

Full Length Research Paper

Impact of Government Policies on the Building Construction in Edo State, Nigeria

Aiminhiefe Margaret I.

Department of Building Technology, Auchi Polytechnic, Auchi, Edo State, Nigeria.

Author E-mail: aimienefemagret@gmail.com

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ABSTRACT: The purpose of this article was to investigate the impact of government policies on building construction in Edo State. Two research questions led the investigation. This study employed a descriptive survey research design. This study's population includes all registered Builders, Architects, Town Planners, Estate Valuers, and Surveyors in Edo state. This study's sample comprises of 60 Edo state registered Builders, Architects, Town Planners, Estate Valuers, and Surveyors. Purposive sampling was used to choose the sample from the population. A structured questionnaire served as the data gathering instrument. The collected data was compiled, and the instrument's dependability was calculated using Cronbach Alpha. The reliability coefficient obtained from the testing was 0.87. The study's data was gathered by distributing questionnaires to 60 Edo state builders, architects, town

planners, estate valuers, and surveyors. The acquired data was evaluated using descriptive statistics such as response frequency, mean, and standard deviation. The analysis found that government policy promotes the growth and development of building construction, influences the economic climate of building construction, and stimulates the adoption of standard building materials. It was also discovered that poor government policy causes delays in the completion of building construction in Edo State. Based on the findings, it was suggested that government policies regarding building construction be reviewed on a regular basis to ensure that they are still effective and acceptable to the public.

Keywords: Building construction, Government policies, Edo State

INTRODUCTION

The value of construction for human well-being cannot be overstated since it allows humans to separate themselves from nature. A building is a structure made up of floors, walls, and roofs that provide covered area for various functions such as housing, companies, entertainment, and workshops. It is a structure that is permanently anchored to the ground and provides complete or nearly complete shelter for machineries, processing equipment, human operations, human possession storage, or any combination of these.

Construction of buildings is one of the most essential economic activities in any state or country. The process of combining components to produce a building is known as building construction. Construction of buildings is an

ancient human activity. It all started with a strictly practical need for a controlled environment to mitigate the consequences of climate change. Constructed shelters were one way that humans were able to adapt to a wide range of climates and become a global species.

The vast bulk of such building is the result of attempts to improve living circumstances. Building construction has the ability to produce employment, boost productivity, and reduce poverty, in addition to offering a better standard of living. It also has the potential to reduce crime, insurgencies, militancy, and terrorism, as well as significantly address wealth distribution and security concerns (Thwala, 2005; Wardrip et al., 2011). It is able to accomplish this because investment in building

construction has a multiplier effect on economic development. This involves forward connections to financial markets as well as backward connections to land, building materials, tools, furnishings, and labor markets (Shuaibu, 2016).

Buildings are often constructed in accordance with architectural and/or civil engineering blueprints and standards. Buildings are intended to be built in all developed countries and modern cities in emerging countries in accordance with government policies. A government policy is a set of rules or concepts designed to better guide decisions and achieve positive outcomes for the community or unit. The construction policy of the government reflects the country's economic, political, social, and cultural standing (Seaden and Manseau, 2001).

A policy, according to Khan (2016), is a general declaration of objectives, written rules or regulations, processes, and standards. In its most basic form, policy refers to a specific plan of action designed to attain one or more anticipated goals at regular intervals in a specific environment and at the discretion of a firm or individual (Mackay and Shaxton, 2005). Government policy contains the reasons for doing things a certain way and why. Building construction policies include the government's viewpoints, policy objectives, methods, and programs, all of which are targeted at addressing concerns of a country's building construction.

Every state in Nigeria, including Edo State, has building construction policies. The policy aims to improve the level of building construction in the state to meet housing demands through regulation, standardization, capacity building, and facilitation. The success of such a policy, however, will be determined by its stability (Rajapakshe, 2017). A stable government policy on building construction will be extremely beneficial in overcoming the myriad challenges now confronting Nigeria's building construction industry, notably in Edo state. According to Ratnasingham (2015), changes in construction policies when governments change are a big source of anxiety for the business.

Finco (2017) discovered that these modifications have a direct impact on the evolution of building construction. Construction will be unable to compete with the construction industry of other developing countries if construction policy is unstable (Ratnasingham, 2015). However, no comprehensive study has been undertaken to date to determine the impact of government policy on building construction in Edo state. As a result, the purpose of this study was to investigate the impact of government policies on building construction in order to ensure the competitiveness of building construction in Edo state.

Statement of the problem

Recognizing the role of the building construction industry to the nation's economic development, numerous

governments, both past and current, have devised various policies to advance the sector's development over the years. However, it appears that these policies have not had the anticipated effect on building construction, particularly in Edo state. Aside from that, there are still concerns with substandard building, and housing in the state is generally poor and very low in quality and quantity, despite all official initiatives to offer housing to the public through building construction.

