to development projects and this have the imperative effect of causing the project to be abandoned. Finance is the sustaining factor for any project accomplishment and where such is insufficient or inappropriately allocated; the projects tend to suffer abandonment scenarios. Therefore, it important

that proper allocation of the required funds is made for any development projects to avoid the projects crippling into abandonment situation in the economy. At the same time, the project development timing should be properly conceptualized, planned and implemented accordingly.

The other causes including unjustified project aim or not meet, unplanned urban areas, payment delays, death of the investor/client/owner, land disputes/legal issues and changes in investment purpose, improper project planning and design, climatic condition, improper project costing, increasing material costs and sometimes lacking, natural disaster occurrence, a lack of stakeholders' involvement, a lack of project mission communication, a lack of risk assessment, a lack of need assessment, project manager incompetence, and bureaucratic bottleneck. These have also been identified as the cause of development projects abandonment by Ihuah and Fortune, (2013), Ihuah and Eaton, (2013) and Ayodele and Alabi, (2011). Therefore, a brief conceptual review of the effects of development projects abandonment on real properties and its values is contextualized.

There are factors that can cause abandonment of projects by the contractor. According to Fugar and Agyakwah-Baah (2010), the availability of materials on site at the right time and in the right quantities is directly related to the ability of the client to honour certificates as when due. Liquidity problems make it difficult for contractors to procure materials. Again, materials suppliers are reluctant to supply materials on credit, because contractors will normally pay suppliers only when they themselves are paid. These can cause delay of the projects. Fugar and Agyakwah-Baah (2010), also continued by saying, the extensive use of major equipment is rare on many projects, where equipment is required; the contractors have the option to hire. In the rare cases where some plants and equipment's are owned by a contractor, breakdown is a major delay factor, perhaps, owing to old age or lack of planned maintenance. I observed that plant and equipment procurement is an important factor, because in an extreme case, where a project requires a special plant and it seems impossible or there is a delay in

procurement, this will lead to the delay and at times, abandonment of the project. Therefore, it is advised that the contractor should make or prepare a good detailed plant and material schedule.

According to Seeley (2002), contractors become insolvent as a result of the following:

- Under or overvaluation of work.
- Bad estimating and planning.
- Accumulation of undecided claims.
- Delay in payment to contractors arising from non-settlement of final accounts.

Incentive giving to employees, such as good holiday pay, long service allowance, extra pay for shift work, uncomfortable, dirty and unhealthy conditions, good sick pay, free lunch, free education for managers' children, low interest loan, advice on personal affairs, death benefits to dependents etc. are basically categorized into financial and non-financial incentives and any contractor that fails to provide reasonable level of motivation is automatically exposing the workers to exhibit nonchalant attitude to work, which may drag down the progress of work and ultimately lead to abandonment of the projects (Nwume, 2006).

Ugofunle (2007), other factors that can cause abandonment of projects by a contractor is in a situation where such contractor absconds and lack of man or machine capacity to perform.

2.2.1 Causes of Abandoned Building Project by the Consultants

This is classified into two (2) categories, namely;

- The Architects
- The Engineers

The above professionals can cause the abandonment of building projects. Each of these professionals will be examined.

2.2.2 Abandonment of Projects Caused By Architects

In construction industry, the architect is regarded as the leader of a building team and he is usually the first to be contacted. He has some obligations, in which failure to do them can threaten a project. Part of the architect's obligations is to design according to the briefing of the client and also know the financial capacity of the client in order to guide his design, so that it may not be too expensive or unaffordable for the client. Failure in this regard might lead to project suspension or ultimately lead to abandonment.

Also, complexity of the drawing and availability of building materials must be into consideration by the architect, because if the drawing is too complex, build-ability becomes a major problem and there are possibilities where special plants and equipments will be required, delay in procurement of the plants and equipments can also affect the successful completion of the projects. In the specification of the architects, availability of building materials must be considered, because unavailable or scarce building materials can cause delay of the projects and affect the progress of work.

In the submission of Onwusonye (2002), the architect must avoid ambiguity as much as possible. Such architectural drawings must take into consideration factors like build-ability, maintainability, for these factors, if ignored during the drawing stage by the architect, may adversely affect the successful completion of projects.

