

## Assessment of the Effectiveness of Public-Private Partnership in Housing Delivery in Akwa Ibom State, Nigeria

**Israel Udoka**

*Department of Estate Management  
and Valuation, Akwa Ibom State  
Polytechnic, Ikot Osurua, Ikot  
Ekpene*

**Article DOI:**

10.48028/iiprds/ijarppsdes.v4.i2.05

**Keywords:**

Effectiveness,  
Public-private  
partnership,  
Housing delivery

*Corresponding Author:*

Israel Udoka

**Abstract**

**A**kwá Ibom State has never been examined to assess the success or failure in the effectiveness of the implementation of public-private partnerships in housing delivery. This research aims at examining the effectiveness of public-private partnerships in urban housing delivery in Akwa Ibom State between 2007 and 2016. Two research objectives and one research hypothesis were considered. Objective one seeks to determine the extent of adoption of public-private partnership schemes in housing delivery in Akwa Ibom State, while objective two focuses to assess the effectiveness of public-private partnerships in tackling housing delivery deficit in the State. A population of 8050, covering the three senatorial districts of the state were identified. Copies of the questionnaire were distributed to a sample size of three hundred and eighty-one. Cramer's V statistical model was used in testing the hypothesis, while data elicited from the field were analysed using Standard Normal (z) test statistics (z-score) and statistical mean. Applying Cramer's V model, a result of 0.329 at 2 degree of freedom and at 95% level of confidence was obtained; indicating that public-private partnership schemes were not very effective in delivering housing units to urban residents in Akwa Ibom State; the extent of development of public-private partnership is low in the state with a calculated z-values of 0.071, 0.072 and 0.072, all found to be below z-table values of 0.5281, 0.5293 and 0.5293 respectively. From the findings it was concluded that the effectiveness of public-private partnership schemes in tackling housing delivery in Akwa Ibom State between 2007 and 2016 was seen to be minimal.

### **Background to the Study**

Nigeria adopted a quasi-socialist policy in infrastructural and service delivery to her citizens after independence in 1960, as the provision of social amenities; services, utilities, and physical infrastructure were considered to be the sole responsibility of the government especially in the first and second republics (Sanda, Daniel, Akande, and Adeagbo, 2016). This model of development in Nigeria was based on direct provision of services by government agencies as opposed to engaging private actors to provide the services through a structured relationship as seen in public-private partnerships. The direct provision of infrastructure approach by government is becoming unpopular in Nigeria in recent time owing to its failure to give the desired results. Some factors which were found to negatively influence this outcome included unrealistically high cost of infrastructure, improper planning, poor execution of projects, political interference, unclear objectives, limited operational autonomy by government departments, inadequate managerial, human and technical/conceptual and design skills, and lack of accountability and transparency (Sanda et al, 2016). Other factors include discordant and cumbersome bureaucracy, inappropriate economic settings, inadequate capital and lack of appreciation of free interplay of market forces of demand and supply, nepotism, etc. This is clearly demonstrated in Akwa Ibom State when the former governor (Arc. Obong Victor Attah) tried to execute the 'Security Village' projects in all the local government councils of the state between the year 2000 and 2007.

The above influences necessitated the search for alternative methods of infrastructure procurement. It was this search that brought the idea of public-private partnerships in the procurement of public housing and infrastructure projects in Nigeria. The concept of public-private partnership though relatively new in Nigeria and other developing countries; however, its application is gaining grounds in and among developing countries (Adeogun and Taiwo, 2011). Public-private partnership as a method of procurement came to the limelight in the wake of the privatization of major public sector infrastructure and dwindling oil revenue, which impeded the provision of urban infrastructure in Nigeria. Major projects notably and successfully completed under public-private partnerships include the Lagos-Ibadan expressway and the new terminal at the Murtala Mohammed Airport, both handled by Bi-Courtney Limited (Essia and Yusuf, 2013), housing estate development in states such as Adamawa, Ogun, Ondo, Bauchi, Lagos, Federal Capital Territory among others (Abdul-Aziz, (2011); Adeogun and Taiwo, (2011) and Ibem and Aduwo, (2012)).

However, the adoption of public-private partnerships came with its peculiar challenges (as asserted in Sanda et al, 2016), which have affected the success of the schemes. As a result, the public-private partnerships in Nigeria is not too booming though at the same time not doomed. This is because while some of the PPP projects are successfully executed in some areas, some failed to be actualized in other areas. Public-private partnership infrastructure projects implementation in Nigeria is characterized by controversies, failures, litigations, revocations, etc. (Oyewobi, Ibrahim and Ibrahim, 2012).

