

**EFFECTS OF PUBLIC PRIVATE PARTNERSHIP ON MARKET
DEVELOPMENT IN BWARI AREA COUNCIL FEDERAL CAPITAL
TERRITORY, F.C.T ABUJA.**

BY

AYO SEYI EMMANUEL

NSU/ADM/M.Sc/0045/16/17

M.Sc. PUBLIC ADMINISTRATION

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NIGERIA.

CERTIFICATION.

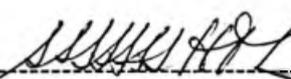
This dissertation entitled: "Effect of Public Private Partnership on Market Development in FCT. Abuja" meets the regulations, governing the award of state degree of school of postgraduate studies, Nasarawa State University, Keffi, and is approved for its contribution to knowledge.



Assoc. Prof. Husseni Tukur Hassan
Supervisor

16/06/21

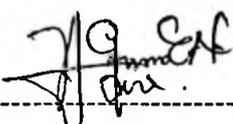
Date



Assoc. Prof. Husseni Tukur Hassan
Head of Department

16/06/21

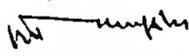
Date



Prof. Charles Nwekeaku
Internal Examiner

25/05/2021

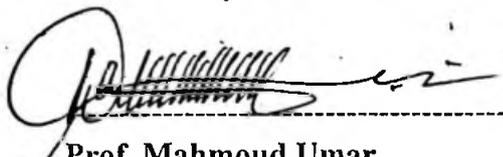
Date



Prof. Barnabas E. Barde
Dean Faculty of Administration

13-07-21

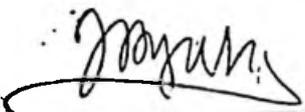
Date



Prof. Mahmoud Umar
External Examiner

25-05-2021

Date



Prof. Jonathan M. Ayuba
Dean, School of Postgraduate Studies

25/06/2021

Date

DECLARATION

I hereby declare that this dissertation has been written by me and it is a report of my research work. It has not been presented in any previous application for state diploma or degree. All quotations are indicated and sources of information specifically acknowledged by means of references.

AYO SEYI EMMANUEL



30th Feb 2021

NSU/ADM/MSC/0045/16/17

DATE

DEDICATION

This project work is dedicated to God Almighty; the free giver of knowledge and wisdom. my lovely Parents.

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A long period of concentrated thinking, writing and re-writing such an intensive intellectual activity, it could scarcely be possible without the enjoyment of good health. I am profoundly grateful to God Almighty, the creator, the sustainer and free Giver of knowledge and wisdom, who spared my life up to this very moment. To him, therefore, is the glory, honour and power, forever and ever. Amen.

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Abstract

The objective of this dissertation is to make an assessment of Public Private Partnership in the Provision of Market in Bwari Area Council Federal Capital Territory, FCT Abuja. This is done to ascertain either the public private partnership led to increase in affordability of market space among business men and women in Bwari Area Council FCT Abuja and to ascertain wither private developers whom are engaged in the market development, as well as to discover the models of PPP in market development. The methodology adopted in this study is a documentary and survey design. These were combined as both serve their unique purpose and provided comprehensiveness and to maintain a reasonable level of accuracy. The findings of this study indicate that PPP has led to increase in the number of market available in Bwari Area Council but has not led to affordability as most market shops are left un occupied. The researcher recommended that the market developed by the partners should be made available to the business men and women at a lower cost so as to enable the resident business men and women to afford this market.

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CHAPTER ONE

INTRODUCTION

1.1. Background to the Study

There is a shift from role of government in providing physical infrastructure to entering into partnership between the government (Public) and private sectors. Various scholars' are of the view that PPP is a contract agreement which is formed between the government and private sector partners (Ubelebe 2014). The government includes the private developers in the financing, ownership, operation and development of government facility or service. In this form of partnership, public and private resources are pooled and responsibilities divided so that the partners efforts are complementary. The private sector partner usually makes a substantial cash or equity investment in the project and the public sector gains access to new revenue or service delivery capacity, but this arrangement between the public and private sector is different from service contracting.

PPP is a cooperative arrangements between governments and private developers that are created to finance, construct and manage infrastructure projects. Government involvement in Public Private Partnership has been relative to housings and transport system but however government have found it necessary to involve the private investors in development, maintenance and management of Ultra Modern Market(Samuel 2014). However the struggle for resources like other public entities and the drive to revive the economy has necessitated the greater need for market development by the' government, and the dearth of

capital to accomplish this task has made the government to collaborate with the private developers to finance the market construction.

Business activities in the Nigerian markets were conducted in open spaces without shades. But over the years as urbanisation occurred, there has been increased effort to develop formal structures where activities of the market can be conducted. The dilapidation and general stagnation in the modernisation of structures in fact is widespread in the Nigerian markets displaying poorly organised urban market structures (Ubleble, 2014). The lack of regeneration attempt creates visible stagnation in the organisation, management and wide spread development of market in Nigeria. The private developers enter into an agreement with the government by signing a Memorandum of Understanding (MOU) for the development of the market. The MOU usually contains the sharing percentages, the constituent of management boards and the various conditions for the operation and management of the market.

The model most often adopted by the Private Partner in the development of market is Designing , Building and Financing arrangement at which the private party makes it a duty to finance, design and construct market units, while the government is to perform a regulatory role specifically in the setting up prices for the sales of the shops constructed so that it will be economically affordable to the citizens.

A form of collaboration is required that enables the government institutions to serve as brokers networking the private sector institutions, non-governmental organisations(NGOs) and community based organisations(CBOs) to carry out the

role of financing the supply of new market on behalf of the government so as to decrease deficit in the supply of quality affordable standard market to the residents in FCT Abuja.

The present Economy has, therefore, become one of the strongest reasons the developing countries must seek viable Public Private Partnership (PPP) policy which will enable the government provide the much needed market development services which will dove-tail and jump start the realization of the laudable ambition of Nigeria becoming one of the top twenty economically viable countries in the year 2020. Tourism projects by their very nature require huge capital outlay. Market development have been identified as one of the segment through which economic development can be trigger and the living standard of the people can be improved overtime. The various Municipals and Area Councils in FCT Abuja are involved in the provision of land through public private partnership with the private investors, this are private sector arm of the Federal Capital Development Authority (FCDA) and Abuja Investment and Property Development Company (AIPDC) which is one of the principal promoters of PPPs in the Federal Capital Territory, all this private developers are involved in the construction and development of malls and ultra modern shops in FCT Abuja with the aim of meeting the demands of the citizens and also transforming FCT Abuja into one of the modern city in the world. It is against this backdrop that this dissertation undertakes the Assessment of the Effect of Public Private Partnership on Market Development in Bwari Area Council Federal Capital Territory Abuja.

1.2. Statement of the Problem

Public Private Partnership emerges as a strategic initiative to attract and encourage private sector involvement into providing market due to the fact that the government alone or the private developer itself cannot provide adequate market facility needed for the growing population within the area council. The role of government has continued to increase, moving from protective function to the welfare function at such there is a need for government to take the welfare of its citizen as utmost important (Samuel 2014). Market development in Nigeria is a heavy capital intensive project at which the local government whom have been given the constitutional right for the construction, development maintenance and management could no longer embark on this by themselves as a result of global economic meltdown. This local government has resolved to adopt alternative means of achieving this constitutional mandate by partnering with the private developers. It is as a result of this that the study narrowed its scope to Bwari Area Council of FCT Abuja. Market development has been identified as one of the key infrastructure development projects that accelerates growth and development within an area, which also leads to the creation of employment for most people within a particular settlement. looking at the Sustainable development goal of the government which aims at ensuring employment creation in the country, the only way government can achieve this is by ensuring that there is creation of platform to solve this particular problem and one of the identified platform this can be achieved, is government involvement in market development projects. One challenge of the government is how to make

available markets, but another crucial problem is how to source for the fund, how to efficiently manage it for the betterment of the citizens and how to ensure there is require manpower for the designing, construction and development of the market, certainly government government may not be able to handle all theses problems hence there is need to involve the private developers to release the burden of government responsibility and to share risk involvement in the project. Against the poor management of markets as it relates to providing securities for lives and property in Bwari Market in FCT , the need to provide affordable Lock up shops for traders in and to ensure availability of sanitisation in the market has arose the curiosity of the researcher to embark on Assessing the Effect of Public Private Partnership on Market Development in Bwari Area Council of Federal Capital Territory Abuja. This new trend discovered by the government is due to the fact that government has enormous responsibility ranging from protective, provisional, regulatory, promotional functions and for efficiency to be ascertainable and the wellbeing of the people to be desirable.

1.3. Research Questions

The following research questions are raised to guide the study.

- i. What is the effect of PPP on the securities of lives and property in Bwari Market?
- ii. Has Public Private Partnership led to the availability of lock up shops for traders in Bwari Area Council?
- iii. Are the available shops affordable to most traders in Bwari?

- iv. Has PPP led to proper financing of market project within Bwari Area Council?
- v. To what extent has PPP led to sanitisation of the Bwari Area Council Market?

1.4. Objective of the Study

The broad objective of this research is to assess the effect of PPP in the Development of market in Bwari Area Council of FCT Abuja while its specific objectives are:

- i. To ascertain whether PPP has led to improvement in the securities of lives and properties in Bwari Market?
- ii. To ascertain whether Public Private Partnership has led to the availability of lock up shops for traders in Bwari Area Council?
- iii. To determine whether PPP has made available shops affordable to most traders in Bwari
- iv. To determine whether PPP has led to proper financing of market project within Bwari Area Council?
- v. To ascertain whether PPP has led to sanitisation of the Bwari Area Council Market

1.5. Statement of Hypothesis

The following hypothesis will guide in the attainment of the stated objective of the study:

- 1. **H₀¹**: PPP has not led to improvement in the securities of lives and properties in Bwari Market

2. **H0²**: PPP has not led to sanitisation of the Bwari Area Council Market

1.6. Significance of the Study

This research will explore the benefits that are derivable when government partners with the private sector specifically in the area of market development. Market is a very important agent that accelerates development of a country. The study will be of valuable importance to academics, specifically to students of public administration as it will explore them to the new management technique that is been used by policy makers. Public Private Partnership, as a new management technique, has gained tremendous relevance in developing countries including Nigeria. This work will be of great benefit to policy makers, private practitioners and the citizens because they are the end beneficiaries of every governmental policy. This study will be relevant to economic policy makers in the area of service delivery and PPP.

1.7. Scope of the Study

The scope of this study is confined to the Effect of Public Private Partnership on the Development of Market in Bwari Area Council FCT Abuja. The research work tends to provide solutions to the identified research questions as it relates to ascertaining either the new management technique in Public administration have led to efficiency and effectiveness in market administration and management within Bwari Area Council, and how has it led to availability of quality and quantifiable market within the area council. Has the PPP arrangement led to the availability of finance for market development in Bwari Area Council. The aim of narrowing this research to

selected markets within the Bwari Area Council is to guarantee high level of precision in our findings and to ensure that a certain degree of accuracy is attainable.

The research focuses on selected private developers that are in collaboration with the Bwari Area Council, whom are into the development, management and construction of market, among this selected developers whom are into market development are Biazin Nigeria limited in partnership with Bwari Area Council saddled with the responsibility of developing Biazin Ultra Modern Market and Ayo Nigeria Limited in collaboration with Abuja Municipal Area Council for the development of kukwaba Ultra Modern Market in Bwari Area Council. The period under review for this study ranges from 2016 – 2019. At the end of this it is expected that meaningful work will have been accomplished.

Also the study is based on the knowledge and understanding of legal and regulatory framework that is established by the Infrastructure Concession Regulatory Commission a draft policy that is guiding the operation of private developers in Nigeria.

1.8. Operational Definition of Terms

Public Private Partnership

This refers to a contractual agreement between the public (Government) and the private investors on the mode of provision of social infrastructure in the state with the aim of accelerating economic growth and development.

Private Developers

These are group or association of contactors that embark on the provision of capital project with the aim of maximising benefits for their members and more also stimulate indigenous economy.

Market

It is an institutional arrangement that brings diverse sellers and buyers of product and service into close contact for the purpose of business transaction.

Market Infrastructure

This is a set of physical structure that promotes exchange of goods and services among different business individuals whom are engage in exchange of products such as Building, Stores, Parks and Ware house.

Standard Market

This is a form of market that possesses the basic requirement for the exchange of products, services and financial transaction.

CHAPTER TWO

LITERATURE REVIEW

2.1. Conceptual Framework

2.1.2. Public Private Partnership Initiatives.

The success of any Public Private Partnership arrangement is a function of the economic, political, social and cultural conditions under which the projects are undertaken (Carbonara, Costantino, Pellegrino & Scincalepore, 2011). PPPs has become increasingly popular as a way of procuring, renewing and maintaining public sector infrastructure in many sectors such as social infrastructure, Market, transportation, public utilities, communications, government offices, accommodation and others in which public services are provided. Pioneered by the United Kingdom with its Private Finance Initiative (PFI) of the early 1990s, nowadays the PPP approach is been adopted in all Common Wealth Countries (Betigness & Ross, 2009). Public Private Partnership market has become popular for the delivery of public sector service around the world after nearly two decades of its introduction into the UK construction industries. Its position in the industry is well rooted and substantial in size. Yet structure, nature of competition and the market orientation are little known (Kyaw and Akintoye, 2009).