2.2.3 Abandonment of Projects Caused By Engineers

In building projects, the structural engineer is one of the most important people among the consultants and failure in their duty may lead to suspension of the projects.

A structural engineer provides the structural drawings and details for the project and lateness in the submission of the drawing can affect the successful completion of the projects. Likewise, proper supervision of the structural work must be adequately carried out, because this can also form the basis

of project delay or suspension as a result of error committed by the contractor, when there is lack of supervision. Therefore, late submission of structural drawings and lack of supervision of structural work must be checked to avoid project delay or suspension and which can eventually lead to abandonment of the projects.

2.3 Natural Factors

This is also a factor we cannot neglect irrespective of the economic factors or human factors; they can render a site abandoned. Again, this is a factor we do not plan for; they come unexpectedly and disrupt the purpose of work.

Considering Nigeria, whereby the rate of natural disaster is low, unlike other countries where they witness tsunami, volcano, earthquake, typhoon, etc. In Nigeria, flood is a major disaster, which cannot be easily predicted or detected by any site investigation or feasibility studies; it is disastrous and also destroys activities on site, which may lead to suspension and at times total abandonment of the projects.

Also considering the soil condition and topography which are the geographical factors of abandoned building projects, the fact that they are unpredictable forms the basis of their gross contribution to the abandonment of building projects.

Popoola(1981), cited in Ugofunle (2007) point out that “accident in the course of work are major area of concern. Factors considered under these are loss or damage, due to fire, lightning, explosion, bursting or overflowing of water banks, sudden collapse of parts of structures may lead to eventual delay or suspension of construction work.

2.4 Social Factors

Social factors include; project enforcement and improper need analysis. Project enforcement; this is basically on the part of the government, whereby the community interest is not their concern and for a project to be successfully executed, the community or community members must have initiated it.

Imagine, constructing a recreational centre in a rural environment or community, whereby good health care services and learning centre would have been the best. You will agree with me that, such a project is likely to be abandoned. Hanactor (2010) quoted in Hanachor (2012) stated that “development project undertaken in the spirit of imposing our will on others and getting them see the folly of their way and the wisdom of our counsel invariably meet with resistance”. This account for the failure or abandonment of most federal and state projects in Nigeria.

Improper need analysis; every project is meant to meet a particular need, either for residential purpose or business purpose, but in a situation where there is no proper need analysis, the project is likely to be abandoned. According to Hanachor (2012), any choice of project that did not represent the need of the majority of the members of the community is already heading for abandonment.

In the submission of Hanachor (2012), lack of social analysis of a project; development projects which ignores the traditional values, and social organization of the intended beneficiaries, has a low success prospect and could be abandoned. No matter how important and most desired a project may be, to the members of a community, if the project goes against the cultural practices of the community, the project could be abandoned. This shows that social analysis of a project must be considered to avoid abandonment.

2.5 Effects Of Abandoned Building Projects

When a project is abandoned, the effect is been felt in one way or the other; effect on the clients, contractors, consultants and the economy.

2.5.1 Effects Of Abandoned Building Projects On Clients

Timely completion of projects is one goal of the client. Furthermore, abandonment of building projects has a lot of effects on the client, not forgetting the fact that “the longer the project duration, the more the cost incurred”. Therefore, time is of essence, if the project is abandoned or not completed on time,

the client is bound to incur more cost on high maintenance cost due to dilapidation, increase in interest rate on the money borrowed, increase in total cost of the project due to inflation and also loss of return on investment.

2.5.2 Effects Of Abandoned Building Projects On Contractors

Failure in the timely completion of projects may lead to abandonment and also have an effect on the contractor. There will be loss of money, that is, paying a certain amount of money to the client which may likely be equivalent to the amount ought to be gained by the client, and it may be in form of liquidated damage. Also, loss of materials, as a result of wastage; loss of money, if plants and equipments were hired and if owned by the contractor, there will be loss of maintenance cost on plants and equipment. The abandonment of projects may also ruin or tarnish the contractor's reputation and his company.