Meanwhile, Akwa Ibom State has never been examined to assess the success or failure in the effectiveness in the implementation of public-private partnerships in housing delivery. Hence, this research is taken-up to examine the effectiveness of public-private partnerships in public housing delivery, a case study of Akwa Ibom State between 2007 and 2016.

### **Concept of Housing Delivery**

The concept of housing delivery encompasses the process which allocates housing units to households in a particular state, region or community. It involves the production of new houses, renovation of existing units and the allocation of both new and existing housing to demanders (Agbola, 1998). Housing delivery system can be considered as a social configuration relating to the production and distribution of housing, with more or less formalized relations between the actors performing the necessary functions in the housing process (Prins, 1994). It is the process of providing functional support by sustainable maintenance of the bulk environment for the day-to-day living and activities of individuals and families within a country or a state. The system is influenced by economic demand and need, the producers' perception of this demand, by social goals and government programmes, by many laws and regulations, and by the availability and of financing. The housing delivery system includes such functional components as land and infrastructure, construction technology, labour and building materials, housing finance and mechanism for allocating houses to consumers (Raster, 1979). Therefore, housing delivery system can be said to comprise the building industry, which is involved in the actual construction of houses - an assemblage industry; and the government machinery for regulating, controlling and facilitating housing delivery to the final consumers (Adegoke, 2011).

According to Efekalem (2015), housing delivery is all about the provision of adequate, standard and affordable housing. In her submission, this simply means that housing delivery is aimed at ensuring that quality housing is made available to the entire citizenry of a nation at affordable cost. She further explained that housing delivery is always hampered whenever housing is provided at a very high cost; and its aim defeated when houses are built below minimum standard, a situation that presupposes that successful housing delivery is measured by adequacy of provision, quality and housing affordability. Housing delivery can then be seen as the conglomeration of all the processes, actors and regulatory framework involved in the production, supply and consumption of housing by the final consumers.

### **Public-Private Partnerships in Nigeria**

Different scholars have examined public-private partnership in housing delivery in Nigeria. Adegoke, (2011) asserted that public-private partnership is still at its infancy, and its application on housing is far more recent and restricted. According to him, the adoptions of public-private partnership by the Federal and some State governments have delivered both housing units and serviced plots for housing. In evaluating public-private partnerships in housing delivery in Nigeria, he did the assessment in Lagos and Niger States using four cardinal areas which were:

1. The development of the institutional and legal framework
2. The scope of application of public-private partnership to housing delivery
3. The extent to which it has enhanced housing affordability in the country and,
4. The general performance of public-private partnership in housing delivery in Nigeria.

Under the development of the institutional and legal framework, he argued that the framework for the public-private partnership was evolving, while that for housing delivery was virtually an adaptation of the general framework. According to him, a special unit had been created at the Federal Ministry of Lands, Housing and Urban Development that handled public-private partnership matter for housing delivery. This unit related to private sector/developers who partner the federal government in public-private partnership housing and site and service schemes. Similarly, a standard inter-ministerial committee had been set up in 2007 to appraise public-private partnership proposals in the areas of housing development with membership drawn from ministries of Housing, Finance, Physical Planning and Urban Development, Justice, Lands, Surveyor General's office and Lagos state New Towns Development Authority (NTDA) (Adegoke, 2011). The committee developed a policy document that guided both the approval and operation of the public-private sector for housing delivery as distinct from the public-private sector for other infrastructure provision in Lagos state. As explained by the same author; in Niger state, a public-private partnership unit was established in the Governor's office with a Senior Special Assistant (SSA) and Personal Assistant to the Governor heading the unit. The state also developed policy and operational guidelines for public-private partnership generally. In the document, housing was listed as one of the areas where a public-private partnership was to be applied.