Nigeria with the current estimated population of 193,392,517 and annual growth rate of about 2.62% (Nigeria Bureau of Statistics (NBS), 2016), Nigerian faces huge deficit of basic amenities and essential public infrastructure for the majority of the citizens (Oyedele, 2008). The government encourages the introduction of

PPPs by involving the private sector in the provision of public infrastructure and services. Consequently, the application of PPP in Nigeria is becoming increasingly popular for both new projects (such as road construction, market development, car park and estate development) and for the operation and management of old facilities (Ibrahim & Kwankur,2006). Public services are provided by the private sector through the formation of PPP. These initiatives have taken many forms such as outright privatization of previously state-owned industries (Ibrahim & Tijani 2012). Others include Private Finance Initiatives (PFI), Build Operate and Transfer (BOT), Joint venture and concessions, Build Owned Operate Transfer (BOOT), Build operate train Transfer (BOTT), Build Transfer Operate (BTO) outsourcing etc (Jagafa,2008). It is generally recognized that a PPP program, offers a long term sustainable approach to improving social infrastructure, enhancing the value of public assets and making better use of taxpayers money. PPP also offers a rapid and effective way of offsetting immediate infrastructure need (Jagafa, 2008).

In addition, the decentralization of decision making at the local level as a result of co-opting the private sectors which is expected to promote good governance by way of accountability, transparency and efficiency in the development of market. In theory therefore, PPP was meant to enhance government capacity to develop integrated solutions, facilitate creative and innovative approaches that could reduce the cost and time spent to implement projects, transfer certain risks to the private partner, facilitates productivity and attract more sophisticated bidders to projects while at the same time providing an avenue to access better

skills expertise and technology (Li & Akintoye, 2003) with the view of improving the provision of standard market in Nigeria.

The basic assumption behind PPP is that in collaboration, the strength of one sector will help to overcome the weakness of the other sector thereby increasing efficiency and effectiveness in the delivery of basic services. For instance, studies have revealed that the bureaucratic and hierarchical nature of public sector often presents a challenge to producing low-cost market facilities to the low income business individuals, it also lacks the flexibility and ability to innovate and to respond quickly to new opportunities and circumstances but is good in setting the overall legal and regulatory framework within which other actors can play their part more effectively (Pyne, 1998).

2.1.3. Concept of Public Private Partnership

Public Private Partnership has been defined differently by different scholars such that, the concept has no consensus definitions. The Canadian Council for Public Private Partnership (2005) defines PPP as a cooperative venture between the public and private sectors, built on the expertise of each partner that best meets clearly defined public needs through the appropriate allocation of resources, risk and rewards. Akintoye (2006), defined PPP as “a contractual agreement of shared ownership between a public agency and private company, where they pool resources together and share risk and reward to create efficiency in the production and provision of public or private goods. Jagafa (2008) opines that, PPP entails a shift in the role of public sector from supplying to buying of

services, with private firms designing, constructing, financing, operating and maintaining infrastructure, and the public sector paying for these services.

The City of Calgary in Canada (2008) defines PPP as a contractual arrangement between a public authority and a private entity for the provision of infrastructure and/or services in which the private partner assumes the responsibility for financing part or all of the project, the public partner seeks to transfer the project risks to the private partner who has the ability to manage those risks better and the arrangement usually extends beyond the initial construction of the project to involve management of the project.

This definition suggests a collaborative effort between the public sector and private partner(s) for the purpose of project delivery in which benefits and responsibilities accruing from the execution of such projects are shared between the parties so involved. (Lovin, 1999; Pierre and Peters, 2000 & Brinkerhoff and Brinkerhoff, 2004) have viewed PPPs as values, processes and institutions adopted in addressing intricate societal challenges, they are known to play significant roles in the progress, development and stability of a society (North, 1990 & Coase 1998).

PPP is any contractual arrangement between a public entity and a private sector party, with the clear agreement on shared objectives for the provision of public infrastructure and services traditionally provided by the public sector (Republic of Ghana, 2011). In such arrangements, the public sector party performs part or all of a government's service delivery functions and assumes associated risks for

a significant period of time in return for benefits/financial remuneration according to predetermined performance criteria.

Harmonising these definitions, PPP can be regarded as any long-term, contractually regulated cooperation between the public and private sector for the efficient fulfilment of public tasks in combining the necessary resources of the partners and distributing existing project risks appropriately according to the risk management competence of the project partners. It is a complex network of relationships involving multiple parties working within the confine of a contract.

In community development Madu and Umebali (1993), Osaghae (1998); Akinola (2007) and Ibem (2009) have demonstrated the role of indigenous institutions (e.g., town unions, age grades, and social-cultural organisations) in capital and community mobilisation in Nigeria which attest to such partnership. Also, the roles and consequences of the interactions among institutions generated in diverse settings have been linked to the formation, composition and socioeconomic characteristics of institutions (Ostrom, 2005 & Akinola, 2007).

Hence, Sanyal and Mukhija (2000) and Klijn & Teisman (2002) have suggested that the structure and socio economic characteristics of institutions and the contextual situations in which they operate determine the outcome of their interactions within a system.

However, in spite of these concerns, there is a consensus among scholars and practitioners that PPP entails the participation of government, markets and non-profit private sectors in the provision of social services and infrastructure hitherto provided by government. The World Bank (2006) described PPP as

private sector participation in service and infrastructure provision. Indeed, there is increasing evidence in the literature suggesting that PPPs are becoming very common in social policy and urban development across the globe.

2.1.4. Public private partnership in infrastructure Development

Public-Private Partnership (PPP) is one of the Public Finance Initiatives (PFIs) and is a contractual agreement between the public and the private sectors to share financial, technical and management risks in project development and management. PPP is seen by many as the almighty formula in infrastructure provision especially with the economic crunch ravaging world economies. Finance for project development is now scarce and masses aspiration for projects are tremendously increasing because of the global demand on government to meet the needs of its citizens(Oyedele 2013).

The word infrastructure has been used in English since 1927 according to Online Etymology Dictionary (2012), originally meaning "The installations that form the basis for any operation or system ". Infrastructure in developing countries connotes roads, markets, housing and transport facilities. There are two types of infrastructure, "Hard and Soft" infrastructure. Hard refers to the large physical networks necessary for the functioning of a modern industrial nation, whereas "soft" infrastructure refers to all the institutions which are required to maintain the economic, health, and cultural and social standards of a country, such as the financial system, the education system, the health system, the governance system, and judiciary system, as well as security (Kumar, 2005).

Infrastructure is the basic physical and organisational structures needed for the operation of a society like market, buildings, roads, bridges, health services, governance and so on. It is the enterprise or the products, services and facilities necessary for an economy to function (Sullivan and Sheffrin, 2003). Infrastructure can be described generally as the set of interconnected structural elements that provide framework supporting an entire structure of development. It is the means of achieving an objective or set of objectives and also includes the objectives. It is an important term for judging a country, region or state's and individual's developments/status.

According to (Fulmer, 2009) The term typically refers to the technical structures that support a society, such as roads, water supply, sewers, electrical national grids, telecommunications, and so forth, and can be defined as "the physical components of interrelated systems providing commodities and services essential to enable, sustain, or enhance societal living conditions" Viewed functionally, infrastructure facilitates the production of goods and services, and also the distribution of finished products to end-users (markets), as well as basic social services such as market, schools and hospitals; for example, market facilitate commercial activity that triggers economic growth in the country (AHD,2009).

2.1.5. Challenges of Public Private Partnership.

The function of the public sector is the provision of infrastructure for living. Transferring this responsibility to the private sector is seen as "inefficiency" especially where it is marred with controversies. PPP has been seen by many to be expensive and extravagant. "It is shaping up as one of the key political

battlegrounds in Scottish politics” (Hood and McGarvey, 2009). Pricing is a major challenge so that our collective future will not be mortgaged. Local councilors and officials have been highly critical ‘off the record’, arguing they have been presented with little choice by the government (Lindsay, 2000). From the Left, PFI/PPP is seen as the latest encroachment of big companies into the public sector as it mostly concerned itself with more profit-making opportunities. The Scottish National Party thus drafted an alternative plan to PPP based on the creation of Public Service Trusts.

There remains opposition to PPP from both the Scottish Trade Union Congress (STUC) and the largest union in local government, UNISON. It has taken the government to the European Court to protect the terms and conditions of its members affected by transferring to the private sector. A recent report commissioned by this union and titled “Public Service, Private Finance” (UNISON, 2001) argued that PFI schemes lacked accountability, cost councils too much money and that they should be used only as a last resort for capital projects (UNISON, 2007).

According to UNISON (2007) “PPP/PFI has been used extensively in Scotland primarily as a means of keeping expenditure off the public balance sheet”. UNISON describes this as ‘Enron economics’ and calls for a return to proper accounting, a step that may be realised with the new IFR standards. PPP has connotations of backdoor privatisation; the new emphasis on partnership and joint working is more in tune with New Labour’s ‘Third Way ideology’. Broadly

speaking, the Third Way is a less ideological and more pragmatic approach to issues of public service management and politics.

PPP will always be a more expensive method of funding capital projects because of the requirement to finance the profits of the private firms and the additional borrowing costs. This has caused an affordability gap for many public service organisations even after Scottish Government subsidies for PPP projects. In addition to the cost, PFI/PPP has resulted in a culture of secrecy that has excluded the public and staff from many aspects of the design of projects with a consequential impact on service quality.

Numerous studies have highlighted a range of serious flaws in Public Finance Investment/ Public Private Partnership policy, the most recent been the House of Commons Public Accounts Committee in Report of 27 November 2007 Britain. It focused on tendering and benchmarking and concluded that value for money (VFM) for taxpayers was often not being achieved with PPP projects in England and Wales for several reasons, including fewer serious bidders due to the high costs and very lengthy tendering times. These problems clearly exhibit itself in Scotland, through the many ways in which this policy leads to profiteering at the expense of school children, hospital patients and taxpayers.

In October 2007 UNISON published "At What Cost" Scotland in Britain report on the aggregate costs of PFI/PPP projects in Scotland. This revealed new figures which confirm that billions of pounds of taxpayers' money are being wasted. The report looked at Full Business Cases from 35 projects. These official documents claim to demonstrate that the PFI/PPP route is

providing value for money. But UNISON findings show that UNISON's calculation of £5.8 billion being wasted on PFI is likely to be an underestimate.

Many see PFI/PPP as indicative of the secret relationship the government has with big businesses. It is the large multinationals that are frequently the key beneficiaries of PPP schemes. For example, in Scotland, PFI training is provided by PricewaterhouseCoopers under a programme approved by the Treasury Taskforce. PFI/PPP schemes frequently have very high transactions costs. Public bodies have to pay large consultancy fees to legal, financial, management and other advisers. Another problem is that the complexity of many PFI/PPP schemes dims 'the searchlight of democracy' as many councillors and MSPs struggle to grapple with the legal and contractual intricacies of partnership arrangements. Moreover, as these 'deals' frequently involve substantial capital sums and long-term commitment on the part of councils, they are effectively binding successive administrations into arrangements they may not wish to be part of PPP institutionalizes the private sector in Scottish local government.

Public Private Partnership can be more successful if there is transparency in the partnership. According to Robinson & Scott (2009) "both the public and private sectors are undergoing a learning process, which should lead to improvements in future PFI contracts. PPP has received a lot of criticisms in UK, especially in Scotland where Public Finance Initiative (PFI) has been replaced by Scottish Futures Trust Fund. PPP has been criticized to be too expensive and outrageous for public projects. A school of thought said PPP places the contractors (private sector) over and above the project owners (public sector). "There is also

evidence of the public sector forgoing entitled deductions in the 'spirit of partnership' and in exchange for minor contract variations in the output specification (Robinson & Scott, 2009).

Clearly, if the public sector wished to transfer all of the risks associated with a PFI project to the private sector, the costs involved would be prohibitive (Glaister, 1999). Public sector in United Kingdom appears ill-prepared to manage the risk transfer process inherent in PPP.

According to UNISON (2007) "many politicians at national and local level have in the past supported PFI/PPP projects with some reluctance, for pragmatic reasons. It was seen as 'the only game in town' for the provision of new public infrastructure, but there has been considerable unease about the true financial costs to the taxpayer". UNISON believes that a commitment to creating a genuine level playing field could be the basis for cross-party consensus. UNISON proposed that Scottish Futures Trust initiative be developed to solve procurement problems in Scotland.

2.2. The Concept of Market

The empirical and normative uses of the term market often blend into each other, obscuring the distinction between the market as a metaphorical construction and as an actual object of empirical analysis or regulation. As a consequence of this metaphorical construction, people with different understandings of the term often end up talking past each other in policy debates. To engage with and evaluate these different views, there is the need for a clearer understanding of what market is. The outcome of such attention should be not only research with better chances to

address specific government policy problems, but also more fruitful debate on the normative questions associated the concept of market.

Understanding the market as a concrete social institution, or a place, is probably the most basic meaning of the term. Historically, the idea of a market is associated with a physical location – a marketplace – which brings together buyers and sellers of distinct goods. Cournot (2006) define a market as “a region in which buyers and sellers are in such frequent intercourse with each other that the prices of the same goods tend to equality easily and quickly determined.” (Rosenbaum 2003).

The reference to the marketplace remains prevalent in everyday use. According to the Oxford English Dictionary (2010), this basic meaning can also be extended to trade, business, and other broader uses, including the action of buying or selling, or a sale. In everyday talk about today’s physical markets, the extension of the term from the physical location of the market place to a set of globally-spread institutions is of course obvious. Importantly, though, even in the extended use of this specific meaning, the market still refers to a concrete institution with relatively established rules and norms of conduct.