2.5.3 Effects Of Abandoned Building Projects On Consultants

The consultants are professionals and one of their objectives is to make profits from the services rendered. The abandonment of projects affects their profits, mostly in post-contract fee. Again, they suffer loss of time and energy in preparing necessary documents and drawings. Also, their reputations and those of their companies can be tarnished.

2.5.4 Effects Of Abandoned Building Projects On The Economy And Society

It is a fact that any choice of project must be able to meet human need. Therefore, the abandonment of a project, does not only have effect on clients, contractors and consultants, it also have a great effect on the economy and society. These effects include:

- Threatening of the society or community security, that is, an abandoned project is bound to harbour hoodlums, which can be a menace to the society;

- Poor landscaping, that is, an abandoned project makes the landscaping of the environment look unorganized and seems to be a sign of underdevelopment and
- Unemployment; the abandonment of projects can lead to unemployment, considering the fact that the construction industry is one of the largest industries with highest number of employment or work force and when a project is abandoned, unemployment becomes a threat.

In the submission of Osemena (1987), listed the effects of abandoned projects on the national economy are:

1. Waste and under-utilization of human resources;
2. Reduction in employment;
3. Increase in bankruptcy of firms, companies and incidence of bad debt;
4. Effects on community and neighborhood aesthetics;
5. Impact on public health and safety;
6. Promotion of illegal activities;
7. Liability as a result of uncompleted project;
8. Problems arising from high accommodation rate and housing problems;
9. Low turn-up of foreign investors due to total loss of trust in professional competence of local contractor and
10. Declining property values.

2.6 Effect Of Abandoned Residential Properties

Development projects abandonment as earlier theorized involve the complete absconding from accomplishing a project objectives, and when this happen, all the social, environmental and economic activities that expects to be supported by the new products and services provision are detracted. The general effects are assumed to include: waste of resources; declining in property value; loss of community and neighborhoods aesthetics values (Efenudu, 2010). In the case of the declining real

properties and its value, Efenudu (2010) suggested that project abandonment affects properties within a neighborhood by lowering property values.

This value loss or reduction is related to the property total value such as the market value, which is the value at which a property would bring when determined by the open market. Others are the property value in use, the property investment value, the property liquidation value, the assessed value of the property, the insurable property value and the property going concern value. Also, there is a loss on community and neighborhood aesthetics characteristics which the anticipated development projects on completion ought to provide to enhancing the built environment. But, the unattractive nature of the property as a result of a lack of the needed facilities has remained incessant in the Nigeria economy. For example, when a building property has been raised and later abandoned, it makes no positive aesthetic values, pleasures and contributions to a neighborhood instead become eyesores to the vicinity. Further, development projects abandonment contributes to the effect of wasted resources and loss of tax revenue (Ayodele and Alabi, 2011) to the governments and other groups in the economy. Real property development projects are usually capital intensive and when abandoned and/or left uncompleted, the expected returns are lost and the already capital outlay is apparently wasted. Therefore, every development projects should be completed as earmarked. However, the study in the following session would investigate and assesses through a questionnaire survey the causes of development projects abandonment and the overall effect on real properties and its values.

Imperial structures smothered in damp shrubs and vine are found in their good number dotting and forming part of the cities' built up environment. The implication of this can be enormous; it is capable of inducing or at least encourages one or more environmental, social and economic problems within the developed area. For instance, the presence of abandoned residential structures has been observed to encourage arson and other crimes, waste dump, and property value decline where they exist (Adedibu and Akindele, 2007).

While some of these structures are actually under construction but are characterized by bushy growth in and around them (if not roofed), some are old and dilapidated and partly roofed. It is even not uncommon to see some buildings dilapidating yet under construction. The age of some of these structures are only better imagined.

Some of the structures carry red paint marks ensigned by the officers of the local planning authority, which connote that they are defaulters to the rules of development control in the city. They are therefore wrong things in the wrong places performing wrong functions because of wrong environmental management attitudes. They unnecessarily mark the area in which they are found with slum characteristics.

