AWARENESS OF PROFESSIONAL SERVICE OF QUANTITY SURVEYORS AMONG PRIVATE HOUSE OWNERS IN NIGERIA

(CASE STUDY OSUN STATE)

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Abstract: The study evaluated the awareness of professional service of Quantity Surveyors among Private house owners in Nigeria (Osun State. Appraisal of relevant literature remained the basis for measuring awareness of professional service of Quantity Surveyors which has formed the frame work for designing Questionnaire used for the primary data .Two hundred numbers of Questionnaire were administered, One hundred and eighty were received. The questionnaire was analyzed using descriptive statistic, percentage and relative important index. The results of the analysis show that the reasons for not engaging the service of Quantity surveyors I do not understand the roles of Quantity surveyor was ranked first 0.67, followed by To avoid extra cost of their professional service 0.66 and third Lack of legislation that compels their engagement 0.65. The study concluded with recommendation, Individual client should be more enlightened about the importance and function of a Quantity Surveyor by organizing public lectures, workshop and seminars. Nigeria Institute of Quantity surveyors should liaise with government to engage professional service in formulating building act through legislation that will mandate clients to hire the services of Quantity Surveyors.

Keywords: Building Act, Government, Private House Owner, Quantity Surveyors

1.0 Introduction

Walker (2002) affirmed that construction industry is essentially a service industry whose responsibility is to convert the plan and specifications prepared by engineers and/or architects into shed projects. Before the mid-twentieth centuries, residential development occurred when farmland or other outlying land was subdivided into two lots. These losses sold mostly to individuals who would construct a home themselves or with help of professional such as an architect or contractor. Private house owners means individual that want to own his or her house Perhaps by so doing the activity and the personality of quantity surveyor needs to be involve, which depend on the awareness of the client developer.

In Nigeria today, various projects are being embarked upon by residential developers with the view to get the best value for the financial resources at their disposal. According to Ashoworth and Hogg (2000). The practice quantity surveying is a peculiar British occupation and profession. It has tended to exist only in those countries where the British has an influence in the past. Wit is practiced

in the far east in Malaysia, Singapore, Honghong and Australia in India and Sri Lanka.: and in several countries of African, such as Nigeria, Kenya ad South Africa and other advanced country of the world. The traditionally quantity surveyor is defined to be a professional concerned with the contracts and costs on construction projects, and that they control construction costs by accurate measurement of the work required (Jagboro & Dada, 2012).

Quantity surveying as a profession is saddled with the responsibility of carrying out cost planning and commercial management of construction project, throughout its entire life cycle; from inception to post completion (Shafiei & Said, 2008). Babalola (2006) reported that majority of Nigerians are yet to benefit from the services rendered by a Quantity Surveyors and no client (be it corporate, government or individual) can ignore the procurement and cost management aspect of a project without dire consequence.

Pheng and Ming (1997) identified the services rendered by professional quantity surveyors as cost planning, life cycle costing, facilities management, preliminary cost advice, procurement method, contractual advice, tendering, valuation of construction work, cost control and financial management and insurance advice. All these services are germane to managing client's expectation with respect to timely completion and cost effectiveness. The services that quantity surveyors provide make them possess dominant managerial and technical skills for the overall planning, control and coordination of a project from inception to completion in other to meet the client's value systems. According to Nigeria Institute of Quantity Surveyors (2003), a Quantity Surveyor is a professional who is educated, trained and qualified to manage cost of construction projects. A Quantity Surveyor is a professional that ensure all timelines in construction projects are met and remain within budget. In 2004 the building research innovation technology and environment (BRITE) project conduct a survey on technological and organization innovations in the Australian construction industry. In St. Luke's Gospel (14:28-29) the importance of counting the cost before you build, implies that some of these practices existed even in biblical times. Whereas quantity surveying is a profession that is old man himself. Quantity surveyor is a professional who is educated, trained and qualified to manage cost of construction projects. A quantity surveyor is a professional that ensure all timelines in construction projects are met and remain within budget. Nkado and Mbachu (2004) identified that the provision of services should be aimed at satisfying identified needs of client. This is because client satisfaction adds value to the organization satisfaction is also important to the client developers because it reflects a positive outcome from the outlay of scarce resources and/or fulfillment of unmet needs.