In this sense, there seems to be at least a vague agreement that the market refers to a set of social institutions, or perhaps a network that facilitates the buying, selling, and trading of goods and services. Other central identifiable characteristics associated with markets include exchange and competition, which can be used to distinguish markets from other forms of social coordination, such as hierarchies, communities, central planning, or casual transactions.

As Davies (2013) argues, apart from the meaning of a “historically extant institution for circulating goods,” the market is also used in a more abstract meaning as “a logic of justification” (market logic), which is not necessarily limited to the actual market place as an institution. In this perspective, the market does not refer to a particular locale or any observable social phenomena such as exchange or trade. Instead, the market can be understood as a specific discursive framework that can be used to discuss almost any aspect of culture and society drawing on the terminology of sociologists Boltanski and Thévenot, the market can thus be understood to constitute a particular “social order of worth,” a justificatory framework, that provides both normative principles (such as commitment to competitiveness and efficiency) and a set of evaluative technologies (economics) for assessing the worth of persons, goods, and services. In their theoretical framework, Boltanski and Thévenot list six different frameworks of justification of market: civic, market, inspired, fame, industrial, and domestic, which each contains their own principles of evaluation. (Farnham, UK: Ashgate, 2011). Without going into the details of these different justificatory frameworks, the point here is to understand that as a justificatory framework the market is constantly in conflict with other established ideologies and social norms. (Murdock & Wasko, 2007). Clarifying this second meaning of the market is thus crucial for understanding the politically and ideologically contested nature of the market.

According to Davies (2013), the neo-liberalism argument rest more on the abstract meaning of markets, rather than on markets-as-institutions in the

manner of classical liberalism. If classical liberalism was defined by the aim to institutionally separate markets from the state, for Davies, neoliberalism can be defined as “the elevation of market- based principles and techniques of evaluation to the level of state endorsed norms.” (Murdock &Wasko 2007). In this sense, neoliberalism is not so much about extending the realm of markets-as-institutions but about extending the idea of the market as an order of worth.

Wilhelm (1997) studied some markets in the central region of Africa and found out that market installation and facilities were spread within three distinctive units ranging from official market, real market and extended trading centres. Official market installation has facilities for traders operating in the official premises of the market as approved by the local and market authorities. Real market installation provide stalls for traders operating within in the official premises of the market and surrounding apartments while the extended trading centres comprise all point of sale in the market area as well as adjoining areas. There is a clumsy demarcation between the three market installation and facilities identified by Wilhelm in Central Africa but for the exception of official market structures in which case approval by the market and local authorities is given.

2.2.1. Rationale for the Construction and Development of Modern Market.

The desire to build modern market structures in Nigeria first of all originated from the quest to improve on the existing market facilities or outright reconstruction of the entire market. Market development facilitates the production of goods and services, and the distribution of finished products to

end-users (markets), as well as serves as an agent of transformation of social services such as schools and hospitals. for example, roads enable the transport of raw materials to a factory (American Heritage Dictionary, 2009). In military parlance, the term refers to the buildings and permanent installations necessary for the support, redeployment, and operation of military forces (Department of Defense Dictionary, 2005). Without such intension, the availability of essential facilities in the market may continue to impede on the enormous offers which the market can bring in terms of profit. Poorly managed and promoted markets are not only unattractive to the public but discourages frequent visitation of customers and on that note, adversely limits chances of increased purchase of wares and pleasure trips (Margaritova, 2011:21). The present state of market particularly the poorly managed environment is an impediment to greater productivity because movement from one section of the market to the other is hampered by the grotesque structure of the market. In order to improve on this structure, local authorities must take cognizance of this inadequacy by undertaking a structural analysis of the market in order to introduce innovations to the existing infrastructure.

Successful urban market structures go beyond the availability of infrastructure to the fulfilment of common good of the people inform of public mission. Markets must be created to fulfil this common good of the generality of the public. Local authorities must identify the need which a market is to fulfil such as support to local agriculture, survival of cultural heritage, food accessibility and availability in low income areas or markets may be created to serve small

business interest (Zade, 2009). The fulfilment of public mission in a market may take the form of regenerating its existing structures with the introduction of storage and refrigerating equipments for handling organic materials and initiating recycling programmes for the purpose of additional energy in the market (Margaritova, 2011:25). In the case of market development, authorities may decide that the public mission for regeneration of the market is to address the imbalance being experienced in the decay of environmental condition of the market in response to public health and safety of the market neighbourhood.

Since a majority of what is sold in the market are food resources, therefore there, must be facilities and services to support the food chain supply and distribution. Adequate planning, maintenance and management are required in key intervention stages to bring about sustainable market infrastructures and services. The Food and Agricultural Organisation of the United Nations stipulates that policy makers, local authorities and urban market stakeholders must address six key sectors of the food supply and distribution in urban market intervention system. These include the following:

- Modern distribution system and facilities.
- Integrated development of intra-urban food transport.
- Hygiene and food handling, processing, storing, transportation and marketing.
- Services to urban market users.
- Policies and strategies to make food supply and distribution systems more efficient and dynamic.

Role of public and private institutions including promotion of market traders, shop keepers, consumers associations and organisations. The idea behind the above six areas of intervention is to put in place mechanisms to cut short vulnerabilities in food shortage and marketing cost and improvement on the general efficiency of market services that promote good health and sustainable environment.

2.2.2. Public Private Partnership Management Techniques

PPPs management systems and techniques are of different varieties and these are:

- i. Contracting Out which is the placing of a contract by a public agency to an external private company.
- ii. Franchising/Concession: A private partnership takes over responsibility for operating a service and collecting charges and possibly for funding new investments in fixed assets.
- iii. Afterimage: Public authority controls construction and owns the fixed assets but contracts out operations, maintenance and collecting service charges.
- iv. Leasing: Making use of equipment/assets without purchasing but paying a lease.
- v. Privatization: Public service is entirely sold to a private partner.
- vi. Management contract: Private organization takes over responsibility for managing a service to specified standard by using staff, equipment etc, of public authority

- vii. Build Own and Operate (BOO): Partnership between public and private sectors where by the private firm may build, own and operate the asset/service.
- viii. Build Operate and Transfer (BOT): Same as BOO but the asset/service will be transferred to the public sector after a period of time.
- ix. Management Buyout (MBO): The management of well run internal functions negotiates the purchase of that function and becomes a private venture.
- x. Co-operatives: Self governing voluntary organizations designed to serve the interest of their members, working in partnership with public authorities.

The most commonly practised form of PPP is contracting out.

- i. According to Sohail (2003), there are no strict PPPs classification that can be made, because partnership classification depends on the type of services, the nature and strengths of the partners and the objectives of the PPPs. Partnerships are basically institutional arrangements which constitute rules defining the relationships that govern the partnerships, roles, responsibilities and accountability mechanisms (formal or implied). The overall aim of PPP is to meet public needs, which would not have been realized without joint efforts. Through PPPs, the public sector will be able to maintain partial ownership and management of services, avoid accusations of “whole sale” transfer of service delivery to the private sector and at the same time be effective in its role of political accountability to its constituents.

The Bwari Area council adopts Operations, Maintenance, & Management form of Public Private Partnership. Under this form of contractual arrangement the public partner (federal, state, or local government agency or authority) contracts with a private partner to operate, maintain, and manage a facility or system providing a service. Under this contract option, the public partner retains ownership of the public facility or system, but the private party may invest its own capital in the facility or system. Any private investment is carefully calculated in relation to its contributions to operational efficiencies and savings over the term of the contract. Generally, the longer the contract term, the greater the opportunity for increased private investment because there is more time available in which to recoup any investment and earn a reasonable return.

2.2.3. Salient Features of Public Private Partnership

- a. The Legal Framework must be sound because of the different objectives of the parties.
- b. There must be efficient and effective costing. The costing must take into consideration all the risks involved. may be used in assessing the risk situation and in determining period.
- c. The source of finance must be assured, accessible and sustainable.
- d. Both parties must have technical knowledge of the infrastructure being developed though it may be at different levels.
- e. It must be based on value for money (VFM), must be economical, efficient and effective.

2.2.4. Types of Public Private Partnership

There can be several different types of PPP which form a spectrum, in terms of risk allocated differently between the private and public sector partnership among this form of public private partnership are:

- i. Build-operate-transfer (BOT)
- ii. Build-Own-Operate (BOO)
- iii. Build-Own-Operate-Transfer (BOOT)
- iv. Design-Building-Finance-Operate (DBFO)

Similar arrangements are contracts specifically designed for new projects or investments in facilities that require extensive rehabilitation. Under such arrangements, the private partner typically designs, constructs and operates facilities for a limited period from 15 to 30 years, after which all rights or title to the assets are relinquished to the government. Under a build-operate-own (BOO) contract, the assets remain indefinitely with the private partner. The government will typically pay the BOT partner at a price calculated over the life of the contract to cover its construction and operating costs, and provide a reasonable return.

ii. Build/Operate/Transfer(BOT) or Build/Transfer/Operate (BTO)

The private partner builds a facility to the specifications agreed to by the public agency, operates the facility for a specified time period under a contract or franchise agreement with the agency, and then transfers the facility to the agency at the end of the specified period of time. In most cases, the private partner will also provide some, or all, of the financing for the facility, so the

length of the contract or franchise must be sufficient to enable the private partner to realize a reasonable return on its investment through user charges.

At the end of the franchise period, the public partner can assume operating responsibility for the facility, contract the operations to the original franchise holder, or award a new contract or franchise to a new private partner. The BTO model is similar to the BOT model except that the transfer to the public owner takes place at the time that construction is completed, rather than at the end of the franchise period.

iii. Build-Own-Operate (BOO):

The contractor constructs and operates a facility without transferring ownership to the public sector. Legal title to the facility remains in the private sector, and there is no obligation for the public sector to purchase the facility or take title. A BOO transaction may qualify for tax-exempt status as a service contract if all Internal Revenue Code requirements are satisfied.

iv. Buy-Build Operate (BBO):

BBO is a form of asset sale that includes a rehabilitation or expansion of an existing facility. The government sells the asset to the private sector entity, which then makes the improvements necessary to operate the facility in a profitable manner.

v. Contract Services Operations and Maintenance

A public partner (federal, state, or local government agency or authority) contracts with a private partner to provide and/or maintain a specific service.

Under the private operation and maintenance option, the public partner retains ownership and overall management of the public facility or system.

vi. Operations, Maintenance, & Management

A public partner (federal, state, or local government agency or authority) contracts with a private partner to operate, maintain, and manage a facility or system providing a service. Under this contract option, the public partner retains ownership of the public facility or system, but the private party may invest its own capital in the facility or system. Any private investment is carefully calculated in relation to its contributions to operational efficiencies and savings over the term of the contract. Generally, the longer the contract term, the greater the opportunity for increased private investment because there is more time available in which to recoup any investment and earn a reasonable return. Many local governments use this contractual partnership to provide wastewater treatment services.

vii. Design-Build

A DB is when the private partner provides both design and construction of a project to the public agency. This type of partnership can reduce time, save money, provide stronger guarantees and allocate additional project risk to the private sector. It also reduces conflict by having a single entity responsible to the public owner for the design and construction. The public sector partner owns the assets and has the responsibility for the operation and maintenance.

viii. Design Build Maintain

A DBM is similar to a DB except the maintenance of the facility for some period of time becomes the responsibility of the private sector partner. The benefits are similar to the DB with maintenance risk being allocated to the private sector partner and the guarantee expanded to include maintenance. The public sector partner owns and operates the assets.

ix. Design Build Operate

A single contract is awarded for the design, construction, and operation of a capital improvement. Title to the facility remains with the public sector unless the project is a design/build/operate/transfer or design/build/own/operate project. The DBO method of contracting is contrary to the separated and sequential approach ordinarily used in the United States by both the public and private sectors. This method involves one contract for design with an architect or engineer, followed by a different contract with a builder for project construction, followed by the owner's taking over the project and operating it.

A simple design-build approach creates a single point of responsibility for design and construction and can speed project completion by facilitating the overlap of the design and construction phases of the project. On a public project, the operations phase is normally handled by the public sector under a separate operations and maintenance agreement. Combining all three passes into a DBO approach maintains the continuity of private sector involvement and can facilitate private-sector financing of public projects supported by user fees generated during the operations phase.

2.2.5. Developer Finance

The private party finances the construction or expansion of a public facility in exchange for the right to build residential housing, commercial stores, and/or industrial facilities at the site. The private developer contributes capital and may operate the facility under the oversight of the government. The developer gains the right to use the facility and may receive future income from user fees.

While developers may in rare cases build a facility, more typically they are charged a fee or required to purchase capacity in an existing facility. This payment is used to expand or upgrade the facility. Developer financing arrangements are often called capacity credits, impact fees, or extractions. Developer financing may be voluntary or involuntary depending on the specific local circumstances.

i. Enhanced Use Leasing (EUL)

An EUL is an asset management program in the Department of Veterans Affairs (VA) that can include a variety of different leasing arrangements (e.g. lease/develop/operate, build/develop/operate). EULs enable the VA to long-term lease VA-controlled property to the private sector or other public entities for non-VA uses in return for receiving fair consideration (monetary or in-kind) that enhances VA's mission or programs.

ii. Lease Develop Operate (LDO) or Build Develop Operate (BDO)

Under these partnerships arrangements, the private party leases or buys an existing facility from a public agency; invests its own capital to renovate, modernize, and/or expand the facility; and then operates it under a contract

with the public agency. A number of different types of municipal transit facilities have been leased and developed under LDO and BDO arrangements.

iii. Lease Purchase

A lease/purchase is an instalment-purchase contract. Under this model, the private sector finances and builds a new facility, which it then leases to a public agency. The public agency makes scheduled lease payments to the private party. The public agency accrues equity in the facility with each payment. At the end of the lease term, the public agency owns the facility or purchases it at the cost of any remaining unpaid balance in the lease.

