

**Tropical Journal
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Built Environment**

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Aim and Scope

Tropical Journal of the Built Environment (TJBE) is a biannual publication of high-quality peer reviewed journal that is published by the College of Environmental Sciences, Joseph Ayo Babalola University (JABU), Nigeria. Tropical Journal of the Built Environment provides a platform where academics and built environment professionals can publish well-researched empirical and theoretical papers on issues related to the built environment. TJBE encourages prospective authors to submit original articles that offer feasible solutions and planning implications for improving the environment.

TJOBE Policy

TJBE does not accept or encourage submission of articles that are under consideration for publication with any other journal. We encourage all prospective authors to ensure that they uphold the integrity of academic writing and standards. TJBE has zero tolerance towards academic frauds and plagiarism. In view of this, all submissions will be subjected to plagiarism checks as a first line of review process and may be returned to the authors based on the result obtained. Authors are responsible for the integrity and contents of their and bear sole responsibility their publication.

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3. The manuscripts should be devoid of headers or footnote that contain the identities and affiliations of the authors. The details and affiliations of the author(s) should be provided only on the first page.
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11. Authors of accepted manuscripts will be requested to address the corrections or revisions on their articles after which a camera-ready version of the paper is mailed to tjobe@jabu.edu.ng
12. Authors with accepted manuscripts will be asked to pay a publication fees.

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Editorial

The publication of Tropical Journal of the Built Environment (TJOBE) Volume 4 Number 1 shows our steady growth as a Journal in the Built Environmental Sciences. This June 2023 edition of TJOBE reinforces the strength of the journal within the academic sphere. The articles in this edition cover a wide variety topics and issues touching the built environment and the society at large. The authors in this issue equally displayed good understanding of their field of interest and current trends in research.

The first article on Diffusion of Lean Construction Knowledge among Building Firms in the Nigerian Building Industry, examined investigated the means through which knowledge about lean construction has diffused, the speed at which the knowledge diffused and factors that influenced the diffusion of lean construction knowledge among firms in the Nigerian building industry. Findings from the study revealed that the Internet, Seminars/lectures and words from colleagues were the major means through which knowledge about lean construction diffused among stakeholders in the Nigerian building industry. It concluded that, for knowledge of lean construction to increase among firms in the Nigeria building industry it is important that awareness about it be increased using the identified communication channels.

The second paper by Muhammad on Pedestrians Experience in Nigerian Cities, evaluated the influence of insurance policy and appraised the experiences of pedestrians as result of the implications on the occupation of sidewalks by petty commercial vendors and transport workers. Results reveals that the street lost its boundaries consequently its character and definition. The experience has a mental and psychological effect on health of the citizens. The author concluded that, an improvement on movements and circulations of pedestrians in city centres would certainly improve the mental and

general well-being of the people and help in addressing emerging issues and challenges in urban infrastructures.

The third article by Olubi was on Effect of Housing Delivery Process on Housing Affordability in Southwest, Nigeria. According to the author, the housing delivery process in developing countries appears inefficient, onerous, and ineffective. This study sought to understand the availability of affordable housing, investigate its cost-cutting measures, pinpoint user value systems, and understand regulatory framework requirements for housing affordability in Southwest Nigeria. The study posits that affordability is a relative term that varies depending on the age, income, housing needs, and requirements of the individuals. It suggested that insufficient local involvement in housing design and construction is a major barrier to housing affordability.

Assessment of User Satisfaction in Environmental Aesthetics of Recreational Open Spaces in Abeokuta Nigeria is the fourth article and user satisfaction through a functional Recreational Open Space (ROS). The aesthetic perception of a people living in the same region and sharing a similar cultural system also exhibits a fixed feature or character. On the other hand, as a result of different regions and cultures, the aesthetic perception and consciousness of the public also presented a kind of difference. The paper concluded that the problem of defining the aesthetic perception and the consequent need to empirically meet users' satisfaction in a peculiar African socio-cultural environment has been absent.

The fifth article by Aseyan, et al., was on Causes of Housing Decay in Ibadan Core Settlements. This paper explored the decay of housing in Ibadan Core Areas with the objective of determining the causes of housing decay from a social, economic, physical point of view and propose feasible and viable measures and policies to mitigate

spreading of housing decay in these core areas. This study revealed that the major causes for decay in the study area are over usage of the facilities, age of the building and the inherent ownership structures. Their recommendations included convincing relevant stakeholders such as government authorities to review various housing policies governing land use in the study area, which will also include cultural reorientation in order to discourage misuse and neglects of buildings in the domain.

Oluwunmi, in the sixth article undertook a Review of Fire Outbreaks in Government Buildings in Nigeria: Causes and Remedies. This study, focused on fire outbreaks in government buildings in Nigeria, and critically reviewed some of the cases and shedding more light on the probable causes, with a view to providing suggestions to arrest this issue of concern. Based on the review, the majority (60%) of the fire outbreaks occurred between 2019 and 2020, and the highest (28% of the total) was reported in Abuja. The paper further revealed that the major causes of fire outbreaks were electrical-related issues, political-related issues, a low level of awareness of fire safety measures, the use of low-quality or sub-standard building materials, and carelessness or negligence. The study suggested that to curb electrical-related issues, they must ensure the use of genuine cables, avoid overloading and illegal connections, and make adequate provision for routine electrical inspections.