The following are notable effects of abandoned residential properties among others:

1. Reduction in rental value of surrounding properties
2. Disappointment of the populace
3. Lowering of living standard
4. Wastage/under-utilization of resources
5. Reduction employment opportunities
6. Decrease in the tempo of economic activities
7. Decrease in revenue accruing to government
8. Difficulties in attracting foreign loans

Inadequate planning has been identified as one of the causes of property abandonment; this is in agreement with Essenwa (2004) and Adedeji (1998) and Opara (1986) who were of the opinion that adequate project planning proceeds construction work if it is not to be abandoned along the way. Another cause of abandonment of residential property is inadequate funding/finance.

Bankruptcy of the contractor, variation of project scope, incompetent project manager which are other causes of project abandonment are in agreement with the opinion of Aluko (2008). Political reason as another factor of abandonment of project is in agreement with Omoniyi (1996) and Onikute

(1988) who opined that changes in government/administration have often meant changes in policies. At these times, project commenced by previous political administrative are often abandoned to give way for their newly concerned idea. Wrong estimate and inadequate cost control that are also causes of project abandonment is in agreement with Ayodele (1998) who affirmed that processes of building designs not accompanied by cost planning process will produce economically outrageous designs which may not be practically financed on ground. Most of the discovered effects of abandonment of project: disappointment of the populace, low standard of living, wastage of resources, reduction in employment opportunities, decrease in tempo of economic activities, decrease in revenue accruing to government, difficulties in attracting foreign loans; are in agreement with Aluko (2008) who in a qualitative research listed the effects as: unemployment, reduction in government revenue, reduction in economic activities, lowering standard of living, wastage of equipment in site and increase in final cost of project.

2.6.1 Review Of Incidence Of Abandon Property

A high incidence of landed property abandonment has been observed the world over (Setterfield, 1997; Cohen, 2001; Mallach, 2004). The number of abandoned buildings in Baltimore in 2001 is between 12,700 and 42, 480 (Cohen 2001). Between 1996 and 2001 Detroit, Michigan demolished 18,200 condemned buildings with an estimated 10,000 substandard structures still remaining. Razed buildings were estimated to be more than 20% of urban structures in Houston, Texas and more than 12% in Las Vegas, Nevada (Mallach, 2004).

Forth- Worth environmental management department in the United States has currently identified over 3,250 abandoned buildings in the city. This rightly suggests that the problem of landed property abandonment can be more ingrained in less developed countries like Nigeria.

Buildings will inevitably deteriorate and may subsequently be abandoned as they age unless they are properly maintained. Besides, changes in technological and commerce trend may edge out some structures; making them obsolete and prone to abandonment. The case in Nigeria cities and

villages are not different. Obsolete structures and infrastructures are very much part of the core city's landscape.

Spurred by the family traditional and communal land tenure system, the old buildings remain where they are as a rule either boarded or not; and not just anyone could put them into use without general consensus of the family. This factor alone is capable of inducing abandonment. The political will and influence is on the decline and this probably account for the out migration of the indigenous population. This may be deduced from the trend of the demography in the available data (NPC 2006).

2.7 Theoretical Framework

A Projects development particularly infrastructural projects are intended to provide new product and service to the community and at the same time promote the beauty of the built environment, but this benefits are undermined and unattained because of its incessant abandonment (Ayodele and Alabi, 2011). For example, Chan *et.al.*, (2002) argued that the project abandonment result from the following: a lack of the project team promise; lack of contractor's competencies; a lack of understanding of risk and liability assessments; a lack of the client's competencies; a lack of the end users' needs; and the end users imposed restrictions on the project development. Although, all development project environments are different and every organization operates differently, therefore, a set of causes may not be transferred from one project development environment to another. But, the use of a broader procedure for that subsequent project development should be imperative though the Nigerian development projects environment may seem similar; presenting the same threats to almost all development projects. Hence, the conceptual investigation of the causes of development projects abandonment in Nigeria in the subsequent sub-section of this study.