Under this arrangement, the facility may be operated by either the public agency or the private developer during the term of the lease. Lease/purchase arrangements have been used by the General Services Administration for building federal office buildings and by a number of states to build prisons and other correctional facilities.

iv. Sale Lease Back

This is a financial arrangement in which the owner of a facility sells it to another entity, and subsequently leases it back from the new owner. Both public and private entities may enter into sale/leaseback arrangements for variety of reasons. An innovative application of the sale/leaseback technique is the sale of a public facility to a public or private holding company for the purposes of limiting governmental liability under certain statutes. Under this arrangement, the government that sold the facility leases it back and continues to operate it.

v. Tax Exempt Lease

A public partner finances capital assets or facilities by borrowing funds from a private investor or financial institution. The private partner generally acquires title to the asset, but then transfers it to the public partner either at the beginning or end of the lease term. The portion of the lease payment used to pay interest on the capital investment is tax exempt under state and federal laws. Tax-exempt leases have been used to finance a wide variety of capital assets, ranging from computers to telecommunication systems and municipal vehicle fleets.

vi. Turnkey

A public agency contracts with a private investor/vendor to design and build a complete facility in accordance with specified performance standards and criteria agreed to between the agency and the vendor. The private developer commits to build the facility for a fixed price and absorbs the construction risk of meeting that price commitment. Generally, in a turnkey transaction, the private partners use fast-track construction techniques (such as design-build) and are not bound by traditional public sector procurement regulations. This combination often enables the private partner to complete the facility in significantly less time and for less cost than could be accomplished under traditional construction techniques. In a turnkey transaction, financing and ownership of the facility can rest with either the public or private partner. For example, the public agency might provide the financing, with the attendant costs and risks. Alternatively, the private party might provide the financing capital, generally in exchange for a long-term contract to operate the facility.

Write on 35 PPP Market on Bus

2.3. Empirical Literature

2.3.1. Effect of Public Private Partnership in the Development of Market in Nigeria.

The empirical literature on the effect of PPPs in the development of market is very limited when confining to those papers that provide robust and sound empirical analysis.

Ubleble(2014) in building sustainable Urban market structures in Nigeria: a case for The Regeneration Of Slaughter Market In Port Harcourt For Greater Productivity, it focused on the structure of Slaughter market situated in Trans Amadi Industrial Area, Port Harcourt. The paper addressed areas where regeneration programme is required to foster greater productivity of the market. In bringing new life into the market, it was expected that modern facilities and mode of operation would increase the chances of enhanced productivity through better service delivery system. The paper recommended that the market should be reconstructed based on the typology of Garki Ultra Modern Market, Abuja due to inadequate market space and poorly planned structures.

Babatunde, et al (2012) investigated the impact of market development on economic growth in Nigeria using multivariate model of simultaneous equations and squares technique to capture the transmission channels through which market development promotes growth. The research covered 40 years (1970 to 2010). The finding showed that infrastructural investment has a significant impact on output of the economy directly through its industrial output and indirectly through the output of other sectors such as manufacturing, oil and

other services. The results also show a bi-directional causal relationship between market development and economic growth. The paper recommended increased investment in market development.

Chad(2004). Market Structure and Productivity A concrete example: This paper both extends and departs from the past literature, which focused on technological explanations for these differences, by proposing that demand-side features also play a role in creating the observed productivity variation. The specific mechanism investigated here is the effect of spatial substitutability in the product market. When producers are densely clustered in a market, it is easier for consumers to switch between suppliers (making the market in a certain sense more competitive). Relatively inefficient producers find it more difficult to operate profitably as a result. Substitutability increases the productivity distribution from below, resulting in higher minimum and average productivity levels as well as less productivity dispersion. The paper presents a model that makes this process explicit and empirically tests it using data from U.S. ready-mixed concrete plants, taking advantage of geographic variation in substitutability created by the industry's high transport costs. The results support the model's predictions and appear robust. Markets with high demand density for ready-mixed concrete and thus high concrete plant densities have higher lower-bound and average productivity levels and exhibit less productivity dispersion among their producers. Dantala (2014) the study focuses on Public-Private Partnership: The Answer to Nigeria's Development Challenges. In recognition of the relevant role played by Public Private Partnership (PPP) in the

development of infrastructure the world over, the paper seek to find out how PPP initiative can bring about infrastructural development in Nigeria through proper policy formation and implementation. With the political will, regulatory and legal framework. PPP can bring about; Private sector growth and stability prompt completion of projects increase in infrastructure development as governments are able to implement more projects and so on. To overcome the challenges face by PPP globally, and in developing countries in particular. The paper recommends: The formation of the proper regulatory and legal framework, strengthening of the banking sector to be able to loan out long term finances to investors, also strengthening of the capital market which is the main source of long term finance so that funds can be raise for such projects, proper dealing with security challenges and also political office holders having the political will to tackle corruption head on then infrastructure development will be achieved in Nigeria.

2.3.2. Effect of Public Private Partnership in infrastructure Availability

Oyedele (2012) Public-Private Partnership (PPP) and Infrastructure Provision. In his study views Public Private Partnership (PPP) as a collaboration of the public and private sectors in the financing and development of public goods and services (agriculture, communication, infrastructure etc). This phenomenon has been globally seen by many as the new economic paradigm. India has benefitted a lot in infrastructure provision by the private sector through PPP. Public Finance Initiative/Public Private Partnership (PFI/PPP) is a key policy instrument that is being used to transform public services. The key

element of PFI/PPP is risk management. This assertion involved the creation of more public-private partnerships (PPPs). Criticisms of PFI especially by the UK Labour Party in 1997 before the election led to the introduction of PPP. The collaboration of government and the private sectors in the production of public goods and services is based on the notion that government has no business in production of some goods and services in order to ensure value for money (VFM). The experience of PPP in Nigeria has not been a thing to write home about. Construction of Lagos-Ibadan Expressway, Kuto-Bagana Bridge, Lekki-Epe and Maervis management of Airports have been sour. This paper will look into the factors that make PPP unsuccessful in Nigeria and will suggest recommendations for adoption.

Like any other construction business, PPP arrangement is not without risk. Carbonara, Costatino, Pellegrino and Sciancalepore (2011) reported that, PPP projects have more inherent risks than the traditional method of procurement due to the involvement of many stakeholders with varied interests in addition to the economic, political, social and cultural conditions where the projects are to be undertaken, which are the traditional sources of risk. But the risk element have not been able to overwhelm the importance of public and private partners to come together in a collaborative effort towards providing a project that will be of immense benefit to the majority of the populace living within the area. Improvement of the standard of living is the core objective of the government. Although public private partnership is a current trend but several researchers have dived in to this area of study. There is increasing evidence in the literature

suggesting that PPPs are becoming very common in social policy and urban development across the globe. Studies have also shown that PPPs have been used in managing risks and infrastructure projects in general (Awodele, 2012), construction and management of transport facilities and utilities (Batley, 1996; World Bank, 2006), provision and management of educational, health and prison facilities (Patel, 2007), environmental protection (Nwangi, 2000), urban renewal (Osborne and Johnson, 2003) and waste management (Ahmed and Ali, 2004). PPPs have also been adopted in market provision in countries such as Egypt, India, Pakistan, South Africa (Payne, 1999), Malaysia (Ong and Lenard 2002; Aziz and Hanif, 2006; Abd Aziz et al. 2007), Brazil (Freut, 2005), the Philippines, Turkey, India, Canada (UN-HABITAT, 2006b), Nigeria (Ibem, 2011a, 2011b; Adegun and Taiwo, 2011) and Kenya (Otiso, 2003) among others . Aggregate findings of these studies show that despite differences in socio-political and economic contexts in these countries, the PPPs have performed differently in infrastructure and development.

2.3.3. Public private partnership arrangement in Nigeria

Dahiru (2012) reviews the regulation of PPP arrangement with a view to encourage and support sustainable long term economic and legal commitments in PPP contract transaction in Nigeria. The theory and practice of PPP arrangement, interviews and consultations were used. The data was analyzed using effective market development regulation matrix. This matrix was found to be effective in measuring the effectiveness of PPP/PFI regulatory systems of any country engaged in the development of PPP/PFI market development projects

(Dong, 2009). In conclusion many related literature reviews on PPP and infrastructural development in Nigeria are conceptual papers that argued that PPP is an approach or determinant of economic and social development like (Mohan 2007) and many others. Furthermore it can be envisaged that many literature focused on identifying the critical success factors (CSFs) for the successful implementation of PPP projects both locally and internationally like the work done by Abdel (2007). It is important to note here that most of these studies have come out with varying results on the critical success factors for the successful implementation of PPP but the most predominant factors mentioned by eventually all the authors which propel the successful execution of PPP projects include legal framework, proper allocation of risks, transparency, extensive feasibility studies, government assistance and guarantee. But this paper empirically examines the critical failure factors (CFFs) that militates against the successful implementation of PPP project in Anambra State.

2.3.4. Impact of Public Private Partnership on Efficiency and Quality Delivery

Estache and Saussier (2014) argue that the available empirical evidence confirms that PPIs can lead to improvements in efficiency, but do not necessarily do so. The econometric evaluation of various types of PPI experiences indeed shows that the careful choice of control variables, the proper framing of the institutional and sectoral context and the careful avoidance of selection biases in sample choices matter to the conclusions reached by empirical tests.

Based on an empirical analysis using time series data (1995-2006) in 32 countries of LAC, Andres et al. (2013) conclude that there is positive and significant impact of private sector participation in the coverage, quality of service and labor productivity of the analyzed utilities, especially when regulation is strong. The report does not distinguish among management and lease contracts, concessions, greenfield projects, and divestitures. The terms “private participation in infrastructure” and “privatization” are used interchangeably to cover all four types of private sector participation (PSP). In this report, the author used information on 181 firms in electricity distribution, telecommunication and water distribution that went through privatization in the 1990s as well as the LAC electricity benchmarking database (World Bank, 2008) which contains annual information of 250 private and state-owned utilities.

Gassner et al. (2009) studies the impact of PSP in electricity distribution, and water and sanitation services. The study compares the firms with PSP to a counterfactual of “sufficiently” similar SOEs. The private party (from divestures to performance based contracts) has to have the power to make decisions that affect the performance of the firm. These authors find that this type of PSP is associated with output increases in electricity connections (29% increase in residential connections per worker), in water and sanitation connections (12% in water and 19% in sanitation), in bill collection ratios (up to 85% higher than in SOEs in electricity and 50 higher in water) and in the quality of service in both sectors, the latter expressed as a reduction in distributional losses in electricity (25% more efficient in electricity and an increase in hours of daily service in

water (41% increase). The authors note that these efficiency gains do not always translate into a decrease in prices, they might also either (i) compensate a previously non-profitable service, or be kept by the private operator. Also there is a possibility that these improvements might be short-term, as the authors point out a 'worrying lack of investment in utilities by the public or private sector'. The study uses a dataset of more than 1,200 utilities (301 with PSP and 926 SOEs) in 71 developing and transition economies over more than a decade of operation.

Among his scholarly works perused through only few has picked market as its field of interest. It is as a result of the need to fill this identified lacuna that the researcher has deemed it necessary to embark on *The Effect of Public Private Partnership in Market Development in Bwari Area Council, FCT Abuja*.

2.3.5. Historical Background of Bwari Area Council

Bwari is an area council in the Federal Capital Territory in Nigeria. The original inhabitants of city are the Gbagyi speaking people. The paramount ruler is the ESU who is otherwise known as Sa-bwaya. However, with the establishment of FCT in Abuja so many changes occurred in Bwari, one of such changes is the imposition of an Emir in Bwari. History has it that the Gbagyi people do not operate an emirate system of government. Thus, questions have been asked as to why there is an emir in Bwari. Research has however revealed that the emir who is koro by tribe is from Niger State. On Christmas Day of 2017, there was communal clash between the Hausa and Gbagyi communities that engulfed the Bwari district of Abuja over Chieftaincy dispute, in which two people were

confirmed dead with properties including the Bwari Main Market burnt. Bwari is also the capital of Bwari Area Council of FCT. Politically, Bwari Area Council has at the helm of affairs an elected chairman with ten elected councilors representing ten wards.

2.3.6. Market Development in Bwari Area Council

In the developing world, urban decay has become an issue of concern to governments, development agencies and the general public as it presently constitutes an obstacle to sustainable urban development. Huang (2008) noted that the best approach to achieving sustainable urban development and retarding the rate of urban decay is adequate care for existing cities. Consequently, market development has been described as a tool for retarding or ending urban obsolescence, preventing urban decay, clearing blighted areas and accelerating economic growth within the area (Weaver, 1970; Okeke, 2004; George, 2006). Moreover, market management has also been considered as a strategy for ensuring provision of securities, ensuring hygienic business environment that will raise standard of living (Zielenbach and Levin, 2000), achieving sustainable provision of urban market (Ashley et al., 2004; Van der Brugge and de Graaf, 2010), improving the quality of living environment (Mccarthy, 2009; Kara, 2011), creating new and efficient economic activities (McDonald et al., 2009), building sustainable communities and improving socio-economic integration in urban areas (Fadare and Oduwaye, 2009; Dimuna and Omatson, 2010). This means that urban renewal schemes generally seek to eliminate undesirable physical, environmental, social and economic elements

that negate sustainable urban growth and development. Therefore, the different urban renewal strategies should be seen as veritable planning tools for improving and sustaining the viability of urban neighbourhoods, and thus promoting all around sustainable development.