Some of the features of the residential development in Nigeria are project abandonment, capital lock up, delay in completion period of construction works contractors insolvency others. In order to check this Quantity surveyor needs to be involve in construction project from inception to completion

According to Roe (2000) the services provided by the construction industry, has been criticized for failure to deliver products on time and within budget. If we collectively acknowledge that there is something wrong within the industry, it is important that we seek to remedy this situation through the application of professional skill and techniques. Most of these lags often occur because of lack of the proper awareness and post project as at due time.

1.1 Aim and Objectives of the Study

The aim of this study is to appraise the awareness of professional service of quantity surveyors among Private house owners in Osun State with a view to evaluating the benefits of quantity surveyor's engagement in project development. The specific objectives of the study are to:

1. Assess the awareness of professional service of quantity surveyor among Private house owners in the state.

2. Evaluate the benefits of engaging professional service of a quantity surveyor in a development project

2.0 LITERATURE REVIEW

The growth of any nation is a function of its real property development in the built environment. The developer is the entrepreneur who makes things happened, the quarter back or prime – moves of the development process. The developer is first a sources of ideas, who translated perceived needs into a concept of space which will satisfy, bringing together the source of capital, labour and materials and the same time, being that the project meet the regulation an materials and at the same time; being that the project meet the regulation imposed by one or more level of government.

Today's construction clients are versatile and sophisticated; hence they are conscious of time, cost and quality. Mubi (2001) stated that the modern construction clients insist on the satisfaction of the end users, the overall effect of the project on the environment and organizational learning for future projects. The needs and expectations of construction clients change and vary with the nature of clients involved.

The awareness of the professional services of the quantity surveyors seems not to have fully spread into the corporate organizations in Nigeria. A quantity surveying profession needs more awareness to reflect the new challenges and roles among all clients' category to survive in the Nigerian economy. Quantity surveyor's professional services are well embraced by all categories of developers, public, corporate and individual, in almost all the developed country and the British colony from where quantity surveying profession in Nigeria derived its origin and model (Opawole, Awodele & Babatunde, 2012).

To many people the profession is just a branch of surveying that deals with quantitative aspect of land and property development, but in the real sense the profession has a wide coverage taking into consideration the economy to making accurate financial forecast of a planned project.

2.01 The Client (Developer)/Employer

These are the stakeholders in building industry. The clients is /are the sponsor of the building process the organization of individual that initiates and appoints the building process learn (Nkado & Mbachu, 2001). A review of literature on client in the built environment could offer some useful insight on the needs, objective nature, values, preferences and this essential attributes of clients as well as what could constitute a reference point used by clients in judging service delivery.

Onwusonye (2006) view client to the construction industry, as the owner or person(s) who wants a project and can be regarded as the instigation party charged with the responsibility of owing and financing a given project, either from own resources or from some other external finances sources.

Basically, clients are categorized to give credence to the interest they represent their function objectives or even their responsibilities. Walker (2002), articulated these classifications:

- The individual client
- The corporate client
- The public client.

Where, further classification also strengthens out cast of primary client.

2.02 The Individual Client

The individual client appears to be associated with a situation where the sponsor of the project is both the owner and the occupier. For example, a situation exists where a couple proposes to own a house built for them.

Mbachu, (2003) identifies these as individuals who require purpose – built building project. He notes that while individual clients may have large degree of freedom in their decision-making, they are not free from constraints. For instance, if finance is applied for, then the bank, building society, or whoever the financier, may require that the proposed properly be used as security for the loan. This may rules out the worst excesses that the client may which to incorporate.

2.03 The Corporate Client

Corporate clients are associated with companies and firm controlled other, than by a sole principal. This group comprises all companies from small, simply structured organization to the massive multi-national corporation structures for corporate clients may be built for their own use business, habitation, pleasure, et cetera, on the other hand, these are built for sale, lease, rent without the owner being the end users. In Nigeria some of the corporate clients include: the Nigeria breweries Plc, the UAC of Nigeria Plc etc.