CHAPTER THREE

3.1 Research Methodology

This chapter describes methods and procedures used in conducting this research work. The major instrument used for this study is the questionnaire. The surveys research method was used for this study. Out of the entire populace of oredo, 50 persons were selected using the simple random sampling technique. In analyzing the data collected for the purpose of carrying out this research. The use of sample percentage was also employed. Tables were used in presenting the data for the purpose of the simplicity and clarity. The description of the procedure is done under the following headings:

- Research design,
- Area of study
- Population of the study
- Sample and sampling procedure
- Instrumentation
- Procedure for data collection
- Procedure for data

3.2 Area Of The Study

Oredo is a Local Government Area of Edo State, Nigeria. Its headquarters is in Benin City. Its capital city is Benin City which also is the capital city of Edo State, Nigeria. Benin City also remains the capital city of the Benin Empire. The Oba of Benin, Omo N'Oba Ewuare II's palace is also located here and many historic palaces and buildings are located in this city Oredo is home to many, including the Oba of Benin, Omo N'Oba N'Edo Uku Akpolokpolo Oba Ewuare II, Sir, Chief Gabriel Osawaru Igbinedion The Esama Of Benin Kingdom, and other prominent princes and chiefs.

3.3 Population Of The Study

The population consists of the entire populace of Oredo L.G.A of Benin City; Edo State. According to National Population Commission (NPC 2006) the population of Oredo is put at 374,671 persons. The figure is therefore projected to 2022 using 3% global growth rate so as to determine the approximate population of the area at the present (2022). The resultant population figure of Oredo at present is computed to 503,520 people (2022). See Appendix 1 for detail calculation.

3.4 Research Design

The surveys research method was used for this study is the administration of questionnaire. This was considered appropriate because survey design generally can be used to effectively investigate problems in realistic settings. The survey technique will also allow the researcher to examine several variables and use multi-variate statistics to analyze data.

3.5 Sample Size And Sampling Techniques

Out of the population, 50 persons were selected using the simple random sampling (srs) technique. This was as a result of time and financial constraints.

3.6 Research Instrument

The major instrument used for this study is the questionnaire. The questionnaire was structured in a five-like scale measuring attitude of Strongly Agreed, Agreed, and Undecided, Disagree and Strongly Disagreed.

3.7 Method Of Data Collection

The researcher personally collected data from the respondents. After distribution of the questionnaire, respondents were given three days to fill out the questionnaire. This time frame was given in order to give enough time to the respondents to reflect on the items on the questionnaire to facilitate valid responses.

3.7.1 Primary Source

The primary source of data includes: the raw data collected during the field survey directly from the respondents, they are majorly data obtained through the administration of questionnaire which was used as an instrument of data collection. The questionnaire was structured pertaining to the issues accident on construction sites to elicit information from the residents of the study area.

3.5.2 Secondary Source

The secondary data includes the relevant information gathered from related literature compelled by both past and present authors and writers in the issues of safety procedure and accident on construction sites and its impact on workers. The aim is to accomplish their contribution, suggestions and conclusion to these issues such materials considered includes published and unpublished materials e.g text-books, conference paper, Journals and magazines etc. information such as population figures, brief history of the study area and maps are gotten through these secondary sources.

3.6 Administration/Retrieval of Research Instruments

In order to administer the questionnaire effectively and conveniently, the researcher was accompanied by two field survey assistant. The questionnaire was administered on weekend precisely on Saturday at the evening hours so as to capture the respondents at their leisure time. The questionnaire were given to them and they were allowed to respond to the question and as well put down their opinion where necessary at their confidence for main time before the researcher retrieve the questionnaire from them thereafter.

3.10 Method of Data Analysis

Data analysis has been defined as those techniques used whereby the researcher extracts relevant information from the data which would enable a summary description of the subject studies to be made.

In analyzing the data collected for the purpose of carrying out this research, the use of sample percentage was also employed. Tables were used in presenting the data for the purpose of the simplicity and clarity.

CHAPTER FOUR

4.0 DATA PRESENTATION, ANALYSIS AND INTERPRETATION

This chapter is devoted to the presentation, analysis and interpretation of the data gathered in the course of this study. The data are based on the number of copies of the questionnaire completed and returned by the respondents. The data are presented in tables and the analysis accordingly.

4.1 Data Presentation and Analysis

The data presented below were gathered during field work:

BIO DATA OF RESPONDENTS

Table 1 Gender of respondents

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid male	30	60.0	60.0	60.0
female	20	40.0	40.0	100.0
Total	50	100.0	100.0	

Source: field survey, November, 2022.