2.3.7. Selected Private Developers on Market Development in Bwari Area Council

a) Gosh Projects Nigeria Limited

We are one of the fastest growing and most successful construction companies in Nigeria. In a relatively short time from inception in year 2000, we have witnessed phenomenal growth in our activities. Our success can be credited to our ability to deliver projects in specifications, on time, within budget and going the extra mile to ensure client satisfaction.

Our strong desire to maintain the lead in new building technology has served us well in the planning and execution of projects that are truly diverse, addressing the needs of clients across a large number of service sectors. Over the years, Gosh Projects has continued to seek out reputable foreign organizations through which we source most of our construction equipment and finishing materials.

The success we have had in recruiting highly competent and talented staff from engineers, architects and project planners and artisans, has served us well in steadily growing our capacity in the construction industry. Currently, we have approximately 50 full time staff and over 2,000 contract staff on our payroll. In addition, we actively provide opportunities for fresh graduates and undergrad students through the Youth Corpe Service and Industrial Training Scheme.

Through our sister organization (Elohim Foundation), we show our strong commitment to our corporate social responsibility.

Ultimately, it is our demonstrated ability to deliver superior service to our clients that makes us extremely well-regarded in our industry.

b) Eflaye International Limited

Eflaye Int'l Limited was duly incorporated by the Corporate Affairs Commission, Federal Republic of Nigeria under the Companies and Allied Matters Act 1990 on 17th July, 2007, with RC 660539; as a company Limited by shares.

Eflaye Int'l Ltd was incorporated to carry out various businesses but majors in the building industry with special interests in Real Estate Investments and Hospitality. Eflaye Int'l Ltd partners with her sister companies in achieving giant strides in the building industry.

Our goal in this century is to remain at the fore front of creativity by providing responsive design solutions coupled with excellent professional services through the use of State-of-the art technology, skilled manpower, and an organizational structure that enhances productivity.

2.4. Theoretical Framework

The structural functionalism as propounded by Gabriel Almond is adopted here as the theoretical framework. This theory traces its origin back to the biological and medical sciences; it was adopted as a model of analysis in sociology and anthropology, with its evidence in the work of Emile Durkheim and Talcott Parson. It was developed for political analysis by Gabriel Almond, S.P Verma

who stressed that structural-Functionalism involves two main concepts, such as structures and functions.

Structural – Functional theory is adopted as a suitable framework of analysis because Structure refers to the arrangements within the system which perform some functions. Structure is the way in which the parts are connected together in order to be arranged or organized. Function has been defined by Merton Robert as those observed consequences which make for the adoption or adjustment of a given system. Based on this Public private partnership on market development is an arrangement that aims to promote efficient functioning of the society through a well defined structure. Functionalism is a framework for building theory that sees society as a complex system whose parts work together to promote solidarity and suitability. This structural functional approach looks at society through a macro-level orientation, which is a broad focus on the social structures that shape society as a whole.

Gabriel and Almond (1993) states that structural functionalism allows for separation of institutions. But in functionalism, the role of policy generators, implementers, monitors are not only interwoven but intertwined or juxtaposed. Writing further, Gabriel Almond and Powell (2001) posit that structures exist to perform specific functions.

“Structural functionalism comprises two theory sets “structural and functionalism”. These twin theories which attempt to show that society is structured (i.e organized) and how its identified component parts relate to each other in actual real life situation) social interactions and processes. Structural-

functionalism is likened to the two sides of the same coin. There is no way one can have structures without functions, and no functions without the structures whose consequences and reciprocal rationalizations happen to be and in fact are.

The argument perhaps appears to be that the economic sphere is omnipotent and that the individual consciousness is prisoners of material forces. Also, functions must be related to the structure of society. All other activities in the society revolved around economics, both social and political activities are based on economic activities.

Therefore, structure of government is the super structure i.e. policies , laws and political arrangement while sub structures are their bureaucracies which make rules, administering, adjudicating and formulate economic policies through legislature and implement those policies by the executive for economic growth of the country. Substructure is the basis of analysis of this research work. It studies the legislative laws or policies governing the partners involved in providing public goods. It is by means of this effective structure between these partners that the citizens are able to obtain the economic means that they need to sustain life.

If the economic structure such as Market Infrastructure, Housing structure, Telecommunication infrastructures, road infrastructure ,electricity infrastructure etc. That are established by the government are well organized and harmonized, also their various functions are performed smoothly will lead to improve in the living standard among the residents in FCT Abuja. It is on this bane that this research work focuses on effect of Public private partnership on market

development in FCT Abuja. But in reality, the inactions of these structures are intertwined, interwoven and juxtaposed because society itself is a fabric and inter-merged. But without all those independent structures, society itself will not survive, for it is important to add that, in this sameness, structure represents what, and only what, we may call the static of social organization where societal goals are achieved.”

“But, the functional side is the dynamic side of the social organization. It is functional not simply by the virtue of the motion we observe in the moving parts, but of something more fundamental to society in general.

It is functional in the sense of the consequences of the motion that may at first attract attention. Function is seen in those terms; the consequences being the “solidarity” which the parts generate for and among themselves, and the adaptive capacity which the parts, in their motion and solidarity, confer on the whole.”

The Structural functional theory is most appropriate in understanding the relationship between PPP and market development in FCT Abuja, the theory shows vividly how these two trends i.e. PPP and Market development have been inter-related and for the most part mutually reinforcing.

This theory has much to contribute towards the understanding of the concept of PPP and social goods. Based on all these, there is certainly a need to understand the great impact of PPP in the development of market.

The structural theory is a pointer to the understanding of the various government policies and programmes, their interrelatedness, how they affect the various zones and districts in the FCT as well as how the citizens of Nigeria yearn for the

development of market as one of the cardinal goal of every government, if good governance is to be appraised.

CHAPTER THREE

RESEARCH METHODOLOGY

3.1. Research Design

The research design for this study consists of population sample and sampling techniques, Method of data collection, technique for data analysis and justification of method of data analysis.

For the purpose of this study, Documentary and Survey research design were used in this study. It involves the collection of data from both the primary and secondary sources. The justification for the choice of this method lies in the fact that it enables the researcher to make reference to phenomenon as they exist in real life, as it is relatively economical in term of time and resources.

The research design which is descriptive in nature enables the researcher to evaluate the effect of Public Private Partnership on the development of market in Bwari Area Council. Thus simply put the research relied heavily on secondary sources of data, as data gotten from the Data bank of Bwari Area Council and interview with the private developers in the development and construction of market were conducted.

3.2. Population Sample and Sampling Techniques

The population of this study is the Bwari Area Council. With a total population of 229,274 (2006 population census). this presupposes that we have a very large population to deal with here. But for the purpose of this research, and in view of factors such as time, fund and in order to have a manageable size of population, the Researcher focused on Bwari as its area of study.

The population for this research comprises of selected market shop owners and developers in H&I Construction Limited, Eflaye International limited saddled with the construction of Biazin Ultra Modern Market Dutzen Alhaji, Ayo Atoyebi and Company Limited in Collaboration with Abuja Municipal Area Council (AMAC), in charge of PPP in the construction and concession of kukwaba Ultra Modern Market from the above mentioned companies relevant documents were solicited and interview were conducted among the staff in the company, this is to guide us in providing solution to our research problems.

Sampling technique was used in this study, because it is considered the simplest, most convenient and bias free selection method and junior staff were adequately and equally represented. purposive sampling technique was also used by the researcher in selecting those that have key information on the subject matter. In other words, it ensures that both senior and This technique adopted has Yamane formula for calculating samples from a given population. The population cannot be study wholly due to time and information constraints. There for the sample size is curved out of the population which is arrived at using Yamane formula of 1967.

In other to determine the size Yermane formula is adopted. The choice of sample size, that is, the number of units from the population that are selected for observation is determined by several factors namely:

The choice of sample size, that is, the number of units from the population that are selected for observation is determined by several factors namely:

- i. The population size which is denoted as N
- ii. The sample size is denoted as
- iii. The risk of selecting a bad sample, that is, type 1 error denoted as α , usually $\alpha = 5\%$ is chosen.
- iv. The allowable sampling error is denoted as e; which is sometimes called level of precision. In most cases, it is expected that the precision rate of $\pm 5\%$ is used.

Therefore, the expression for sample size for this study is stated as:

$$n = \frac{N}{1 + N(e)^2}$$

$$\frac{189}{1 + 189(0.05)^2}$$

$$\frac{189}{1 + 0.472}$$

$$\frac{189}{1.472}$$

$$= 128$$

Based on the above result the research is adopting 128 out of the total population as the sample size, which are going to be observed. It will help the researcher to avoid the problem of lopsidedness the sample and reduced the degree of bias and the probability of being included in the sample of the respondent's opinion.

3.3. Method of Data Collection

This is the framework for investigating a research problem in other words it refers to the methods used in collecting data, which are to be used in investigating and analyzing a research problem, (Oyeniyi, 2002). The method of data collection adopted in this research is both primary and secondary method of data collection. But the researcher dwelt most on the use of the secondary data collection method. The primary methodology involve the use of personal interview to solicit relevant information as it relates to market construction and development, While secondary methodology is the documentary method which employs the use of secondary data that have been collected and analyzed by the agency under study, such as government annual publication, gazette, edict, textbooks, newspapers, magazine, journals, and official records of the above mentioned private developers agencies. These documented materials do help the researcher to obtain the information that formed the basis of our research work, it also gave direction to the researcher on the Effect of Public Private Partnership In the Development of Market.

3.4. Technique for Data Analysis and Model Specification

After retrieving necessary data the task of carefully analyzing the data commenced. It is important that this was done as it provided answers to the research question. The research made use of two statistical tool of analysis which are:

3.4.1. Simple Percentage Technique

The responses during the interview were cross tabulated in order to ease the problem of analyzing them, through a simple percentage technique. This approach made data and findings easy and quick to understand by the readers.

The formula used for calculating the percentage was as follows: $\frac{x}{N} \times 100$

Where x = Number of samples

N = Total number of samples

100 = is a constant

3.4.2. Chi-Square Technique: this technique is use to test the number one hypothesis for the difference between a set of observed frequencies and a corresponding expected frequency.

The formula is stated below.

$$X^2 = \sum \frac{(f_o - f_e)^2}{f_e}$$

Where

X^2 = Chi square

F_o = Observed frequency

F_e = expected frequency

The hypothesis formulated was tested by means of the x^2 = which was used to investigate how items with a sample will be distributed as a set of categories.

3.5. Justification of Method of Analysis.

The justification for using the survey method and documentary method in this research is to guaranty accuracy and reliability in the finding of the research .the survey research enable us to collate information and provide first hand information that are peculiar to the research problem in the study this is one of the best methods for gathering large amount of information quickly. Its major attractions are its relatively low cost considering the fact that useful information are collected about a large number of respondents from relatively small number (representative), it was easy to generalize the findings to large population once representativeness of the sample are assured, and the flexibility of data meant that a variety of data collection instrument, observation, interview could be used. Therefore, the justification for using this methodology in this study is to investigate the contemporary phenomena with regard to determine the effect of public private partnership on housing Provision in FCT Abuja.

CHAPTER FOUR

DATA PRESENTATION AND ANALYSIS

4.1. Data Presentation

This chapter aims at presenting analyzing and interpreting data collected from the personal interviews with selected stake holders in market development within Bwari Area Council FCT Abuja. This chapter also contains data presentation and analysis of results.

The response obtained from the respondents was presented with the use of simple percentage and chi-square which attempts to establish the existing relationship between the different variables involved in this analysis. To this extent, this chapter assesses “Effect of Public Private Partnership in the development of Market in FCT Abuja. A total of 128 questionnaires were retrieved back from the students from which the results are analyzed and discussed.

Table 4.2.1 below aim to ascertain opinion of respondents on either the concept of Public Private Partnership has led to improvement in the securities of lives and properties in Bwari Market. The response collated from the questionnaire will help to ascertain the functionality of the new management approach on public goods and improvement of market securities within the area; As it spells out that 43 respondents of (34%) of them responded that they are aware of Bwari Area Council involvement in Public Private Partnership with Market Developers in the Area Council while 53 respondents of (41%) are not aware and 32 respondents of (25%) are uncertain on the opinion raised.

Table 4.2.1: Respondents Distribution on Awareness wither PPP has led to improvement in the securities of lives and properties in Bwari Market?

OPTION	No of respondent	Percentage (%)
Aware	43	34
Uncertain	32	25
Not Aware	53	41
Total	128	100

Source: field survey (2019)

From table 4.2.2 After soliciting respondents from various respondents during collation of the questionnaire 96 respondents of (75%) are of the opinion that PPP would be of good importance in the provision of securities within the Market in FCT while 11 respondents of (9%) of the respondents did not agree with the opinion and 21 respondents of (16%) are uncertain about the opinion raised. Based on this the researcher drew conclusion that Public Private Partnership will be good in the provision of securities in Bwari Area Council at such various area council can adopt PPP in the provision of securities for market within their jurisdiction.

