

Minimising Variation and Fluctuation in Housing Delivery in the Developing Economy of Nigeria.

Esther Oluwafolakemi Ola-Ade and Bamidele Mafimidiwo (Nigeria)

Key words: Affordable housing; Capacity building; Cost management; CPD; Education; Land management; Low cost technology; Professional practice; Quantity surveying; Real estate development; Risk management; Standards; Valuation; "Housing"; "Variations"; "Fluctuations"; "Projects delivery"; "Developing Economy"

SUMMARY

Housing is unarguably one of the basic necessities of man. It is ranked second after food in the hierarchy of man's needs. The housing need in Nigeria increases by the day, whereas the vast majority of the population lacks the wherewithal to make effective demand on housing. It is estimated that Nigeria has a housing deficit of 22 million units. The private sector, which is the major supplier of housing in Nigeria, faces a number of problems inhibiting it from meeting the ever increasing needs. The complex nature of construction compounds even the most intricate management systems. This organizational characteristic of the construction industry makes construction projects complex and prone to changes or variations during the construction phase. Variations are inevitable on building and civil engineering projects and may range from small changes having little consequential effects to major revisions, which result to inconsiderable delay, and/or disruption to the project. Fluctuation of prices of materials and delays in project completion are common problems in the construction industry not only with an immeasurable cost to society but also with debilitating effects on the contracting parties.

This paper reviews relevant literature on the nature and causes of variations and fluctuations, examines and analyses their resultant effects as obtainable in practice.

It further harmonizes both literature and practice to recommend the most likely methods of minimising variations and fluctuations construction projects housing is a key component.

The paper concludes that although changes in the construction housing projects can sometimes be inevitable, all parties and stakeholders should strive to reduce such changes to the barest minimum in order to minimise variation fluctuations in housing delivery in the developing economy of Nigeria.

Minimising Variation and Fluctuation in Housing Delivery in the Developing Economy of Nigeria. (11198)
Esther Oluwafolakemi Ola-Ade and Bamidele Mafimidiwo (Nigeria)

FIG e-Working Week 2021

Smart Surveyors for Land and Water Management - Challenges in a New Reality
Virtually in the Netherlands, 21–25 June 2021