Within the second assessment group - the scope of application of public-private partnership to housing delivery, the researcher opined that public-private partnership was limited to outright sales and serviced plots for sale. And that the application of public-private partnership in housing delivery in the country is closer to the private end of the public-private partnership spectrum, as most of the houses and serviced plots are sold at the going market rate. The private sector developer, in this case, ends up producing more of medium and upper-class housing that is beyond the reach of those the scheme intended to assist in housing. On the extent to which public-private partnership has enhanced access and affordability to housing and equity, he noted that public-private partnership contributed very low in this aspect. In his observations, the majority of Nigerians who require maximum assistance are unable to afford the houses from the public-private partnership, since it is the price that allocates the housing produced. Assessing the general performance of public-private partnership in housing delivery in Nigeria, the researcher pointed out that PPP has never left much to be desired in terms of housing delivery as the private sector developers/partners are still relatively few to stimulate effective competition and bring about the scale economy that will bring down the price to the level that will boost universal accessibility and affordability. In addition, the expertise required to assess public-private partnership proposals and limit the

excesses of the private sector for profit is not yet available. But this research is aimed at studying the effectiveness of public-private partnerships in housing delivery in Akwa Ibom State from 2007 to 2016.

Sanda; Daniel; Akande and Adeagbo, (2016), undertook a review of public-private partnerships for building and infrastructure procurement in Nigeria. The research revealed that the procurement process within government Ministries, Departments and Agencies (MDAs) is rather cumbersome; one important source of this cumbersomeness arises from the funding arrangement. In this regard, MDAs were seen to accord less priority in approving counterpart funds for PPP projects under their control. The evidence indicated that the process of approving PPP budgets are in no way different from other capital projects of less priority within the MDAs. As a consequence, public-private partnership projects are experiencing undue bureaucratic bottlenecks and delays.

Ibem and Aduwo, (2012), studied public-private partnerships in urban housing in Nigeria, using Ogun State as a case study. He came out with findings indicating that public-private partnerships in housing is based on the joint venture approach between government agencies and corporate commercial private property developers. That the focus so far has been on the provision of housing for high-income earners, while the challenges of insufficient numbers of housing units and housing affordability among low-income earners have not been addressed.

### **Public-Private Partnership in Housing Delivery in Nigeria**

The housing shortage, both quantitative and qualitatively, put at over 7million in 1991, 12 Million in 2007, 14 Million in 2010 and 17 million units currently while over 100 million others live in substandard houses in Nigeria (MBAN, 2010). Thus, apart from inability of the government to provide enough housing units to house her citizens, their inability to cope with the pace of development generated by urbanization is further reflected in their inability to provide required facilities and services to complement housing particularly in the urban areas.

This failure of public housing strategy to meet the housing needs of Nigerians as asserted by researchers is due essentially to dwindling financial fortune of governments which limit their production capacity to a level far below the housing needs of Nigerians. The housing problem is further complicated by the inefficiency in the allocation of public housing due to corruption and lack of transparency. The above makes the need to involve the private sector in housing delivery, particularly to eliminate the inherent weakness of the public sector and bring in the private capital. The commitment of the private sector to efficient resources utilization and management make them the global toast in infrastructure provision and service delivery, housing incisive (Adegoke, 2011).

In Nigeria, the history of organized housing supply showed the dominant involvement of the public sector. But World Bank in 1993 advised governments of developing countries to abandon their earlier role as producers of housing and to adopt an enabling

role of managing the housing sector as a whole. Also, UN-Habitat (1976), asserted that if national housing goals are to be met, the government should encourage, orient and, if necessary, supervise the private sector housing; while recommending integration of both private and public resources as a policy framework for encouraging private sector participation. But the fear that housing delivery by the profit-driven private sector will price out the poor is why the advocate of public-private partnership seems to be plausible (Adegoke, 2011). Thus, while actual housing supply can be left to the private sector, the public sector will have to develop and implement regulations that will safeguard the interest of the poor and other vulnerable groups. Hence, through the public regulatory framework, moderation can be exerted on the private sector and, the public-private partnership will ultimately strengthen the housing delivery by removing the weakness of both the public and private sectors.

### **Public-Private Partnerships and Housing Delivery in Akwa Ibom State**

In Akwa Ibom State, the first ambitious public-private partnership in housing provision is the APICO/Shelter Afrique. The project which was administered by a government agency in the state - Akwa Ibom State Property and Investment Company Limited (APICO) under a medium-term financing agreement was designed to comprise 235 dwelling units (Mbina, 2007) and the renovation of 72 already structures built to serve as parliamentary village for the members of the first Akwa Ibom State House of Assembly in 1990, to accommodate a total of 307 households (Udoudoh, 2016). The estate was also designed to provide an asphalted road network with covered drains, electricity with adequate transformers, water rectification with pre-paid metering system tied to a water treatment plant. An integrated telephone network was not left out despite the availability of Global System of Mobile (GSM) communication in the estate. There was equally a provision made for open spaces, recreational facilities, worship centres, shopping malls, restaurants, guesthouses, civic centres, and police station in the development. There are six types of houses in the estate, viz:

- i. 4 bedrooms detached maisonette
- ii. 4 bedrooms semi-detached maisonette
- iii. 3 bedrooms semi-detached duplex or maisonette
- iv. 3 bedrooms detached bungalow
- v. 3 bedrooms semi-detached bungalow
- vi. 2 bedrooms semi-detached bungalow.