2.04 The Public Client

Public client comprises all the publicly own organization have the authority to raise finance to commission construction works. In all case, the funds will normally be raised by taxation r in the money market on the authority of the government. They include agencies of the federal government down through state and local entities for a multiplicity of boards, commission and authorities. Mbachu (2003) also notes that member of this category of clients may range in size from a sole proprietor to a multi-national conglomerate, and encourages sometimes within the same company, a wide range of organ types functions and objectives, like the public clients, the corporate client system could have a sophisticated approach development depending on the corporate size.

In terms of investment objective Turner (1990) gives two considerations which distinguish between public and private clients. Apart from public accountability, there is the need for consideration of the over-ill desire or interest of the community and any possible effects of the development, other than monetary, in the environment. More sophisticated techniques of project evaluation such as cost benefit analysis, may be required in these circumstances. Whereas they would not normally be required in development appraisal for a private client.

There are also clients who have considered experiences, typically manage a fair size portfolio of projects varying in size and type through maintained in – house professionals.

In fact with the following attribute and classification of clients one can be inferred schematically as show below:



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3.0 Research Methodology

3.1 Research Design

Research design provides the glue that holds the research project together and it focuses on addressing the central research questions (Trochim, 2005). This study focused on awareness of professional service of Quantity Surveyors among individual private house owners in Osun state, Nigeria. Thus the research employed the quantitative research approach, which involved the use of structured questionnaire in eliciting response from the targeted respondents. The questionnaire comprised questions related to understanding of individual developers towards the key roles of construction professionals, awareness of professional services of a quantity surveyors in a development project in the study area respectively.

The study was limited to Osun State of Nigeria. There are thirty (30) local government councils in Osun State whereby this research was spread among the individual private house owners up to two third (2/3) of the local council i.e 24 local councils in the state with their capital town (Osogbo) mostly focused, where there are various levels of on-going private building project (s). Two hundred (200) questionnaires were dispensed while a total of One hundred and eighty (180) were collected and considered for analysis of results.

All data collected were raw materials from the primary sources, the statistical tools used include descriptive statistics and relative important index.

4.0 Data Analysis and Discussion of Results

The study targeted a sample size of 200 respondents, from which 180 copies of questionnaire were filled and returned; which gave a response rate of 90%. This indicated a good response rate and conforms to Mugenda (1999) stipulation that a response rate of 50% is adequate for analysis and reporting: rate of 60% is good and a response rate of 70% and over is excellent.

Background Information of the Respondents

Table 1: Background Information							
Background Information	Parameters	Frequency	Percentage %				
Educational Qualification	Secondary education	48	26				
	Tertiary education	70	39				
	Master of science	32	18				
	Others	30	17				
	Total	180					

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Employment Status	Employed	100	56
	Self Employed	80	44
	Total	180	

The background of respondents was first ascertained to ensure that they qualify for the research study and this is presented in Table 1.It showed that 39% of the respondents had Tertiary education, followed by secondary education 26%, followed by master degree 16% and lastly others 17%. This result implied that their response to the survey were valid information with regard to the objectives of the study. These have shown a higher level of literate class among the respondents.

The table also showed that out of the total number of One hundred and eighty (180) respondents 100 of them were gainfully employed that is 56 % of the respondents, while 44 % of them were self employed

Table 2.0 personal building project(s) commissioned

	Frequency	Percentage (%)
Yes	180	100.0
No	0	0

Table 2.0 showed that among the respondents 180 of them that were selected for this research had actually embarked upon building project(s) so as to obtain highly reliable data from respondents.

s/n	Attribute	5	4	3	2	1	Total	RII	Rank
1.	I do not understand their roles	32	37	80	23	8	180	0.67	1
2.	Their roles can be undertaken by architect	23	20	40	40	57	180	0.50	9
3.	Their roles can be undertaken by land	39	20	12	37	72	180	0.51	8
	surveyor								
4.	Fair knowledge of construction process	12	35	58	40	35	180	0.54	6
5.	There professional roles are ignorable	41	11	52	46	30	180	0.53	7
6.	The professional services is too expensive	34	36	42	34	34	180	0.60	5
	for private jobs								
7.	Qualified personal are not readily available	20	10	25	70	55	180	0.45	10
8.	Their roles can be undertaken by engineer	34	35	55	33	23	180	0.63	4

