
ASSESSMENT OF THE SATISFACTION LEVELS OF PEOPLE WITH COMMERCIAL BUILDING ENVIRONMENT: A STUDY OF KPAKUNGU COMMUNITY MINNA, NIGER STATE, NIGERIA

Odaudu, Ugbede Sunday & Musa Shehu Gajale

Department of Architecture

Kano University of Science and Technology, Wudil, Nigeria

Email: arcodauduugbede@yahoo.com; musashehugajale@gmail.com

Corresponding author: Odaudu, Ugbede Sunday

ABSTRACT

One of the problems Nigeria is facing is unsatisfied commercial building environment leading to low level of productivity and which in turns affecting the economy of our nation. Development control is a mechanism put in place to maintain standard and it is an aspect of planning that is difficult to operate in the country in terms of realization of its aim and expected objectives. The aim of this research work is to assess the different levels of satisfaction of the people with respect to the commercial building environment where they are staying. Interviews were conducted with 100 people of the study area to know the different levels of their satisfaction with their commercial building environment using systematic random sampling method that took in to consideration the total population parameters, which made it possible to measure their different levels of satisfaction with their commercial building environment. The results showed that a very large number of people are not satisfied with their commercial building environment and therefore, leading to low productivity in their places of work and suggested that government should enforce the laws and regulations guiding the development of the commercial building environment and also putting them in to practice.

Key Words: *Building Environment, Development Control, Planning, Productivity.*

INTRODUCTION

When people are not satisfied with their building environment, there will be negative effect in their various places of work directly or indirectly (Agbola, 1998). Therefore, unsatisfied commercial building environment is a problem because if people are affected negatively at work due to unsatisfied building environment there will be reduction in productivity, thereby affecting the Nigerian economy at large. For any system to work as expected there is always the need for control which is a form of regulation for necessary operation. Development control is an aspect of planning that is difficult to operate in the country in terms of realisation of its aims and expected objectives. The responsibilities in this area have been left to a particular branch of the planning authority which has made it difficult for reasonable success to be achieved. Experience in the past showed that a lot of risk is associated with this unit, which centres on the administration and management.

Keeble (1969:115) was of the view that "development control involves regulation of the detailed aspects of development, about which precise guidance cannot be given by the development plan, so as to ensure convenient and slight results". In

the real sense, the desire is to allow for orderly commercial building environment that will meet the requirements for ideal living. Generally, it was notice that there was misconception about the setting up of this organ. Conversely, the condition is for the good of the people concerned. Perhaps, this is a positive opinion held by Keeble that " a Local planning Authority should clearly understand that the sole objective of planning and planning control is to secure the right use of the land and that planning powers must not be made to sub serve other ends. In order to exercise the responsibilities in this particular area, certain issues have to be addressed. They include enforcement of the regulation and laws which is always problematic, obsolete equipment that needed to be changed in one hand and adequate machinery to work with in the office and on the field (Alao, 2005).

On the other hand, the present state of most planning authorities showed that there is shortage of qualified man power to monitor the fast growing physical development. Also, man power development programmed to enhance the productivity of the staff has suffered serious setback in the past. For any meaningful planning exercise to be fruitful, the knowledge and information about the population and relevant data concerning the area of interest will be needed (Ola, 2008). Today, people are saddled with unreliable data and poor data information. Although, there are improvements in some areas with the current computer, e-mail, internet and other services available all over the world. Before and after emergence of town and country planning in Nigeria, development control was operational in regions (Paul, 1965). Due to neglect and non-performance, areas that would have been designated as ideal neighborhood, districts, and satellites town have developed in to slum and decaying commercial building environment due to non-implementation of planning proposals and planning control measures which have resulted in top government spending of huge amount of money for planning schemes and exercises.

Also, the avenue that would have been realised from the land acquisition process and the operation of the exercise are lost. According to Obabori (2007), there are recorded cases of operational overlap manifestations which allow for loopholes in development control activities. The responsibility of the government and the state holders at all levels have to be stream lined. Government at all levels have initiated a more harmonised activities of the ministry of physical planning and development, like the Lagos State Urban and Regional Planning (LASURP), the Lagos State Waste Management Authority (LAWMA) and the Ministry of Environment regarding enforcement, administration, approval of building documents and demolition of illegal structures. There are other lapses that are not related to these aforementioned which involve operational mechanisms that inhibit development control. Findings in the past have showed that different

ministries or agencies had granted approval for the development without inputs from other relevant ministries or agencies. This development has jeopardized efforts of government at promoting a healthy environment. The study area is Kpakungu (along Bida-Minna road), Chanchaga Local Government Area, Minna, Niger State, and Nigeria. It has been in existence since 1970s. "Its origin can be traced back to one Mallam Ibrahim who first settled at a place which is now called Kpakungu. He was Gwayi by tribe. He was later joined by one Mallam Usman in the company of Baba Washiko and Nmayamma who were Nupes by tribe. Mallam Ibrahim (the first Kpakungu settler) who is now known as Alhaji Ibrahim is the present Mai-Angwa (Ward Head) of Kpakungu. The name Kpakungu originated from the action of a soothsayer who said to have settled in the area and in the course of his work, when he laughs, what he said was Kpakungu. It has a total land area of about 332 hectares and is about 150km away from the Federal Capital Territory (F.C.T.), Abuja" (Ugbah, 2007:43).