Furthermore, changes in building construction policies brought about by the change of government are a key source of concern for building construction in Edo state. When a new government takes power in a state, the contracts awarded during the previous administration are usually suspended and examined. These can have a negative impact on building construction. However, no comprehensive study has been undertaken to date to determine the effects of government policy on building construction in Edo state. Thus, the purpose of this research was to investigate the influence of government policies on building construction in Edo state.

Research questions

The following research questions were raised to guide this paper.

1. What are the effects of government policy on the building construction in Edo state?
2. What are the effects of unfavorable government policy on timely completion the building construction in Edo state?

Significance of the study

There has not been much research on the effect of government policy on housing problem in Nigeria, the study hopes to fill such gap. Specifically, government, educational institution, building construction industry and the general public are likely to benefit from this research work.

Concept of Government Policy

A country's government is a group of public sector agents dedicated to effectively and successfully guiding the country's units or communities (Link and Scott, 2010). One of the primary roles of a government is to create and manage the country's or state's policy framework. Furthermore, government policy is a principle or a course of action proposed or implemented by a governing body (Meier et al., 2016). Government policy refers to how the government governs the price of building supplies, rules on contractor qualifications, work experience, professional competency, and health and safety legislation of workers during the construction process, as well as the approval

of building documents.

A government's rules and laws can either support or stifle the development of innovative methods and technologies. Furthermore, large and fundamental changes can be implemented in any industry by stringent and concentrated policies and regulations (Patanakul and Pinto, 2014). The government can also make policy changes based on the country's or state's economic conditions. As a result, if a change in government policies is truly necessary, the government must avoid politically damaging behavior (Janssen and Van Der Voort, 2016).

According to Young (2013), governments have the opportunity to decide on the social goals they should seek and how those goals should be achieved by laying the groundwork for all people to operate on through public policies. Anderson (2010) defines government policy as "a set of acts reflecting the comprehensive framework required for a philosophy, concept, vision, or choice to be implemented and translated into various programs, projects, and actions."

Though there are various definitions of public policy, the success of the policy is determined by how well it is implemented. It will be impossible to attain the policy's objectives unless it is successfully implemented (Meier et al., 2016). The primary policymakers have the opportunity to interact with one another at various points of the policy cycle.

Individuals, agencies, and institutions that participate in policymaking are referred to as actors (Moran et al., 2008). Governments are often the only body that make policy decisions and establish budgets, but citizens can help shape public policy through networks that are held accountable for accomplishing the government's policy objectives (Foxell and Cooper, 2015). According to Mackay and Shaxton (2005), the following are the roles of the various stakeholders participating in the public policymaking process:

1. Government: To serve as a public behaviour operator.
2. Public sector workers: To provide technical expertise and policy advice.
3. Political Parties: To develop linkages in exchange for political support.
4. Media: To generate interest among the public by reporting information and shaping public opinion.
5. Cabinet: To maintain a monopoly over the provision of legislation
6. Interest Groups: To work towards furthering the interests of the members and to bring pressure on the political network to respond.
7. Legal system: To act independently and interpret the laws.
8. Public: To join interest groups and coalitions, form opinions, elect the government, and rely on the media for information.

Government policy and building construction

Niu (2008) investigated the impact of government regulation on Chinese construction projects. The findings revealed that government laws and regulations have a major impact on building construction. According to Iroegbu (2005), who investigated the effects of construction hazards in Malaysian construction projects, laws and regulations had a substantial influence on construction projects.

Government policy actions shape the economic environment in which the construction materials sector operates. Government regulations governing import tariffs, distribution and pricing control, and tax breaks for the construction industry all play a role in regulating the availability and prices of building materials. Government rules also impact the standards for the use of building materials.

Government restrictions usually expressly prohibit the use of certain low-cost building materials, such as earth construction, in the official housing sector. The creation of a favorable policy environment is thus a fundamental precondition for the healthy growth of the building materials industry.

The building construction industry has various obstacles as a result of insufficient government construction policy, insufficient funding for government projects, and inefficient government procurement procedures (Hui et al., 2011). The lack of policy continuity in government has a substantial impact on building construction since incoming government policies typically make rapid adjustments to previous governments' public policies (Silva et al., 2008). The government must create clear and effective construction strategies by designating construction priorities and providing direction on investment mobilization. It will also be necessary to create a structure that encourages the growth of the local construction sector through new initiatives, productivity improvements, and professional development (Khare and Agarwal, 2017).