Table 4.2.2: Respondents Distribution on wither PPP will be good enough securing lives and properties within Bwari

OPTION	No of respondent	Percentage (%)
Good	96	75
Undecided	21	16
Not Good	11	9
Total	128	100

Source: field survey (2019)

From the table 4.2.3. above it indicated that 14% of the respondents do not agreed with the opinion that PPP would promote effectiveness and efficiency in the security management of developed Markets in Bwari Area Council while 48

respondents of (38%) of the respondents are uncertain on either it would lead to efficiency while 62 respondents of (48%) of the respondents were of the opinion that Public Private Partnership will promote effectiveness and efficiency in the security management of developed Markets in Bwari Area Council.

Table 4.2.3: Respondents Distribution on efficiency in the Security Management of developed Markets in Bwari Area Council

OPTION	No of respondent	Percentage (%)
Agreed	62	48
Uncertain	48	38
Not Agreed	18	14
Total	128	100

Source: field survey (2019)

From the table 4.2.4. below indicates that 75 respondents of (56%) of the respondents agreed with the opinion that Government partnership with the Private Investors in Market Development has led to increase in the number of Market available to the residents of Bwari Area Council while 50 respondents of (39%) of the respondents disagreed that Government partnership with the Private Investors in Market Development has not led to increase in the number of Market made available to the citizens in Bwari Area Council.

Table 4.2.4: Respondents Distribution on wither PPP has led to increase in the number of lock up shops for traders in Bwari Area Council

OPTION	No of respondent	Percentage (%)
Agreed	72	56
Uncertain	6	5
Disagreed	50	39
Total	128	100

Source: field survey (2019)

From Table 4.2.5: below indicates that 68 respondents of (53%) of the respondents do agreed with the opinion that Public Private Partnership has led to the development of quality Market in Bwari Area Council while it was observed that 49 respondents of (38%) of the respondents were uncertain on the above opinion while 11 respondents of (8%) out-rightly rejects the opinion stated. Based on the analysed results collated it can be stated that Public Private Partnership has led to the development of quality Market in Bwari Area Council.

Table 4.2.5: Respondents Distribution on wither PPP has led to the development of quality Lock up shops in Bwari Area Council

OPTION	No of respondent	Percentage (%)
Agreed	68	53
Uncertain	49	38
Disagreed	11	8
Total	128	100

Source: field survey (2019)

From table 4.2.6. below indicates the analysis of opinion on either the residents of Bwari Area Council were satisfied with government partnership with Market developers. The response rate indicated that 62 respondents of (48%) of the respondents are satisfied with government partnership with the investors while 18 respondents of (10%) were uncertain on the opinion raised while 53 respondents of (41%) of the respondents were not satisfied with government involvement with the market developers in Bwari Area Council.

Table 4.2.6: Respondents Distribution on the satisfaction with government partnership with Market developers in Bwari Area Council

OPTION	No of respondent	Percentage (%)
Satisfied	62	48
Uncertain	13	10
Dissatisfied	53	41
Total	128	100

Source: field survey (2019)

From table 4.2.7. below indicates that 30 respondents of (23%) of the responses collated disagreed with the opinion that Public Private Partnership would lead to increase in affordability of market space among business men and women in Bwari Area Council and 46 respondents of (36%) of the respondents agreed with the opinion raised while 53 respondents of (41%) are uncertain about the opinion raised, this implies that most of the business men and women have not really felt the effect of PPP in market space availability within the Area Council.

Table 4.2.7: Respondents Distribution on wither PPP has led to affordability of lock up shops in Bwari Area Council

OPTION	No of respondent	Percentage (%)
Agreed	46	36
Uncertain	52	41
Disagreed	30	23
Total	128	100

Source: field survey (2019)

In the Table 4.2.8 below the opinion collated from the respondents indicated that 44 respondents of (34%) are uncertain on either Public Private Partnership has led to the reduction in the cost of leasing lock up shops to the residents in Bwari Area

Council while 36 respondents of (28%) does disagree with the opinion . it was also observed that a high percentage of the opinion are of the opinion that Public Private Partnership has led to the reduction in the cost of leasing Market to the residents in Bwari Area Council.

Table 4.2.8: Respondents Distribution on wither PPP has led to the reduction in the cost of leasing Lock up Shops to the residents in Bwari Area Council?

OPTION	No of respondent	Percentage (%)
Agreed	48	38
Uncertain	44	34
Disagreed	36	28
Total	128	100

Source: field survey (2019)

From the table 4.2.9. below indicates that 38% of the respondents are of the opinion that Bwari Area Council strong alliance with the Market developers will results to the delivery of efficient and a cost effective market in Bwari Area Council while 32% disagreed with the opinion raised and 30% of the respondents are uncertain about it. From this it indicates that the alliance between Market developers and Bwari Area Council strong will results to the delivery of efficient and a cost effective market in Bwari Area Council.

Table 4.2.9: Respondents Distribution on wither PPP has led to the delivery of efficient and a cost effective market in Bwari Area Council

OPTION	No of respondent	Percentage (%)
Agreed	49	38
Uncertain	38	30
Disagreed	41	32
Total	128	100

Source: field survey (2019)

Table 4.2.10: table below reveals the public private partnership between the Bwari Area Council Developer as public partner and five private organizations as partners and their net worth investment; Bwari Area Council developer has 38 respondents of (30%) share in all the five markets constructed while partner have 70% share in each of the project; Bwari Area Council development contributed Two Hundred and Eight Million one Hundred and Ninety Three Thousand One Hundred and Fifty Naira (₦ 208,193,150) as their investment to the construction of PW Market while Gosh Project Nig LTD been their partner contributed nine hundred and ninety four million , twenty four thousand , fifty eight naira and sixty eight kobo(₦994,024,058.68) only making a total investment of One Billion, Two Hundred and Two Million , Two hundred and seventeen thousand , two hundred and eight Naira and seven kobo (₦1,202,217,208.7) only.

Eflaye International LTD Bwari Area Council developers contributed Two Hundred and Eight Million one Hundred and Ninety Three Thousand One Hundred and Fifty Naira (₦ 208,193,150) as their investment to the construction of Dawaki International Electronic & Telecommunication Market. While Eflaye International gave Eight Hundred and Forty Six Million, Six Hundred and Seventy Eight Thousand, Two Hundred and Fifty Naira only (₦846,678,250.00) making a total investment for the Dawaki International Electronic & Telecommunication Market at (₦1054871400.00) only.

kukwaba Ultra Modern Market Bwari Area Council developers contributed Three Hundred and Fifty Six Million Two hundred and Forty Thousand Naira (₦ 356,240,000) only while Ayo Atoyebi and Company Limited as development

partner contributed one billion Six Hundred and Forty Six million, Four Hundred and Fifty six Thousand and Three Hundred Naira (₦1,646,456,300.) only making a total investment of Two Billion, Two Hundred and Sixty Nine Million and Six Thousand Three Hundred Naira (₦2002696300) only.

Maitama Ultra-Modern Market, Bwari Area Council developer contributed four hundred and sixty million, eight hundred and fifty six thousand seven hundred and forty five naira (₦460,856,745) only while H&I Construction Limited contributed one billion two hundred and fifty six million, eight hundred and forty six thousand and five hundred and fifty six ,naira(₦1,256,846,556,) only making a total investment of One billion seven hundred and seventeen million ,seven hundred and three thousand and three hundred and one naira (₦1717703301) only.

For Byazhin Ultra Modern Market, Bwari Area Council developer contributed Two hundred and forty six million, twenty thousand, one hundred and fifty Naira (₦246,020,150) only while Beyuz Nigeria LTD contributed Nine hundred and sixty million, three hundred and twenty six thousand six hundred and seventy eight naira (₦960,326,678.00) only, making the total investment for Byazhin Ultra Modern Market stands at one billion Two hundred and six million ,three hundred and forty six thousand , eight hundred and twenty eight Naira (₦1,206,346,828) only.

Table 4.2.10: Documentary Data on PPP arrangement in Bwari

Project Partners		Project	Capital investment
Bwari Area Council	Gosh Project Nig LTD	PW Market , Kubwa	₦1,202,217,208.7
Bwari Area Council	Eflaye International LTD	Dawaki International Electronic & Telecommunication Market	₦1054871400.00
Bwari Area Council	Ayo Atoyebi and Company Limited	kukwaba Ultra Modern Market	₦2002696300
Bwari Area Council	H&I Construction Limited	Maitama Ultra-Modern Market	₦1717703301
Bwari Area Council	Beyuz Nigeria LTD	Byazhin Ultra Modern Market,	₦1,206,346,828

Source Bwari Area Council (2019)

The table 4.2.11. below reveals the five partners involve in the construction of model market within FCT on public private partnership basis, their capital investment was also revealed, thus Gosh Project Nig LTD have a capital investment of ₦1,202,217,208.7 for a construction period of 2 years and concession period of 8 years while Eflaye International LTD. Have capital investment of ₦1054871400.00 for a construction period of 3 years and concession period of 7 years. Ayo Atoyebi and Company Limited Have capital investment of ₦2002696300 for a construction period of 2years and concession period of 3years while H&I Construction Limited have capital investment of ₦ 1717703301.48for a construction period of 3yrs and concession period of 10 years and Beyuz Nigeria LTD having a capital investment of ₦1,206,346,82848 for a construction period of 2yrs and concession period of 7 years. The Bwari Area Council developer as a partner to all the private project partners made the contribution in provision of

hectares of land with Certificate of Occupancy to the various partners with specified amount.

Table 4.2.11: Documentary Data on PPP Proposed Market to be developed, indicating Capital Investment, Concession Period and Construction period.

Project Partners	Capital investment	Concession period	Construction period
Gosh Project Nig LTD	₦1,202,217,208.7	8yrs	2yrs
Eflaye International LTD	₦1054871400.00	7yrs	3yrs
Ayo Atoyebi and Company Limited	₦2002696300	10yrs	3yrs
H&I Construction Limited	₦1717703301.48	10yrs	2yrs
Beyuz Nigeria LTD	₦1,206,346,828	7yrs	2yrs

Source : Bwari Area Council 2019

From the analysis in the table 4.2.12. above indicating various private developers in collaboration with the Government. It indicates that Gosh project Nigeria L.T.D. in partnership with Bwari Area Council had a total Capital Investment of ₦994024058.7 while Bwari Council contributed ₦208,193,150 for the execution of PW Market, Kubwa. While bwari area council receives 30% on the return on investment, that amounts to ₦62457945 while Gosh Project receives ₦695816841. Bwari Area Council in cooperation with Eflaye International L.T.D in the development of Dawaki International Electronics and Telecommunication Market with the percentage sharing of 30% for the Bwari Area Council and 70% for Eflaye International L.T.D with the concession period of seven years and construction period of 3years for the project to be completed. Ayo Atoyebi and company limited

having the percentage sharing on investment of 30:70. The return on investment of ₦ 1152519410 and Bwari Area Council ₦106872000 . in the light of the selected partners Bwari Area Council in cooperation with H&I construction Limited for the construction of Maitama Ultra Modern Market, with the sharing formula ratio of 30:70 while the returns on the investment for ₦ 879792589 and Bwari Area Council is ₦73806045. Which the projected are to be constructed within the period of two years and construction period of seven years. Among the selected company in partnership is Beyuz Nigeria L.T.D in collaboration with Bwari Area Council having a return of investment of ₦ 73806045 and ₦ 672228675 for Beyuz Nigeria L.T.D. in the construction of Byazin Ultra Modern Market with the concession period of 7years and construction period of 2 years.

Table 4.2.12: Documentary Data on capital invested (Cap-Inv), Return on Investment(R-Inv), Concession period (Cos-Pd) and Construction Period (Cst-Pd).

Pub partners	Cap inv	per %	Con-period	Ctu Period	Ret- Inv ₦	Amount ₦
Bwari Area council	208,193,150	30	8	2	62457945	270651095
Gosh Project Nig LTD	₦994024058.7	70			695816841	1689840899.7
Bwari Area council	208,193,150	30	7	3	62457945	270651095
Eflaye International LTD	₦846,678,250	70			592674775	1439353025
Bwari Area council	356,240,000	30	10	3	106872000	463112000
Ayo Atoyebi and Company LTD	1,646,456,300	70			1152519410	2798975710
Bwari Area council	460,856,745	30	10	2	138257024	599113769
H&I Construction Limited	1,256,846,556	70			879792589	2136639145
Bwari Area council	246,020,150	30	7	2	73806045	319826195
Beyuz Nigeria LTD	960,326,678	70			672228675	1632555353

Source: Bwari Area Council 2019

The below table 4.2.13. indicates opinion of private estate developers in partnership with Bwari Area Council on market construction in the various towns within Bwari Area Council FCT Abuja. Based on the enquiry it indicated that the cost of

construction of market requires heavy capital involvement which ranges between billion of naira, at such in other for the private developers to meet up with capital investment, various customers (Business men and women) are given the period of 7-8 years to pay up and after which occupants of the market will be given certificate of ownership of the property. Although those customers with cash are given the certificate of occupancy as soon as payment has been made. But those whom cannot afford are mandated to pay 10% of the money as indicated by the private developers, which ranges between ₦40000-₦50000 monthly. The implication of this is that those average income earners found it difficult to meet up with this payment at such they are not willing to rent this properties, those who rent and are not able to recoup capital invested, parks out of the market and lease it at an higher amount to a separate individual all this makes the cost of rentage unfriendly and unaffordable to most of the business men and women within the area council.