APICO collaborated with other institutions toward the successful completion of the project, these were: Prudent Bank, Standard Trust Bank, Citizen Bank, Zenith International Bank, Cooperative Development Bank and Akwa Savings and Loans Limited. Prudent Bank was the project banker. The operational model of public-private partnership employed in the study area was the joint venture model, which is based on collaboration between government agencies and commercial private sector housing developers through build and finance agreement.

### Material/Methodology

With a study population of eight thousand and fifty (8050), and a sample size of three hundred and eighty-one (381) respondents drawn from thirteen different housing estates from the three geopolitical zones of Akwa Ibom state. A survey research design was adopted for the study with questionnaire as the research instrument. Cluster sampling technique was used in the study. Using this technique, the various housing estates selected formed the clusters in each senatorial zones of the state, and the different households within each estate were studied randomly in relationship to the population data.

### Results

Data collected from the field were presented and analysed using Cramer's V model to test the hypothesis on the association between public-private partnerships and housing delivery in Akwa Ibom State. Statistical mean ( $\bar{X}$ ) and Standard Normal ( $z$ ) test statistics were used to analyse data from the field. The means ( $\bar{X}$ ) were only accepted where they were found to have scores that were equal to, or greater than 2.5.

### The extent of development of public-private partnership schemes as a means of housing delivery in Akwa Ibom State

**Table 1:** Analysis on the responses on the extent of development of public-private partnership housing schemes in Akwa Ibom State

S/N	Statement	SA	A	U	D	SD	$\sum fx$	$\sum fx^2$	$\sum (fx)^2$	$\bar{X}$	Cal. Z	Remarks
1	I have a fair idea of what public private partnership stands for	1245	400	-	-	-	1645	350005	2706025	4.71	0.071	Accepted
2	Public private partnership exists in Akwa Ibom State	1120	500	-	-	-	1620	313380	2624400	4.64	0.072	Accepted
3	Housing units have been developed or financed through public private partnership in Akwa Ibom State	750	700	72	-	-	1522	236728	2316484	4.36	0.072	Accepted

**Source:** Field Survey, 2021

As shown in table 1 above, all the questionnaire items were accepted to have conformed with the ideas which sought to verify the extent of development to which public private-partnership schemes have gone in Akwa Ibom State. The three questionnaire items on the five points Likert scale had their mean scores above the minimum score of 2.50, and all the calculated z-values were found to be lower than the table values for the three questionnaire items at 95% confidence interval and 5% level of significance. This therefore shows that Research Question one is answered, and that the extent to which public-private partnership housing schemes are developed in Akwa Ibom State is indicated a little above average.

## The effect of public-private partnerships in tackling housing deficit in Akwa Ibom State

**Table 2:** Analysis on the significance of quantity of housing units provided through public-private partnerships in Akwa Ibom State

S/N	Statement	SA	A	U	D	SD	$\sum fx$	$\sum fx^2$	$\sum (fx)^2$	$\bar{X}$	Cal. Z	Remarks
1	I have a fair knowledge of the number of housing units delivered through public private partnership in Akwa Ibom State	100	120	150	100	100	630	35900	396900	2.25	-0.02	Rejected
2	Public private partnership housing scheme has provided a significant number of housing units in Akwa Ibom State since its inception	50	80	75	240	105	550	54300	302,500	1.96	-0.039	Rejected

**Source:** Field Survey, 2021

Table 2 above gives a summary account of the responses to questionnaire items five and six, which bordered on the effect of public-private partnerships in tackling housing deficit in Akwa Ibom State. All the responses totally negate the opinion expressed to ascertain the effectiveness of public-private partnerships in tackling the problem of housing delivery in the state. The mean scores from the two items were found to be below the acceptable value of 2.50 on the five point Likert scale. The calculated z-values for the two research questionnaire items had negative values of -0.048 and -0.029 respectively; with the z-table values of 0.4872 and 0.4920 at 95% confidence interval and 5% level of significance. Therefore, it can be summarised that the effect of public-private partnership in tackling housing delivery in the state is not quite significant.