Table 3: Reasons for Not Engaging Quantity Surveyor

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9.	Lack of legislation that compels their	30	60	39	28	23	180	0.65	3
	engagement								
10.	To avoid extra cost of their professional	40	66	20	14	40	180	0.66	2
	service								

The table 3.0 showed the reasons for not engaging quantity surveyor. This indicates that I do not understand the roles of Quantity surveyor was rank first 0.67, followed by To avoid extra cost of their professional service 0.66, third Lack of legislation that compels their engagement second 0.65 and fourth their roles can be undertaken by engineer 0.63, fifth The professional services is too expensive for private jobs 0.60, sixth Fair knowledge of construction process 0.54, seventh there professional roles are ignorable 0.53, eighth their roles can be undertaken by land surveyor 0.51, ninth their roles can be undertaken by architect 0.50 and lastly Qualified personal are not readily available 0.45

The result shows that I do not understand their roles lack of legislation that compels their engagement, their services been undertaking by engineer and professional services is expensive for private job are the major reason for not engaging the services of Quantity surveyor by the private house owners in Osun state either you engage them or not government will not disturb you of having

s/n	Attribute	5	4	3	2	1	Total	RII	R
1.	Preparation of the bill of quantities	137	25	18	0	0	180	0.93	1
2.	Cost/benefit study of the project(s)	126	34	20	0	0	180	0.92	2
3.	Valuation report during the construction work	128	26	16	10	0	180	0.90	3
4.	Cost control during the construction work	122	32	12	14	0	180	0.89	4
5.	Feasibility and viability appraisal of the project	127	20	33	0	0	180	0.90	3
	before commencement								
6.	Cost planning with respect to financial budget	110	37	0	16	17	180	0.83	5
7.	Preparation of material schedule	80	66	18	0	16	180	0.82	6
8.	Cash flow forecasting during the project(s)	78	68	16	0	18	180	0.81	7

Table 4: Ranking of Benefits Derived from Activities of Quantity Surveyor

Table 4.0 showed that preparation of bill of quantity was ranked first, followed by cost benefit study of the project and valuation report during the construction work, cost control during the construction work, Cost planning with respect to financial budget, Cost planning with respect to financial budget, Preparation of material schedule, while cash flow forecasting during the project(s) ranks the least on the list of extent to which quantity surveyors services are benefitted to individual house owner developers in the state.

With assessment of table 4.0 level from preparation of bill of quantity was ranked first and this indicate that preparation of bill of quantity is the most beneficial service rendered by Quantity Surveyor to respective private house owners. Cash flow forecasting during the project(s) which is the least in the table showed that the service of quantity surveyor in the state is not from inception to completion and on a good day the service of a quantity surveyor should be from inception to completion.

5.0 Conclusion and Recommendation

Conclusions

Based on the results obtained from this research, the following research conclusion are drawn: There are

i. The private house owners have low awareness of the service rendered by quantity surveyors

ii. The major benefits of engaging Quantity Surveyor is preparation of bill of quantity

Based on the benefits derived from the service and the attributes affirm in summary that private house owner majority did not understand the benefit derive from engaging a Quantity Surveyor and private client needs to be orients more about the benefit of engaging a Quantity surveyor

Recommendations

Based on the finding and conclusion stated above the various specified objective would be achieved by paving way for the following recommendation as made.

- (i) Individual client should be orient more about the important and function of a Quantity Surveyor
- (ii) Quantity Surveyor should give the individual or private house owner more awareness about the duties of Quantity Surveyors. by organizing public programme, workshop, media styles setting different between professional services of land surveyor, architect, estate surveyor and quantity surveyor.
- (iii) More awareness should be created by placing in media, services rendered by quantity surveying profession.
- Quantity surveyor should liaise with government to include the professional service in the building act that is legislation that will compel their engagement

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