

## ABSTRACT

This study was intended to examine the effect of building material cost on housing development in Nigeria. This study was guided by the following objectives; To determine the factors responsible for high cost of building materials in Nigeria, To proffer solutions that will reduce the cost of building material to ensure adequate housing development in Nigeria.

The study employed the survey and explanatory design; questionnaires and interview in addition to library research were applied in order to collect data. Primary data sources were used and data was analyzed using the correlation statistical tool at 5% level of significance which was presented in frequency tables and percentage. The respondents under the study were 50 civil engineers and quantity surveyors in Imo State. The study findings revealed that The cost of building materials is on the high side. The cost of building materials has everything to do with housing development in Nigeria. Housing development can influence the economy of Nigeria.

The results of this study will sensitize the policy makers and the government on the need to make and implement policies that will reduce the cost of building materials in Nigeria thereby encouraging massive housing development all over the country.

### TABLE OF CONTENTS

Title Page -	-	-	-	-	-	-	-	-	-	i
Approval Page	-	-	-	-	-	-	-	-	-	ii
Declaration	-	-	-	-	-	-	-	-	-	iii
Dedication	-	-	-	-	-	-	-	-	-	iv
Acknowledgement	-	-	-	-	-	-	-	-	-	v
Abstract	-	-	-	-	-	-	-	-	-	vi
Table of Contents	-	-	-	-	-	-	-	-	-	vii

### CHAPTER ONE – INTRODUCTION

1.1	Background of the Study	-	-	-	-	-	-	-	-
1.2	Statement of General Problem	-	-	-	-	-	-	-	-
1.3	Objective of the Study	-	-	-	-	-	-	-	-
1.4	Research Questions	-	-	-	-	-	-	-	-
1.5	Hypothesis-	-	--	-	--	-	-	-	-
1.6	Significance of the Study	-	-	-	-	-	-	-	-
1.7	Scope of the Study	-	-	-	-	-	-	-	-
1.8	Definition of Terms	-	-	-	-	-	-	-	-

### CHAPTER TWO – REVIEW OF RELATED LITERATURE

2.1	Introduction	-	-	-	-	-	-	-	-
-----	--------------	---	---	---	---	---	---	---	---



## **CHAPTER ONE**

### **INTRODUCTION**

#### **1.1 BACKGROUND TO THE STUDY**

Researchers in building sector have indicated that between 50 to 60 per cent of the total construction input goes into building materials. As a result, there is an urgent need to address the high cost of these products which is said to have slowed down the growth of the building and construction sector in Nigeria. Building materials constitute the largest single input in housing construction. While Adedeji (2010) observed that about sixty (60) per cent of the total housing expenditure goes for the purchase of building materials, Arayela (2005) averred that the cost of building materials constitute about 65 percent of the construction cost.

Ogunsemi (2010) opined that building materials form the main factors that restricts the supply of housing and ascertained that they account for between 50-60 percent of the cost of buildings. Thus, Adedeji (2002) rightly observed that one main barrier to the realization of effective housing in Nigeria as revealed in successive government efforts has been the cost of housing in the country. He argued that in the early periods, shelter in Nigeria was easily affordable as building materials were sourced from the immediate environment at affordable costs. Technology also was readily available with commensurate simple techniques. But contact with the outside world through interregional and international training of professionals in foreign countries as occasioned by colonization, brought changes to tastes and hence outlook to house forms. These changes rendered the undeveloped local building materials inadequate while there was an increased demand for exotic ones. Accordingly, Arayela (2002) posited that the modern building industry lays much emphasis on sophisticated building materials and techniques that are expensive and energy consuming. Though, housing delivery efforts have evidently been inhibited by prohibitive costs of building materials, this problem cannot be reasonably and reliably overcome by merely resorting to the use of locally available materials without due considerations to the applicable initiative, the cost of processing and sustainability of the local materials. One of the most important components of a sustainable building is the material efficiency. Correct selection of building materials can be performed by taking into account their complete life span and by choosing products with the minimal environmental impacts. For instance, González and Navarro (2006)

estimated that the selection of building materials with low environmental impacts can reduce carbon dioxide (CO<sub>2</sub>) emissions by up to 30%. The use of renewable and recycled sources is widely encouraged as the life-cycle of a building and its elements can be closed (Chwieduk, 2003). The major factor that greatly affects the selection of building materials are their costs and social requirements such as thermal comfort, good mechanical properties (strength and durability), aesthetic characteristics and an ability to construct quickly. Ideally, the combination of all environmental, economic and social factors can give a clear description of a material, and thus helps in a decision making process regarding the cost of the materials suitable for buildings (Abeyundara, et, al., 2009). Nigerians would continue to pay more for accommodation in major cities until the cost of building materials is subsidized through probably through tax reduction. The instability in the price of building materials was posited as a direct result of high taxes which in turn impacts on the cost of accommodation in major cities across the country. According to Arayela (2002), many completed housing estates had remained unoccupied because of the high rental and sale prices attached to them as against the meager income of the average Nigerian workers. He also added that if government can revitalise our industrial base, the cost of building materials will come down and many more people would be able to build houses. He therefore urged the Federal Government to provide tax relief for local manufacturers and importers of building materials in order to reduce the high cost of accommodation in major cities.

## **Effects of Building material cost on housing development in Nigeria**

**The complete project material is available and ready for download. All what you need to do is to order for the complete material. The price for the material is NGN 3,000.00.**

**Make payment via bank transfer to Bank: Guaranteed Trust Bank, Account name: Emi-Aware technology, Account Number: 0424875728**

**Bank: Zenith Bank, Account name: Emi-Aware technology, Account Number: 1222004869**

**or visit the website and pay online. For more info: Visit <https://researchcub.info/payment-instruct.html>**

**After payment send your depositor's name, amount paid, project topic, email address or your phone**

**number (in which instructions will sent to you to download the material) to +234 70 6329 8784 via text message/ whatsapp or Email address: [info@allprojectmaterials.com](mailto:info@allprojectmaterials.com).**

**Once payment is confirmed, the material will be sent to you immediately.**

**It takes 5min to 30min to confirm and send the material to you.**

**For more project topics and materials visit: <https://researchcub.info/> or For enquiries: [info@allprojectmaterials.com](mailto:info@allprojectmaterials.com) or call/whatsapp: +234 70 6329 8784**

**Regards!!!**