Table 4.2.13: Documentary Data on the Description, Cost and Nature of Market Developed by Developers in Bwari Area Council FCT Abuja.

Name	Gosh Project Nig LTD	Eflaye International LTD	Ayo Atoyebi and Company LTD
Project	PW Market , Kubwa	Dawaki International Electronic & Telecommunication Market	Kukwaba Ultra Modern Market
Location	Kubwa	Dawaki	Kukwaba
Nature of the building	1,528 Shops , with Car parks, ware house and cold room 300 make shift stalls.	758 shops, with heavy truck and car parks, ware house , To-Gate.	458 shops, open market, with heavy truck and car parks, ware house , cold room, To-Gate.
Total Cost	₦994024058.7	₦846,678,250	₦1,646,456,300
Percentage of Initial Payment	10%	10%	10%
Required Payment	4,200000	3,120,000	4,000000
Monthly Payment	50,000	37,143	41,667
Period of Payment	7yrs	7yrs	8yrs

Source: field survey (2019)

Table 4.2.14 below aim to ascertain opinion of respondents on wither they were aware that through PPP sanitation of the markets in Bwari Area Council can be achieved. As it spells out that 43 respondents of (34%) of them responded that they were aware of Bwari Area Council involvement in Public Private Partnership with Market Developers in the Area Council while 53 respondents of (41%) were not aware and 32 respondents of (25%) are uncertain on the opinion raised.

Table 4.2.14: Respondents Distribution on Awareness of Market Sanitation in Bwari Area Council through PPP?

OPTION	No of respondent	Percentage (%)
Aware	43	34
Uncertain	32	25
Not Aware	53	41
Total	128	100

Source: field survey (2019)

After soliciting respondents from various respondents in the questionnaire and tabulating it in Table 4.2.15 below it indicated that 96 respondents of (75%) were of the opinion that PPP will be of good importance in ensuring proper sanitation of market space in Bwari Area Council while 11 respondents of (9%) of the respondents did not agree with the opinion and 21 respondents of (16%) were uncertain about the opinion raised. Based on this the researcher drew conclusion that Public Private Partnership will be good in ensuring sanitation of the market place in Bwari Area Council at such various area council can adopt PPP in the development of market within their jurisdiction.

Table 4.2.15: Respondents Distribution on wither PPP will be good enough in ensuring sanitation of Market in FCT

OPTION	No of respondent	Percentage (%)
Good	96	75
Undecided	21	16
Not Good	11	9
Total	128	100

Source: field survey (2019)

Answers to Research Questions

What is the effect of PPP on the securities of lives and property in bwari market?

Table 4.2.1 below aim to ascertain opinion of respondents on either the concept of Public Private Partnership has led to improvement in the securities of lives and properties in Bwari Market. The response collated from the questionnaire will help to ascertain the functionality of the new management approach on public goods and improvement of market securities within the area; As it spells out that 34% of them responded that they are aware of Bwari Area Council involvement in Public Private Partnership with Market Developers in the Area Council while 41% are not aware and 25% are uncertain on the opinion raised. Based on this it can be conclusively stated that PPP has led to securities of lives and property in bwari market. From table 4.2.2 After soliciting respondents from various respondents during collation of the questionnaire 75% are of the opinion that PPP will be of good importance in the provision of securities within the Market in FCT while 9% of the respondents did not agree with the opinion and 16% are uncertain about the opinion raised. Based on this the researcher drew conclusion that Public Private Partnership will be good in the provision of securities in Bwari Area Council at such various area council can adopt PPP in the provision of securities for market within their jurisdiction. So it was conclusively stated that will be of good importance in the provision of securities within the Market in Bwari FCT Abuja.

From the table 4.2.4. below indicates that 56% of the respondents agreed with the opinion that PPP has led to effectiveness and efficiency in the Security Management of developed Markets in Bwari Area Council while 39% of the respondents disagreed that PPP has led to effectiveness and efficiency in the Security Management of developed Markets in Bwari Area Council based on the opinion it can be conclusively stated that PPP has led to effectiveness and efficiency in the Security Management of developed Markets in Bwari Area Council.

Research Question Two

Has Public Private Partnership led to the availability of lock up shops for traders in Bwari Area Council?

In table 4.2.5: above indicates that 53% of the respondents do agreed with the opinion that Public Private Partnership has led to the development of quality Lock up shops in Bwari Area Council while it was observed that 38% of the respondents are uncertain on the above opinion while 8% out-rightly rejects the opinion stated. Based on the analysed results collated it can be stated that Public Private Partnership has led to the development of quality Lock up shops in Bwari Area Council. In table 4.2.6. above indicates the analysis of opinion on either the Public Private Partnership has led to the development of quality Lock up shops in Bwari Area Council. The response rate indicated that 48% of the respondents PPP has led to the development of quality lock up shops while 10% are uncertain on the opinion raised while 41% of the respondents rejected the opinion that Public Private Partnership has led to the development of quality Lock up shops in Bwari Area

Council. But based on the findings it can be deduced that Public Private Partnership has led to the development of quality Lock up shops in Bwari Area Council.

Research Question Three

Are the Available Shops Affordable to Most Traders in Bwari?

In the Table 4.2.8 above the opinion collated from the respondents indicated that 34% are uncertain on either Public Private Partnership has led to the reduction in the cost of leasing lock up shops to the residents in Bwari Area Council while 28% does disagree with the opinion . it was also observed that a high percentage of the opinion are of the opinion that Public Private Partnership has led to the reduction in the cost of leasing lock up shops to the residents in Bwari Area Council. From the table 4.2.9. above indicates that 38% of the respondents are of the opinion that Bwari Area Council strong alliance with the Market developers will results to the delivery of efficient and a cost effective market in Bwari Area Council while 32% disagreed with the opinion raised and 30% of the respondents are uncertain about it. From this it indicates that the alliance between Market developers and Bwari Area Council strong will results to the delivery of efficient and a cost effective market in Bwari Area Council.

Research Question Four

Has PPP Led to Proper Financing of Market Project Within Bwari Area Council?

The table above 4.2.13. indicates opinion of private estate developers in partnership with Bwari Area Council on market construction in the various towns within Bwari

Area Council FCT Abuja. Based on the enquiry it indicated that the cost of construction of market requires heavy capital involvement which ranges between billion of naira, at such in other for the private developers to meet up with capital investment, various customers (Business men and women) are given the period of 7-8 years to pay up and after which occupants of the market will be given certificate of ownership of the property. Although those customers with cash are given the certificate of occupancy as soon as payment has been made. But those whom cannot afford are mandated to pay 10% of the money as indicated by the private developers, which ranges between ~~₦40000-₦50000~~ monthly. The implication of this is that those average income earners found it difficult to meet up with this payment at such they are not willing to rent this properties, those who rent and are not able to recoup capital invested, parks out of the market and lease it at an higher amount to a separate individual all this makes the cost of rentage unfriendly and unaffordable to most of the business men and women within the area council. From the table above it can be deductively stated that PPP Has led to proper financing of market project within Bwari Area Council.

Research Question Five

To what Extent has PPP Led to Sanitisation of the Bwari Area Council Market?

After soliciting responses from various respondents in the questionnaire and tabulating it in Table 4.2.15 below it indicated that 75% are of the opinion that PPP will be of good importance in ensuring proper sanitation of market space in Bwari Area Council while 9% of the respondents did not agree with the opinion and 16%

are uncertain about the opinion raised. Based on this the researcher drew conclusion that Public Private Partnership will be good in ensuring sanitation of the market place in Bwari Area Council at such various area council can adopt PPP in the provision of sanitation service to the shop owners within the market.

Test of Hypothesis

In order to test the hypothesis generated in this research work. The researcher made use of table 4.2.1. Of the questionnaire has it relates to **PPP has not led to improvement in the securities of lives and properties in Bwari Market:** Respondents Distribution on Awareness wither PPP has led to improvement in the securities of lives and properties in Bwari Market

Option	Male	Female	Total
Agree	36	26	62
Un decided	21	27	48
Dis- Agree	9	5	14
Total	66	58	128

Source: Filed Survey, January (2019)

Calculation of the expected frequency

Given that $E F = \frac{\text{Roles Total} \times \text{Column Total}}{\text{Grand Total}}$

Grand Total

$$\begin{aligned}
 \text{a. } & \frac{66 \times 62}{128} = \frac{4092}{128} = 32 \\
 \text{b. } & \frac{66 \times 48}{128} = \frac{3168}{128} = 25 \\
 \text{c. } & \frac{66 \times 14}{128} = \frac{924}{128} = 7
 \end{aligned}$$

$$\begin{array}{l}
 \text{d. } \frac{58 \times 62}{128} = \frac{3596}{128} = 28 \\
 \text{e. } \frac{58 \times 48}{128} = \frac{2784}{128} = 22 \\
 \text{f. } \frac{58 \times 14}{128} = \frac{812}{128} = 6
 \end{array}$$

Contingency Table

variables	Observed	Expected	(O-E)	(O-E) ²	$\frac{(O-E)^2}{E}$
Male	36	32	4	16	0.5
Female	26	25	1	1	0.04
Male	21	7	14	196	28
Female	27	28	1	1	0.03
Male	9	22	-13	169	7.6
Female	5	6	-1	1	0.16
Total					36

Degree of freedom

$$DF = (C - 1) (R - 1)$$

$$2 - 1 \times 3 - 1 = 2$$

Checking the chi square table at 5% level of significant = 5.991

Decision Rule (1)

The chi-square at two (2) degree of freedom and 5 % level of significance is 5.991 the calculated chi-square value is 36.33 which is lower than the critical table value of 5.991. As a decision rule if the computed value of chi – square is less than the critical value χ^2 at 5% level of significance the null hypothesis (H0) is accepted while the alternative hypothesis(H1) is rejected. however if the computed value of

χ^2 is greater than the critical value at the same level of significance the null hypothesis (H0) is rejected while the alternative hypothesis accepted.

Since the computed value of chi – square is 36.33 which is higher than the critical table value of (5.991), therefore the null hypothesis (H0) should be rejected and the alternate hypothesis be accepted. So it can be concluded that there is a significant relationship between Public Private Partnership Securities of lives and properties in Bwari Market.

4.3.2. Test of Hypothesis 2

In other to test the second hypothesis generated in this research work. The researcher made use of Table 4.1.13. Of the questionnaire usage: Respondents Distribution on Awareness of Market Sanitation in Bwari Area Council through PPP. Has it relates to: PPP has not led to sanitization of the Bwari Area Council Market.

Option	Male	Female	Total
Agree	42	20	62
Un decided	29	19	48
Dis- Agree	7	11	18
Total	78	50	128

Source: Field Survey (2019)

Calculation of the expected frequency

Given that $E F = \frac{\text{Rows Total} \times \text{Column Total}}{\text{Grand Total}}$

Grand Total

$$g. \frac{78 \times 62}{128} = \frac{4836}{128} = 38$$

$$h. \frac{78 \times 48}{128} = \frac{3744}{128} = 29.25$$

$$i. \frac{78 \times 18}{128} = \frac{1404}{128} = 10.97$$

$$j. \frac{50 \times 62}{128} = \frac{3100}{128} = 24.22$$

$$k. \frac{50 \times 48}{128} = \frac{2400}{128} = 18.75$$

$$l. \frac{50 \times 18}{128} = \frac{900}{128} = 7.03$$

Contingency Table

variables	Observed	Expected	(O-E)	(O-E) ²	$\frac{(O-E)^2}{E}$
Male	42	38	4	16	0.4
Female	20	16	4	16	1
Male	29	11	18	324	29
Female	19	24	-5	25	1.0
Male	7	19	-12	144	8
Female	11	7	-4	16	2.3
Total					41.7

Degree of freedom

$$DF = (C - 1) (R - 1)$$

$$2 - 1 \times 3 - 1 = 2$$

Checking the chi square table at 5% level of significant = 5.991

4.4 Decision Rule (1)

The chi-square at two (2) degree of freedom and 5 % level of significance is 5.991 the calculated chi-square value is 41.7 which is higher than the critical table value of 5.991.

As a decision rule if the computed value of chi – square is less than the critical value χ^2 at 5% level of significance the null hypothesis (H0) is accepted while the alternative hypothesis (H1) is rejected. however if the computed value of χ^2 is greater than the critical value at the same level of significance the null hypothesis (H0) is rejected while the alternative hypothesis accepted.

Since the computed value of chi – square is (41.7) is greater than the critical table value (5.991), therefore the alternative hypothesis (H1) should be accepted and the null hypothesis rejected. So it can be concluded that there is an interlink between Public Private Partnership and Efficiency of Sanitation in Bwari Area Council.

4.3. Discussion of Findings

From the analysis of result in the table above as it relates to the research question on Has Public Private Partnership led to the availability of lock up shops for traders in Bwari Area Council. The results derived from table 4.2.7: on either the concept of PPP will be good enough in the Development of Market in Bwari Area Council, out of the opinion sampled 44% of the opinion indicated that it is not good enough for development while 56% are of the opinion that PPP is good and will be efficient in the development of market in Bwari Area Council of FCT Abuja.