### Hypothesis I

**H<sub>0</sub>:** Public-private partnership schemes do not have any significant effect on housing delivery in Akwa Ibom state.

**Table 3:** Analysis of the effect of public-private partnerships on housing delivery in Akwa Ibom State

S/N	Statement	SA	A	U	D	SD	$\sum fx$	$\sum fx^2$	$\sum (fx)^2$	$\bar{X}$	Cal. Z	Remarks
1	I have a fair knowledge of the number of housing units delivered through public-private partnerships in Akwa Ibom State	125	148	186	200	125	784	55758	614656	2.25	-0.02	Rejected
62	Public-private partnership housing schemes has provided a great number of housing units in Akwa Ibom State since its inception	60	100	93	300	131	684	68264	467858	1.96	-0.038	Rejected

**Source:** Field Survey, 2021

Inferred from table 3 above, the statistical means from the questionnaire items showed that the results were not statistically significant as they were observed to be below 2.50 minimum value. Applying Cramer's V model on the data from the chosen questionnaire items five and six gave a result of 0.329. At this level, Cramer's V result appeared not significant since the result 0.329 is less than 0.5. Therefore, the null hypothesis is hereby accepted - 'Public-private partnership schemes do not significantly affect housing delivery in Akwa Ibom state'.

**Table 4:** Chi-square contingency table showing  $X^2$  distributions of observed and expected data in analysis of hypothesis 1

Observed Frequencies (O)	Expected Frequencies (E)	O - E	(O - E) <sup>2</sup>	$\frac{(O - E)^2}{E}$
37	12.21	24.79	614.54	50.33
12	36.79	-24.79	614.54	-24.79
50	49.86	0.14	0.02	0.0004
150	150.14	-50.14	2514.02	16.74
0	24.93	-24.93	621.5	24.93
100	75.07	24.93	621.5	8.28
			$X^2$	= 75.49

Applying Cramer's V formula,

$$\begin{aligned}
 V &= \frac{\sqrt{X^2 / n}}{\min(k-1, r-1)} \\
 &= \frac{\sqrt{75.49/349}}{2} \\
 &= 0.329
 \end{aligned}$$

At df of 2, and 95% level of confidence.

### **Discussion of Findings**

The research primarily concerned itself with examining the effectiveness of public-private partnerships in housing delivery in Akwa Ibom State, Nigeria between 2007 and 2016. The research further examined the extent of adoption of public-private partnership schemes in housing delivery in Akwa Ibom State; and studied how public-private partnerships have tackled the challenge of housing delivery in the state. With the above aim and objectives, one hypothesis was formulated to support the research. The framework for the research was derived from the works of other researchers and authors reviewed. The study population comprised eight thousand and fifty urban residents in Akwa Ibom State who reside in the different public housing estates in the three political zones. Three hundred and forty-nine respondents were selected as sample using Taro Yamane's Formula for sample size determination. The instrument for data collection for the research was a structured questionnaire. Cramer's V statistical model was applied in analysing data to test the hypothesis, while statistical mean and Standard Normal (z) statistical test were used to analyse data used in answering the research questions. The findings obtained are below discussed.

The number of public-private partnership delivered housing units in Akwa Ibom State is very low. In the course of the research, it was found out that only one public-private partnership financed housing estate exists in the state. Also, this one estate financed through the medium (Apico/Shelter Afrique housing estate, located at Mbiabong along Oron road, Uyo; North East Senatorial District of Akwa Ibom State) has only delivered three hundred and seven housing units, a number which is comparatively adjudged to be highly insignificant considering first; the number of units delivered through private developments, as well as those provided by public agencies, and secondly the population of the state. The assertions of the respondents indicated in their responses clearly pointed to this result as all responses had scores above the acceptable minimum mean value of 2.50, and calculated z values observed to be lower than the table values and were all accepted to have responded to the research question on the extent of development of public-private partnerships in housing delivery in Akwa Ibom State.

Public-private partnership schemes do not have significant effect on housing delivery in Akwa Ibom State. This finding anchored on the number of housing units being delivered under the public-private partnership schemes. The two questionnaire items used in the analyses gave a mean score value lower than the acceptable minimum score of 2.50, as well as negative z-calculated values with corresponding Z-tabulated values which were below average (0.4872 and 0.4920). Also from the research, a result of 0.329 at 2 degrees of freedom and 95% level of confidence was obtained, as Cramers' V statistical Model was applied on data got from the responses to related questionnaire items. This result though positive was interpreted to be insignificant to affect housing delivery positively in Akwa Ibom State during the period of the research; a situation which led to the acceptance of the null hypothesis.