The seventh paper by Tanimowo, et al., examined Residential Property Tenancy Failure: The Case of Ilorin Metropolis, Nigeria. This study examined tenancy failure in the residential property market of Ilorin metropolis, Nigeria. The study revealed, among others, that greater numbers of tenants in the study area have experienced tenancy failure at least once. The major causes of tenancy failure in the study area include breach of tenancy agreement, moving to own house, discrimination, and insecurity. The study also found that homelessness, loss of rent to

landlord, and high cost of resettlement were the major consequences of tenancy failure in the study area. The study recommended, among others, that the identified causes and consequences of tenancy failure in this study should be given proper attention by the landlords, government, property managers in their decisions-making processes.

Level of Application of Technologies for Health and Safety Management on Construction Sites in Lagos State, Nigeria is the 8th paper. This study determined the level of application and barriers to the application of technologies for H&S management in Lagos, Nigeria with a view to enhancing safety practices. The study revealed that application of technologies in H&S management in construction is relatively low. Online Database and Internet of Things were the most used technologies while Robotics and Automaton were rarely used. Capital intensive and low technical ability were the major barriers affecting the application of technologies in construction. They recommended that contracting firms need to increase allocation of capital for acquisition of new technologies and train their workers on the use of these technologies to enhance their safety.

The ninth paper by Akinola et al., evaluated the Constraints in the Implementation of Public Private Partnership in Housing Delivery in Oyo State, Nigeria. They stated that there is a need for a well-designed PPP scheme with significant consideration to create an enabling environment within which PPP can be successfully implemented. The study revealed that that political, economic, environmental and technological constraints constitute greater influence on the implementation of PPP for housing delivery. Paper concluded that for PPP to be fully implemented for housing delivery, there would be need to give significant attention to address the identified barriers in the state. It recommends the creation of enabling environment for a well-functioning partnership as a crucial

approach to successful implementation of PPP for housing delivery.

Gamu, et al, in tenth paper examined Residential Real Estate Investment Performance Evaluation in an Emerging Economy: A Look at North-Central Nigeria's Real Estate Submarket. This study analysed the performances of residential real estate investment in Minna property submarket of north-central Nigeria. It adopted a survey research design to collect residential property transaction data and information from estate surveying and valuation firms. The study found a progressive movement in rental and capital values of residential real estate in the study area within the study period (2007-2021). Returns on investment equally indicated positive performance when compared with risk-free investment asset in Nigeria. Thus, investors could include residential apartment in their investment portfolio for purpose of diversification.

In the eleventh paper, Adeyemi examined facilities management practices in Joseph Ayo Babalola University (JABU) and then compared the relationship between this function and the university core functions. The study revealed that inadequacy of fund which ranked 1st with mean weighted value of 4.045, and lack of understanding of the concept of facilities management ranked 2nd with a mean weighted value of 3.787 as the main causes of maintenance challenges in the university. It recommended that periodic collation of the views of students, staff (academic and non-academic) and other stake holders such as the operators of commercial activities on the state of the built environment should be actively encouraged.

Odumosu et al, in the twelfth paper examined Preliminary Adjustments for Establishment of the Lagos Gravity Network. They presented a preliminary adjustments for the establishment of the Lagos gravity network (LAGGNET). Horizontal control reliability test for the proposed network was done using the Gauss

Marcov functional model in a single constrained network with observation equations formed from the vector of baselengths. The standard error of horizontal positions within the control network was found to be $\pm 0.0051m$. The drift rate of the gravimeter was found to be 0.0007mgals/min and atmospheric pressure correction values between -0.009 to 0.027mgals were obtained. Insignificant latitude correction was observed due to the near-equatorial nature of the study area.

Ayoola et al., examined Perception of Safety and Fear of Crime in Core Residential Neighbourhoods of Akure, Nigeria in the thirteenth paper. They looked at fear of crime in the house and at the neighbourhood level, as well as the types of crime and the characteristics that predicted fear of crime. According to the survey, majority of respondents (57.3%) felt unsafe walking in their neighbourhoods during the day, whereas the majority of respondents (81.2%) feel unsafe walking in their neighbourhoods at night. Fear of crime was higher in the neighbourhood (78.9%) than in the house (27.1%). Age, education, duration of residency, income, and tenure status were identified as socio-demographic determinants of fear of crime in this study. The study concluded that core residential neighbourhoods because of their high density have high fear of crime.

The fourteenth paper by Adebisi examined Influence of Estate Surveying and Valuation Firms' Services on Commercial Property Lease Performance in Ibadan, Nigeria. The data for this study were gathered with questionnaires administered to Estate Surveying and Valuation firms and commercial property tenants in the management portfolio of the registered Estate and Surveying and Valuation firms in Ibadan. The factor analysis result revealed that services such as regular maintenance, timely maintenance, regularity of routine inspection and enforcement of environmental sanitation identified as maintenance having a total variance of 21.68% best measured the effectiveness of

registered Estate Surveying and Valuation firms in the provision of services to the commercial property tenants in Ibadan. The study recommended that Estate Surveying and Valuation firms should intensify efforts in the area of maintenance, rent collection procedures and building services provision to increase tenants' satisfaction.

We strived to maintain the review process of the manuscripts given the large number of articles received and hence it is only good that I appreciate the selfless contributions of all the reviewers for this edition of the journal. I also congratulate all the authors who made it to this edition of the journal and I salute their resilience in following through with the suggestions and corrections on their articles. We do hope that you will recommend Tropical Journal of the Built Environment to colleagues (academic/professionals) and institutions as we begin the process of December 2023 edition and beyond.

I welcome the readers to enjoy this Volume 4 Number 1 edition and for the contributors let us kick start **Volume 4 Number 2** immediately.



O.F. Adedayo, PhD
Managing Editor

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