

**RELEVANCE OF BUILDER IN THE
ACTUALIZATION OF MILLEMINIUM
DEVELOPMENT GOAL MDG 2022
BY
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INTRODUCTION

- After food is housing or shelter, the quality and quantity of housing in any country determine the country's level of development and standard of life, reasonable country pay attention to the provision of affordable housing for her citizen and help country economy by which large number of people will be involved in the construction, purchase of building material such as wood, cement, sand, granite, iron e.t.c.
- The report of the national technical committee on housing discussed on wide range issue and ended with the vision to make the housing sector one of the top three contributors to the nation's economy by adding 10m decent home to the existing one by year 2020 i.e. 1m affordable home annually.
- Housing & infrastructure contributed to our economy 3.7 % of our G.D.P annually, to be among top contributors in 2020 the sector needs to have average growth rate of 15% over the next ten years.

MILLEMINIUM DEVELOPMENT GOAL

- MDG is a set plans that were made by the united nation in 2000 to try to reduce hunger and improve the environment and other condition in poor countries around the world almost 200 united nation's are member state .
- MDG are eight goals with measurable targets and clear dead line for improving the lives of the world poorest people. The main goal is to eradicate poverty .The goals are:
 1. Conflict prevention & peace building .
 2. Culture and developments.
 3. Development and the private sector.
 4. Democratic economic governance .
 5. Youth empowerment & migration.
 6. Gender quality & women's empowerment.
 7. Children , food, security and nutrition.
 8. Environment and climate change.

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- The vision 2020 (EY)increased globalization means there are new market for goods and services and pressure on emerging market companies to complete on innovation as well as price; we call this plan vision 2020 and it's objective is to make the execution year (EY)the leading global professional services organization by 2020.

AFFORDABLE HOUSING IN NIGERIA

- The existence of man depends primarily on food and shelter. Man made shelter in caves or rocks to live in and later made shelter from tree branches and leaves as temporary form of accommodation. As population increases, people began to build houses with stones and mud. Using thatched leaves for the roof.
- Shelter is necessary because it provides a place of abode, thereby, protecting man from harsh weather such as cold, rain, sun and harmattan. It provides adequate security for man's life and properties.
- With the population of Nigeria which is approximately 170million, housing should be a priority that should not be toyed with. Despite being blessed with abundant human resources & material, housing should be affordable, In the pre-independence era, agriculture was the main source of livelihood but since the discovery of oil, attention has shifted from agriculture and this unpleasant trend has remained since independent .i.e cocoa House ,NTA etc

RECOMMENDATIONS

- Availability & accessibility of housing finance to majority of Nigerian
- Removal of administrative bottleneck for investors.
- Encourage indigenous developer by reducing all form of taxes and all form of certifications.
- Housing policies that will be help the developer and ends users
- Provision of long term fund, 20% interest rate from our finance institution is too high.
- Re-visit of land use decree(now act 6 1978) to ,make land available for Nigerian
- Subsidize the building material
- Construction method & industrialized building system.
- Encourage public & private partnership
- FMBN & FHA should review their responsibility and policies.

COLLAPSED BUILDING

- One of major factor militating housing development is collapsed building
- Collapsed building is a building which structural and components state of failure are not only unserviceable, and requiring some level of maintenance but one that is unable to adequately support intended loads or lacks stability due to excessive deformation. Collapse of building could be total or partial, looking at the root cause of building collapse; we need to have system collapse at the back of our mind, which I believe strongly is what the nation is suffering from. Once we fix the nation's system collapse all other collapses will automatically be fixed in place.
- I believe our system collapse is due to our crave for economy gain. Looking at the menace first, people must be accountable and we should ask questions such as;
 - Who is the designer?
 - Who is the developer?
 - Who approved the drawing?
 - Who supervised the construction?
 - Source of the materials used e.g. cement, sand etc.
 - Where are the regulatory bodies during construction?
- It was believed that pre-independence and just about the time of independence, we have buildings constructed which are still standing till today. These buildings were built by competent Nigerian professionals, so what happened there effect is (system collapse)

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- As a professional, one should look at the issue of building collapse as a shame on our country, the major professional who could make or mar any building is the "BUILDER" Nobody would ask who design the building, instead ,the question would be "who is the builder", now who is a builder?.A professional builder is someone who has been trained in any of the higher institutions either university or polytechnic and had undergone training under the tutelage of a registered builder, who has satisfied all the requirements in The Nigeria Institute of Building(NIOB) and Council of Registered Builder of Nigeria(CORBON).We have many professionals in the built environment: These are:
 - Tower planners
 - Geo-informatics surveyors
 - Architects
 - Engineers
 - Structural engineer
 - Electrical engineer
 - Mechanical engineer
 - Builders
 - Quantity surveyors

CAUSES OF BUILDING COLAPSE

- Improper planning: Everybody in the built environment should be involved in the planning of a proposed building.i.e Pre-design, design, construction and post-construction.
- Poor design. i.e. structural, Architectural
- Poor materials: Source of cement, source of reinforcement, quality of sand meant for certain component of building.
- Method of construction, i.e. frame structure
- Lack of soil report test.
- Absence of government policy to punished the offenders .That is why (NIOB) is clamoring for national building code. The fear is if the code is passed into law, who will enforce it ?in this part of the world we flaunt laws and orders talk less of code. We need to have a formidable enforcer within the built environment that will make it effective.
- Natural disaster
- Poor workmanship.
- Quack overseeing a project.

ROLES OF A PROFESSIONAL BUILDER

- Building production management
- Preparation of Buildability and maintainability analysis report
- Preparation of project quality management plan
- Preparation of health and safety plan
- Preparation of construction programme
- Building condition survey
- Building maintenance management
- Preparation of construction methodology
- Construction planning and preparation of building production management documents.

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- Evaluation and settlement of building contractors claims
- Feasibility and viability studies
- Construction management
- Conciliation, mediation and arbitration
- Monitoring and evaluation of building projects
- Preparation of material, labour and plant schedule
- Risk management in building project
- Estimator
- Project management
- Facility management
- Building consultant.

RECOMMENDATIONS

- National building code must be implemented.
- Professionals in built environment should continue to train & re-train
- Professionals should continue to monitor their members to ensure compliance with best practices
- Professionals in built environment should head the SON, and other regulatory bodies.
- Judiciary system should persecute the professional that is involved in shoddy job.
- Government should make plan approval easy without any administrative bottle neck.
- Builders should be involved in the documentation that is to be submitted along with the building plans e.g. health and safety or work programme and Buildability and maintainability analysis.
- Training of artisans is very important in the language they understand
- Government should encourage the indigenous professionals to undertake constructions and if foreigners must construct, such company's must have Nigerian citizens as part of the directors or board of the company.