## **Conclusion and Recommendation**

From the findings of the research, it can be concluded that the effectiveness of public-private partnership schemes in tackling housing delivery in Akwa Ibom State between 2007 and 2016 is minimal.

From the findings of the research, it is recommended that the government of Akwa Ibom State should create an enabling environment in the state such as passing an enabling laws through the state House of Assembly to make public-private partnership a compulsory programme at both the state, and at the local government levels especially now that the local governments in Nigeria are to be made financially autonomous from the state; the state government to set aside a special funds which shall be contributed to monthly as shown - 5% of the monthly oil derivation allocation to state, 2.5% of the monthly revenue from corporate taxes, and 2.5% of the locally internally generated revenue, meant for counterpart funding for the public-private partnership housing; the suggested funding system to be overseen by a regulatory body that would be made up of representatives of the Akwa Ibom state government, the private sector, the participating banks representing the Non-Governmental Organizations and the Central Bank of Nigeria; and land acquisition for the public-private housing projects should not be left to government alone, the landowners must be involved and encouraged to participate equitably.

## **References**

- Abdul-Aziz, E. S. (2011). *The role of estate surveyors and valuers in housing delivery through the public private partnership*, Being a paper presented at the mandatory continuing development workshop organised by Kwara/Kogi Branch of NIESV. 17<sup>th</sup> November. Unpublished.
- Adegoke, S. A. O. (2011). *Evaluation of public private partnership (PPP) in housing delivery*, Being a lead paper presented at year 2011 mandatory continuing professional development (MCPD) of Kwara/Kogi State Branch of NIESV. Unpublished
- Adeogun, O. B. & Taiwo, A. A. (2011). Housing delivery through public private Partnership in Nigeria and the case for beneficiaries involvement, *Journal of Construction Project Management and Innovation*, 1(2), 63-79.
- Agbola, T. (1998). *The housing of Nigerians: A review of policy development and implementation. Research report number 14*, Development Policy Centre, Ibadan. Nigeria.
- Efekelam, I. C. (2015). *Developing a new mortgage system for financing housing development in Nigeria*, A PhD thesis submitted to the Department of Estate Management, Abia State University, Uturu.
- Essia, U. & Yusuf, A. (2013). Public private partnership and sustainable development of infrastructure in Nigeria, *Advances in Management and Applied Economics*, 3 (6.)

- Ibem, E. O. & Aduwo, E. B. (2012). Public private partnership in urban housing in Nigeria: Evidence from Ogun State, *International Journal of Architecture and Urban Development*. 2 (2) 5-14
- MBAN (2010). Memorandum submitted by the Mortgage Banking Association of Nigeria to the Senate Committee on Constitutional Review Amendment of the Land Use Act of 1978.
- Mbina, A. A. (2007). *Assessing the housing delivery services in Nigeria*. In: *Physical development of urban Nigeria; Emerging trend and challenges*. Edited by Ekop, B. O.; Etim, E. E. and Obot, I. D. Nigeria, Development Universal Consortia, Ikot Ekpene,
- Oyewobi, L. O., Ibrahim. A. D, & Ibrahim, Y. M. (2012). *Investigating optimum conditions for public private partnership in health, education and housing sectors in Nigeria in: Laryea, S. ; Agyepong, S. A.; Leiriger, R. and Hughes, W. (Ed.)*, West Africa Built Environment Research (WABER) Conference. Ghana, 24-26 July.
- Prins, W. J. M. (1994). *Urban growth and housing delivery; Past and present*, Holland. University of Leiden
- Raster, R. L. (1979). Housing delivery systems: Centre for real estate education and research, *College of Administrative Science*, Ohio State University, USA.
- Sanda. N. Y., Daniel, M. M., Akande, E. M., & Adeagbo, D. O., (2016). A review of public-private partnership for building and infrastructure procurement in Nigeria, *Journal of developing country studies*. Online publication, ISSN: 2225-0565, 6 (2) 5-13. [www.iiste.org](http://www.iiste.org)
- Udoudoh, F. P. (2016). *Real estate and infrastructure economics in urban Nigeria*, Uyo: Mef Nigeria Limited.
- UN-HABITAT (1976). *Housing policy guidelines for developing countries*, Department of Economic and Social Aspect of Housing. Nairobi: UNHABITAT.