The area was a farming village and has since witnessed tremendous growth and developed as a result of the construction of the Federal Bida-Minna road which serves as a link between the Northern part and Western part of Nigeria and the proximity of the Federal University of Technology, Minna. It is bordered to the east by Minna express road and to the south by Minna Federal road. It has a population of about 17, 174 people (National Population Commission, 2006). In most places of Nigeria, people are staying in a commercial building environment with little or no satisfaction and this is a problem. Therefore, the aim of this research work is to assess the different levels of satisfaction of the people with respect to the commercial building environment where they are staying. The objectives of this research work are: to know the implications of the commercial building environment on people as regard to the different levels of satisfaction; to know how people have been coping with the commercial building environment; to ascertain substitutes from the resident of the study area in respect to the problems associated with the commercial building environment.

RESEARCH METHOD

For the purpose of this research work, interviews were conducted with 100 people in the study area to know the different levels of their satisfaction with their commercial building environment using systematic random sampling method which made it possible to calculate their different levels of satisfaction with their commercial building environment.

RESULTS AND DISCUSSION

From the author's field work, out of 100 people interviewed in the study area, 80 people are not satisfied with their commercial building environment. Therefore, this set of people will not be able to work perfectly in their various places of work

due to poor commercial building environment and there by affecting the productivities negatively and in turns, the economy of Nigeria negatively. Out of 100 people interviewed in the study area, 17 people are averagely satisfied with their commercial building environment. Therefore, this set of people will not be able to work perfectly in their various places of work and which may affect the productivities negatively and in turns, the economy of Nigeria negatively. Out of 100 people interviewed, three people are satisfied with their commercial building environment. Therefore, this set of people can be able to work perfectly in their various places of work and this will affect the productivities positively, and in turns, the economy of Nigeria positively. The levels of satisfaction depend on individual state of mind or preference and the research showed that inability of the government to enforce and put into practice the laws guiding the development of the commercial building environment is the cause of unsatisfied building environment.

SUMMARY OF FINDINGS

Unsatisfied commercial building environment is a problem Nigeria is facing today and a very large number of people (80 people out of 100 people interviewed) will not be able to give their best in their places of work due to unsatisfied commercial building environment. 17 people out of 100 people interviewed, will not be able to give their best in their places of work because they are not fully satisfied with their commercial building environment. Only three people out of 100 people interviewed, can give their best in their places of work, outside other obstacles affecting work.

CONCLUSION

The research work accessed the different levels of satisfaction of the people with respect to the commercial building environment where they are staying. Systematic random sampling was used in conducting interview with 100 people of the study area to know their different levels of their satisfaction with their commercial building environment. The research showed that inability of the government to enforce and put in to practice, the laws guiding the development of the commercial building environment is the cause of unsatisfied commercial building environments for people. Very large populations of the people are not satisfied with their commercial building environment and therefore will not be able to work perfectly in their various places of work and thereby affecting the productivities negatively and in turns affecting the economy of the nation negatively.

In order to find lasting solution to the problem, it is recommended that government should enforce the control laws and regulations guiding the

development of the commercial building environment and also putting them in to practice.

REFERENCES

- Agbola, T. (1998). *The Housing of Nigerians. A Review of Policy Development and Implementation. Research Report, 14, Development Policy Centre, Ibadan, Nigeria.*
- Alao, T. (2005). *Lagos Harmonises. Agencies Duties to Boost Development Control. The Guardian Vol. 22, No. 9805, 26th September. Homes and Property (2005) Real Estate Sector and the Impact of Government's Lagos property sale. The Guardian, Vol. 21, No. 9714, June 27, PP.15, 49.*
- Keeble, L. (1969). *Principles and Practice of Town and Country Planning. The Estate Gazette Limited, London.*
- National Population Commission (2006). *Census Office, Minna, Niger State, Nigeria.*
- Obabori, A.O. (2007). *Development Control. An Important Regulator of Settlement Growth. Department of Architecture, Ambrose Alli University, Ekpoma, Edo State, Nigeria. KamlaRaj Publishers.*
- Ola, C.S. (1977). *Planning, Law and Administration. Ibadan Oxford University Press, Ibadan Nigeria.*
- Paul, D.S. (1965). *Urban Design: The Architecture of Town and Cities. McGraw-Hill Book Company, New York.*
- Ratcliffe, J. (1983). *An Introduction to Town and Country Planning-Hutching Horden, Melbourne. The Federal Government Press, Nigerian (1992). Urban and Regional Planning. Act No. 88 of 1992.*
- Ugbah, T.T. (2007). *Assessment of Building Contravention in Kpakungu Area of Minna, Niger State. An Unpublished B.Tech. Thesis. Department of Urban and Regional Planning, Federal University of Technology, Minna, Niger State, Nigeria.*