The policies of the building construction industry will safeguard all construction operations, including any processes or activities required prior to the start and conclusion of the project. Furthermore, firms who adhere to the government's approved procurement guidelines for supplies, design plans, and some building processes may face fewer risks (Taofeeq, Adeleke, and Hassan, 2019). As a result, government regulations would correct the defects and keep the construction industry afloat for a long period.

METHODOLOGY

This study employed a descriptive survey research design. A structured questionnaire is used to collect data from a target population in this design. The study's design also allows for the use of a questionnaire to collect data.

Table 1: Mean and Standard Deviation (SD) on effects of government policy on the building construction in Edo state in Edo State.

Items	SA	A	D	SD	Mean	Std. Dev.	Remark
Government policy enhances the amount of growth and developments of building construction	21	18	9	12	2.81	1.13	Accepted
Government policy determine economic climate of building construction	29	19	4	8	3.15	1.03	Accepted
Encourage utilization of Standards materials building construction	18	24	9	9	2.87	1.02	Accepted

Table 2: Mean and Standard Deviation (SD) on unfavourable government policy on timely building construction in Edo state in Edo State.

Items	SA	A	D	SD	Mean	Std. Dev.	Remark
Unfavourable policy brings about delay in completion of building construction	35	15	7	3	3.38	0.87	Accepted
The absence of policy continuity in government has a negative impact on building construction	24	29	7	4	3.15	0.88	Accepted

This study's population includes all registered Builders, Architects, Town Planners, Estate Valuers, and Surveyors in Edo State. This study's sample comprises of 60 Edo state registered Builders, Architects, Town Planners, Estate Valuers, and Surveyors. Purposive sampling was used to choose the sample from the population. A systematic questionnaire was used to collect data. Respondents were asked to rate their agreement on a four-point scale of "Strongly Agree" (4), "Agree" (3), "Disagree" (2), and "Strongly Disagree" (1). A specialist in the Department of Building Technology at Auchi Polytechnic in Auchi, Edo State, validated the gadget.

The instrument's reliability was also tested utilizing the internal consistency reliability approach. The approach was used to distribute 20 copies of the questionnaire to twenty (20) registered Builders, Architects, Town Planners, Estate Valuers, and Surveyors of Auchi Polytechnic, Auchi. The collected data was compiled, and the instrument's dependability was calculated using Cronbach Alpha. The reliability coefficients for the tests were 0.87, indicating that the instrument was fairly reliable for the study. The study's data was gathered by distributing questionnaires to 60 registered Edo state builders, architects, town planners, estate valuers, and surveyors. The acquired data was evaluated using descriptive statistics such as response frequency, mean, and standard deviation.

RESULTS AND DISCUSSION

Research question one

What are the effects of government policy on the building construction in Edo state?

Table 1 clearly highlights the mean of responses on effects of government policy on the building construction in Edo State. The Table indicate all the items presented have mean above the bench mark mean of 2.50. This imply that government policy enhances the amount of growth and developments of building construction, determine economic climate of the building construction, encourages utilization of standard material for building construction.

Research question two

What are the effects of unfavorable government policy on timely completion the building construction in Edo state?

Table 2 clearly highlights the mean of responses on effects of unfavorable government policy on the building construction in Edo State. The Table indicate all the items presented have mean above the bench mark mean of 2.50. This imply that unfavourable government policy brings about delay in completion of building construction. The absence of policy continuity in government lead to abandonment of building construction in Edo State.

DISCUSSION

The purpose of this article is to investigate the influence of government policies on building construction in Edo State. Two research questions led the investigation. The study's findings show that government policy influences the amount of growth and development in building construction, impacts the economic climate of building construction, and promotes the usage of standard building materials. This finding is consistent with Niu (2008), who investigated the impact of government regulation on

construction projects in China and discovered that government rules and regulations had a considerable impact on building construction. The results are also consistent with Patanakul and Pinto (2014), who showed that stringent and focused laws and regulations can result in major and fundamental changes in building construction. It was also discovered that unfavorable government regulations cause delays in building completion. It was also discovered that the lack of policy continuity in the administration resulted in the cancellation of building construction in Edo State. This is supported by Silva et al. (2008), who discovered that the lack of policy continuity in government has a negative significant influence on building construction since incoming government policies typically make rapid changes to previous governments' public policies.

Conclusion

The purpose of this paper was to investigate the impact of government on building construction. According to the findings, government policy increases the amount of growth and development in building construction, defines the economic climate of building construction, and supports the use of standard building materials. It is also possible to conclude that unfavorable government policy causes delays in the completion of building construction.

Recommendations

Based on the findings the following recommendations were made:

Government policies on building construction should be looked at on a regular basis to make sure that they are still effective and acceptable to people.

The government should develop a culture of policy continuity so as to prevent the incessant abandonment of building construction.

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