Table1 above shows the gender distribution of the respondents used for this study.

Out of the total number of 50 respondents, 30 respondents which represent 60.0 percent of the population are male. 20 which represent 40.0 percent of the population are female.

Table 2 age range of respondents

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Below 20 years	5	10.0	10.0	10.0
1-30 years	5	10.0	10.0	20.0
1-40 years	10	20.0	20.0	40.0
1-50 years	15	30.0	30.0	70.0
1-60 years	13	26.0	26.0	96.0
above 60 years	2	4.0	4.0	100.0
Total	50	100.0	100.0	

Source: field survey, November, 2022.

Table 2 above shows the age grade of the respondents used for this study.

5 respondents which represent 10.0percent of the population are below 20 years .5respondents which represent 10.0percent of the population are between 21-30years.10 respondents which represent 20.0percent of the population are between 31-40years.15 respondents which represent 30.0percent of the population are between 41-50years.13 respondents which represent 26.0percent of the population are between 51-60years.2 respondents which represent 4.0percent of the population are above 60 years.

Table 3 educational background of respondents

	Frequency	Percent	Valid Percent	Cumulative Percent
WASSCE/SSCE	5	10.0	10.0	10.0
OND/NCE/HND/BSC	32	64.0	64.0	74.0
MSC/PGD/PHD	10	20.0	20.0	94.0
OTHERS	3	6.0	6.0	100.0
Total	50	100.0	100.0	

Source: field survey, November, 2022.

Table 3 above shows the educational background of the respondents used for this study.

5 respondents which represent 10.0 percent of the population are WASSCE/SSCE holders. There were no WASSCE/NECO/GCE holders.32 which represent 64.0 percent of the population are OND/NCE/HND/BSC holders.10 which represent 20.0 percent of the population are MSC/PGD/PHD holders 3 which represent 6 percent of the population had other type of certificate.

Table 4 marital status of respondents

	Frequency	Percent	Valid Percent	Cumulative Percent
Single	20	40.0	40.0	40.0
married	26	52.0	52.0	92.0
Valid divorced	3	6.0	6.0	98.0
widowed	1	2.0	2.0	100.0
Total	50	100.0	100.0	

Source: field survey, November, 2022.

Table 4 above shows the marital status of the respondents used for this study.

20 respondents which represent 40 percent of the population are single.26 respondents which represent 52.0percent of the population are married.3 respondents which represent 6.0percent of the population are divorced.3 respondents which represent 6.0percent of the population are divorced.1 respondent which represent 2.0percent of the population is widowed.

TABLES BASED ON RESEARCH QUESTIONS

Table 5 THERE ARE ABANDONED RESIDENTIAL PROPERTIES IN OREDO

	Frequency	Percent	Valid Percent	Cumulative Percent
strongly agree	21	42.0	42.0	42.0
agree	10	20.0	20.0	62.0
strongly disagree	19	38.0	38.0	100.0
Total	50	100.0	100.0	

Source: field survey, November, 2022.

Table 5 above shows the responses of respondents that there are abandoned residential properties in oredo.

21 respondents representing 42.0percent strongly agreed that there are abandoned residential properties in oredo.10 respondents representing 20.0percent agreed that there are abandoned residential properties in oredo while the remaining 19 respondents representing 38.0percent strongly disagreed that there are abandoned residential properties in oredo.

Table 6 ABANDONED RESIDENTIAL BUILDING ARE BREEDING PLACES FOR SOCIAL VICES

	Frequency	Percent	Valid Percent	Cumulative Percent
strongly agree	25	50.0	50.0	50.0
agree	6	12.0	12.0	62.0
undecided	9	18.0	18.0	80.0
disagree	5	10.0	10.0	90.0
strongly disagree	5	10.0	10.0	100.0
Total	50	100.0	100.0	

Source: field survey, November, 2022.

Table 6 above shows the responses of respondents that abandoned residential building are breeding places for social vices.