The second research question as it relates to how available are the shops developed by public private partnership to the business men and women in FCT, Abuja. Opinion on this have been collated and the response rate indicated that in Table 4.2.5 that Government cooperation with the Private Investors in Market Development has led to increase in the number of shops available to the citizens in FCT Abuja. 81% of the respondents agreed that Government cooperation with the Private Investors in Market Development has led to increase in the number of lock up shops available to the citizens in Bwari Area Council FCT Abuja. While 19% of the interviewee opinion tabulated do not accept it, but based on the outcome of the opinion gathered we can logically conclude that Government corporation has led to the increases the number of lock up shops made available to the residents of Federal Capital City.

The third research question as to how has Public Private Partnership led to increase in affordability of shops among the business men and women in FCT Abuja? Table 4.2.8 above on either Public Private Partnership has led to the development of affordable shops in FCT Abuja. Based on the findings it was observed that 38% of the respondents agreed that PPP has led to the development of affordable shops in Bwari Area Council FCT Abuja, while 62% disagreed with the opinion that PPP has led to the development of affordable shops in FCT Abuja. Making our inference from Table 4.1.19 as it relates to The cost involved in the leasing of market facilities developed through PPP in regards to either it is economical to both the business men and women 25% of the respondents agreed that it is economical while 75% of the opinion solicited disagreed with the opinion raised in the questionnaire

as it relates to affordability of the market men and women in renting the market made available to them. Drawing conclusion from the findings it can be conclusively stated that PPP has not led to the development of affordable shops to the business men and women in Bwari Area Council FCT Abuja.

The fourth question been raised is on wither public private partnership has led to proper financing of market project within Bwari Area Council. Table 4.2.13: the documents collected from the Bwari Area Council as it relates to the memorandum of understanding signed between the management and the private developers after careful analysis revealed that public private partnership Has led to proper financing of market project within Bwari Area Council. But most of the lock up shops developed in the market are above the affordability level of an average income earner at raises a worry of availability but no affordability. The implication of this is that those average income earners found it difficult to meet up with this payment at such they are not willing to rent this properties, those who rent and are not able to recoup capital invested, parks out of the market and lease it at an higher amount to a separate individual all this makes the cost of rentage unfriendly and un affordable to most of the business men and women within the area council. From the table above it can be deductively stated that PPP Has led to proper financing of market project within Bwari Area Council.

The results of the study revealed that the PPP policy as an initiative of the Federal Government to fast tract the provision of market development as can be seen in the study is an important and necessary innovation in the face of global dwindling economy. In this research work, the PPP policy has strengthened and encouraged

the private investors to participate in market development which before this period has been the sole responsibility of the government. As a result of the private sector participation in the provision of market development, there is now the enabling environment for the development of all sectors of the economy.

This study has clearly shown that there is evidence of public private partnership policy in Bwari Area Council FCT Abuja, with the five private investors whom the Government are partnering with so as to ensure availability of market in the area. The opinion of the staff on either they are aware of the concept Public Private Partnership in Market Development in the area council .Based on the above responses solicited from the respondents. As it spells out that 21% of them responded that they are not aware of the PPP in market development policy while 34 %are aware of the policy. The level of effectiveness of the policy on market development within Bwari Area Council from the analysis presented above between the five constructed markets i.e. PW Market Kubwa, Dawaki International Electronic & Telecommunication Market, kukwaba Ultra Modern Market, Maitama Ultra-Modern Market and Byazhin Ultra Modern Market are all in line with the government policy which promote Public Private Partnership on development of market developments in Bwari Area Council FCT Abuja and to serve the needs of the residents in Bwari Area Council.

The Fifth research question on ascertaining the extent to which PPP has led to sanitisation of the Bwari Area Council Market. After soliciting responses from various respondents in the questionnaire and tabulating it in Table 4.2.15 below it indicated that 75% are of the opinion that PPP will be of good importance in

ensuring proper sanitation of market space in Bwari Area Council while 9% of the respondents did not agree with the opinion and 16% are uncertain about the opinion raised. Based on this the researcher drew conclusion that Public Private Partnership will be good in ensuring sanitation of the market place in Bwari Area Council at such various area council can adopt PPP in the provision of sanitation service to the shop owners within the market.

The hypothesis tested indicates that there exist a positive relationship between public private partnership and the securities of lives and properties in Bwari Market in Bwari Area Council more the opinion collated analysed from the residents within the council shows that public private partnership has viable effect on the provision of securities within the market. The second hypothesis on ascertaining wither PPP has not led to sanitisation of the Bwari Area Council Market. Since the computed value of chi – square is (41.7) is greater than the critical table value (5.991), it indicated there is an interlink between Public Private Partnership and Efficiency of Sanitation services in Bwari Area Council. At such government should engage the private developers in providing efficient sanitation services within the market.

CHAPTER FIVE

SUMMARY, CONCLUSION AND RECOMMENDATIONS

5.1. Summary

The main aim of this research is to assess the “Effect of Public Private Partnership in the development of Market in Bwari Area Council FCT Abuja”. The research project comprises of five chapters. In this chapter, the summary of the study, recommendations and conclusions are presented. Government involvement in PPPs has been limited relative to housings and transport system but however government have found it necessary to involve the private developers in the development, maintenance and management of Ultra Modern Market. The use of literature review was very helpful in the understanding of the research topic as related concepts were discussed and the empirical literature on PPP in market development was also reviewed. The researcher adopted structural functionalism theory to discuss the effect of PPP in market development and the functions the structure will perform in the country. Chapter three was basically concerned about the methodology adopted and the research design. Descriptive survey research design and a documentary method were chosen in relation to the theme of the research work. The descriptive survey made use of structure interview that solicited responses from 16 respondents as it relates to Effect of Public Private Partnership in the development of Market in Bwari Area Council FCT Abuja”. It was personally administered by the researcher. The data collected were analyzed with the use of simple percentage, discuss and objectively analysed void of biases. The document collected from Bwari Area

council on the market developed, were also discussed and even the interest generated by the partners were all discussed.

5.2. Conclusion

Public Private Partnership in market development has proven to be a panacea to acute shortage of modern market in Nigeria. Apart from the provision of modern market structure to improve the living standard of the people within the city more-also contribute to the development of the city. Good quality market encourages and promotes business transaction, trade and commerce there by leading to increase in the growth of the economy and attraction of urban settlement. In relation to the interview on how efficient is public private partnership in the development of market in Bwari Area Council. After analyzing the opinion collated 28% appeared to be the highest opinion that state that PPP is good and will be efficient in the development of market in FCT Abuja. This implies that government ought to encourage more private developers to venture into public private partnership since market development proves to be a veritable project required by the government. The research question as to who are the Partners in the PPP arrangement in Bwari Area Council: from the document utilised in the research work it indicates that four partners were solicited whom are Gosh Project Nig LTD, Eflaye International LTD, Ayo Atoyebi and Company LTD, H&I Construction Limited, Beyuz Nigeria LTD. It was discovered that among the partners selected in Bwari Area Council that governmental support to partners are mostly on land procurement, while the private developers are saddled with the responsibility of providing capital for

development. The research question as to which are the markets does the private developers proposed to develop in the Bwari Area Council. The proposed market to be developed is PW Market, Kubwa, Dawaki International Electronic & Telecommunication Market, Kukwaba Ultra Modern Market, Maitama Ultra-Modern Market, Byazhin Ultra Modern Market. The private developers are provided with memorandum of understanding before the commencement of the project. This memorandum consists of the following documents in order to form an agreement with the Government and these are: Drawing, Specifications, Bills of Quantity, the tender documents and letter of awards and letter of acceptance and technical and financial proposals. With a common seal between the partners.

The research question as to how has Public Private Partnership led to increase in affordability of lock up shops among the business men and women in FCT Abuja. Based on the findings it was observed that 21% of the respondents agreed that the relationship has led to the development of affordable lock up shops in Bwari Area Council of FCT Abuja while 42% disagreed with the opinion that PPP has led to the development of affordable Market in FCT Abuja. This implies that PPP arrangements have not led to affordability of lock up shops and it is still behind the reach of the people at such there is need for government to encourage low prices so as to encourage the lower income to be able to afford those markets developed.

The third research question as it relates to how available are the markets developed by public private partnership to the business men and women in FCT,

Abuja. The opinion collated on either government cooperation with the Private Investors in Market Development has led to increase in the number of Market available to the citizens in FCT Abuja. It indicated that 35% and 25% of the respondents Agreed that Government cooperation with the Private Investors in Market Development has led to increase in the number of Market available to the citizens in FCT Abuja. Based on the outcome of the opinion gathered we can logically conclude that Government corporation has led to the increases in the number of market made available to the residents of Federal Capital City.

The fifth research question on wither PPP has led to sanitisation of the Bwari Area Council Market. Based on the outcome of the various respondents the researcher drew its conclusion that Public Private Partnership will be good in ensuring sanitation of the market place in Bwari Area Council at such various area council can adopt PPP in the provision of sanitation service to the shop owners within the market.

5.3. Recommendations

Excessive bureaucracy and bottleneck should be reduce to the minimal level so as to ensure and guaranty equal access to land for market development by the different developers whom are willing to undertake market development.

- The availability of land at affordable prices is fundamental to expanding the supply of market in FCT Abuja. The location of the land is a key for access to infrastructure, services, and amenities.

- Effective management board for ensuring adequate security services in the market should be established to supervise and monitor the operations of the security agents so as to guide against theft within the market.
- Bwari Area Council should ensure collaborate with the private developers in ensuring that there is good and efficient sanitation services within the market area. Because this will go a long way in increases satisfaction among the customers whom patronises at such places.
- Government should ensure that the price for selling or leasing the market is not beyond the reach of the interested business men and women.
- Ensuring that the land used for market is in good location because this is vital to the development of quality market that will meet the market men and women.
- A strong political will is needed in Bwari Area council Administration so as to ensure that market development allocations go to the serious private developers who possess good record and proper financial planning. Market management department should be given free hand to vet and recommend qualified developers for grant of land.
- Policies are needed to increase access to appropriate affordable building materials, research and development into innovative technologies should be supported. Equally urgent attention is needed to improve the quantity and quality of skilled workers in the market management.

- There should be a well developed Mortgage Institutions in Nigeria to assist developers and purchasers of the constructed market unit to obtain mortgage loans at low interest rates.

5.4. Limitations of the Study:

The following were the limitations of the study encountered by the researcher which should affect the accuracy of the results:

- During the questionnaire administration 70% of the opinion solicited for were from public sector i.e. Bwari Area Council and 30% were from private sector i.e. three private developers. Therefore the inequality of the percentages for responses may not convey the true levels of opinions between public and private sector.
- Because of Public Private Partnership in market development is not too popular and well known basically at formative stage in this country, the number of the returned questionnaire were not as expected.
- Research activities in a developing nation like Nigeria is still looked upon with disdain by the various government agencies. There is always an element of suspicion in them as to the intention of the researcher. They feared research because of the notion that it might expose certain deficiencies. Most of the experienced respondents in PPP market development approached by the researcher were reluctant when interview

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PLEASE TICK THE APPROPRIATE BOX

Please mark (x) in the boxes as appropriate unless otherwise indicated.

- 1. Am aware that PPP has led to improvement in the securities of lives and properties in Bwari Market?**
 - a. Aware ()
 - b. Undecided ()
 - c. Not-aware ()

- 2. PPP will be good in securing lives and properties within Bwari?**
 - a. Good ()
 - b. Undecided ()
 - c. Not Good ()

- 3. PPP will be efficient in the Security Management of developed Markets in Bwari Area Council?**
 - a. Agreed ()
 - b. Uncertain ()
 - c. Not agreed ()

- 4. Public Private Partnership has led to increase in the number of lock up shops for traders in Bwari Area Council?**
 - a. Agreed ()
 - b. Uncertain ()
 - c. Disagreed ()

- 5. The PPP arrangement between the private developers and Bwari Area council has led to the development of quality shops**
 - a. Agreed ()

- b. Uncertain ()
- c. Disagreed ()
- 6. Am satisfied with government partnership with Market developers in Bwari Area Council?**
- a. Satisfied ()
- b. Uncertain ()
- c. Dis-satisfied ()
- 7. PPP has led to affordability of lock up shops in Bwari Area Council**
- a. Agreed ()
- b. Uncertain ()
- c. Disagreed ()
- 8. PPP has led to the reduction in the cost of leasing Lock up Shops to the residents in Bwari Area Council?**
- a. Agreed ()
- b. Uncertain ()
- c. Disagreed ()
- 9. PPP has led to the delivery of efficient and a cost effective market in Bwari Area Council?**
- a. Agreed ()
- b. Uncertain ()
- c. Disagreed ()
- 10. Bwari Area Council cooperation with private developers will lead to proper financial management of the developed markets?**

- a. Strongly Agree ()
- b. Agree ()
- c. Undecided ()
- d. Disagree ()
- e. Strongly Disagree ()

11. Am Aware of Market Sanitation in Bwari Area Council through PPP

- a. Aware ()
- b. Undecided ()
- c. Not-aware ()

12. PPP will be good enough in the maintenance of sanitation of Market in FCT

- a. Good ()
- b. Undecided ()
- c. Not Good ()

13. What are the Major Terms and Conditions in the PPP Agreement between Bwari Area Council and Private Developers?

14. Are there any period giving to the private developers by the government for the construction of the market ?

15. **Are there any agreement between the private developers and the government on how revenue generated will be shared?**

16. **What is the nature of partnership entered between the private developers and Bwari Area Council like?**

17. **Does the PPP agreement entered into by Bwari Area Council with the Private developers have expiring period?**

18. **Are this contractual agreement between the government and private developers renewable?**