21 respondents representing 42.0percent strongly agreed that abandoned residential building are breeding places for social vices.6 respondents representing 12.0percent agreed that abandoned residential building are breeding places for social vices.9 respondents representing 18.0percent were undecided.5 respondents representing 10.0percent disagreed that abandoned residential building are breeding places for social vices.5 respondents representing 10.0percent strongly disagreed that abandoned residential building are breeding places for social vices.

Table 7 POOR GOVERNMENT FUNDING AND IMPLEMENTATION IS A MAJOR REASON FOR ABANDONED RESIDENTIAL BUILDING IN OREDO

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid strongly agree	19	38.0	38.0	38.0
agree	24	48.0	48.0	86.0
undecided	2	4.0	4.0	90.0
disagree	5	10.0	10.0	100.0
Total	50	100.0	100.0	

Source: field survey, November, 2022.

Table 7 above shows the responses of respondents that poor government funding and implementation is a major reason for abandoned residential building in Oredo.

19 respondents representing 38.0percent strongly agreed that poor government funding and implementation is a major reason for abandoned residential building in Oredo. 24 respondents representing 48.0percent agreed that poor government funding and implementation is a major reason for abandoned residential building in Oredo.2 respondents representing 4.0percent were undecided.5 respondents representing 10.0percent disagreed that poor government funding and implementation is a major reason for abandoned residential building in Oredo.

**Table 8 THERE ARE SOLUTIONS TO ABANDONED
RESIDENTIAL BUILDING IN OREDO**

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid strongly agree	35	70.0	70.0	70.0
agree	10	20.0	20.0	90.0
undecided	3	6.0	6.0	96.0
disagree	2	4.0	4.0	100.0
Total	50	100.0	100.0	

Source: field survey, November, 2022.

Table 8 above shows the responses of respondents that there are solutions to abandoned residential buildings in Oredo.

35 respondents representing 70.0percent strongly agreed that there are solutions to abandoned residential buildings in Oredo.10 respondents representing 20.0percent agreed that there are solutions to abandoned residential buildings in Oredo.3 respondents representing 6.0percent were undecided.2 respondents representing 4.0percent disagreed that there are solutions to abandoned residential buildings in Oredo.

**Table 9 THERE IS A RELATIONSHIP BETWEEN ABANDONED PROPERTIES
AND ECONOMIC DEVELOPMENT IN OREDO**

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid strongly agree	19	38.0	38.0	38.0
agree	24	48.0	48.0	86.0
undecided	2	4.0	4.0	90.0
disagree	5	10.0	10.0	100.0
Total	50	100.0	100.0	

Source: field survey, May, 2016.

Table 9 above shows the responses of respondents that there is a relationship between abandoned properties and economic development in oredo.

19 respondents representing 38.0percent strongly agreed that there is a relationship between abandoned properties and economic development in oredo.24 respondents representing 48.0percent agreed that there is a relationship between abandoned properties and economic development in Oredo.2 respondents representing 4.0 percent were undecided.5 respondents representing 10.0percent disagreed that there is a relationship between abandoned properties and economic development in oredo.

CHAPTER FIVE

5.0 SUMMARY OF FINDINGS, RECOMMENDATION AND CONCLUSION

5.1 SUMMARY OF FINDINGS

Findings from this research revealed that: There are abandoned residential properties in Oredo. Abandoned buildings are breeding places for social vices. Poor government funding and implementation is a major problem of residential building in study area. The results of this study will educate the general public on the causes and effect of abandonment of residential building in Nigeria with a view of reducing the issues of building abandonment in Nigeria.

It further confirms that most projects are abandoned in Nigeria and with fewer of the projects successful completed, which is in agreement with the argument of (Ayodele and Alabi, 2011; Kotangora, 1993; Osemenan, 1987) indicated in their works and reports. It is imperative to sustain all measures that should ensure that projects that has been designed, planned for and undergoing implementation are completed rather than allowing those projects to be abandoned mid-way into construction and should be unwelcomed in Nigeria economy and/or any other country's economy. It would be difficult to even commit further resource to continue the development as the issue of project cost variations may arise and that alone is likely going to increase the cost of the projects. Another scenario might be where there is a change of government and the new government might not be willing to continue with such project. Delay in remittance of money due to the development projects contractors. Lack of adequate funds allocation. Incessant community interferences in project development and management. The remaining causes of project abandonment such as: improper project estimate, unjustified project aim, change to investment purpose, climatic condition, increasing material costs and sometimes lacking, unplanned urbanization system, lack of stakeholder involvement, improper project budgeting, lack of proper project task communication, lack of need assessment and bureaucratic bottlenecks, are also confirmed in this study as the causes of project abandonment.

Other causing factors such as leadership instability, death of the investor/client/owner, change of investment purpose, inconsistencies in government policies, land or legal disputes, and improper project planning and design, natural disaster and incompetent project manager, improper project planning and design and incompetent project manager

In all, whatever may be the scenario, sustaining the completion of the project as designed and planned is something that should not be compromised by any economic system, and if the promotion of the aesthetic value of the built environment was importance to a system.

5.2 RECOMMENDATION

The study has demonstrated that there are causes of residential building abandonment and that the resulting effects of the abandonment have at least some far-reaching effects on economic development. In a general perspective however, the study has established that projects abandonment is a contributing factors or issues to urban decay in an economy. The study further determined that if the incessant causes are meticulously tackled through implementing various measures opined to each cause in the study; it is expected that projects abandonment will be a thing of past in the country. This should be promoting the total values of real properties as well as enhancing the real properties immovability and sustainability in an economy whether it is in developing or developed countries.

An innovative planning and best practice project management approach such as developing reasonable implementation plans, on timely monitoring, evaluating and reporting on project activities. Also, it should be done in line with the development projects plans, as well as providing excellent time phasing for the project, introducing modifications if necessary and rewarding staff for overcoming procedural and other barriers that could delay implementation activities is/are imperative in this study circumstance. The governments in efforts to resolve to what the study suggest as “total no project abandonment” should sustainably promote the convention of providing adequate policies and the continuity of those policies by any incoming government.

It is further recommended that timely release of project funds to project developers/contractors should significantly facilitate the effective and efficient completion of development projects as at the time expected. While this responsibilities are not only left for the government and the development projects contractors/developers, the practitioners, agencies and other stakeholder providing and executing projects should adhered to these through advocacy and educational interventions which should provide empowerment to the citizens. Others recommendation includes;

- Client's financial capacity should be known before embarking on any project.
- Architects should ensure proper monitoring of process of work and making sure it conforms to plan.
- The parties involved in the construction industry (i.e the clients, consultants and contractors) should try and fulfill their agreement to the last latter.
- Government should ensure accessibility to fund by both public and private developers in all our financial institution.
- Cost of building materials should be reduced by government policy.
- Providing adequate policies
- Timely release of project funds to project developers/contractors
- Developing reasonable implementation plans, on timely monitoring, evaluating and reporting on project activities.
- Educating developers on the effect of project abandonment.

5.3 CONCLUSION

To drastically reduce the effects of project (residential property) abandonment clients should undertake an adequate planning for the project at inception and make sure enough fund available based on reliable estimate made by the Quantity Surveyor at the inception. The client should engage services of competent construction professionals; the Architect should at once and at inception produce economic design as dictated by cost plan prepared by the Quantity Surveyor who also controls cost from inception.

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APPENDIX II

POPULATION PROJECTION

The researcher adopts the Oredo population figure as released by National Population Commission (2006). The figure is therefore projected to 2022 using 3.0% growth rate so as to determine the approximate population of the area at present (2022). The working is as follows:-

Population projection of Oredo from 2006 - 2022

The formula $P = P_o \left(1 + \frac{1}{100}\right)^n$

Where:-

$P_n = \text{projectiion population (2022)}$

$P_o = \text{present populatiion (2006)}$

$R = \text{Growth rate (3.0\%)}$

$N = \text{Number of projected 2022 – 2006(16yrs)}$

$$P_n = 374,671 \left(1 + \frac{3.0}{100}\right)^{16}$$

$$P_n = 374,671 (1 + 0.03)^{16}$$

$$P_n = 374,671 (1.03)^{16}$$

$$P_n = 374,671 (1.6047)$$

$$P_n = 601,234 \text{Persons}$$

This means that the present Oredo population is 601,234 persons as projected to 2022 using 3.0% growth rate.