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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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9. Authors must avoid using any page breaks, footers, headers or any special formatting in their manuscripts.
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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](mailto:tjobe@jabu.edu.ng)
12. Authors with accepted manuscripts will be asked to pay a publication fees.

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## Correspondence

All correspondence should be addressed to

The Managing Editor

Tropical Journal of the Built Environment

College of Environmental Sciences,

Joseph Ayo Babalola University (JABU),

Ikeji-Arakeji, Osun State, Nigeria

Email: [tjobe@jabu.edu.ng](mailto:tjobe@jabu.edu.ng)

Phone: 07067725632

## Published By

College of Environmental Sciences, Joseph Ayo Babalola University (JABU),

Ikeji-Arakeji, Osun State, Nigeria

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Department of Architecture  
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Ikeji-Arakeji, Nigeria

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Ikeji-Arakeji, Nigeria

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## Editorial

The publication of Tropical Journal of the Built Environment (TJOBE) Volume 3 Number 1 marks the beginning of a new dawn in the history of the Journal and the College of Environmental Sciences. This edition of TJOBE is a confirmation of the acceptance of the journal within the growing academic sphere. The papers in this this edition covers a wide range topics and issues affecting the built environment. The authors in this issue displayed good knowledge of their various fields and current trends in research.

Shittu et al, in the first article examined causes of fire disaster and occupants' level of fire safety provision in residential buildings in Minna, Niger State. The level of fire safety provision, in terms of fire prevention and firefighting, in residential buildings in Minna was revealed to be low. It was thus concluded that the level of compliance with fire safety measures in residential buildings in Minna, Niger State is low. The study therefore recommended that public enlightenment should be carried out to sensitise building occupants about effective fire prevention and firefighting in the area.

Oladimeji in the second paper undertook a review of the macroeconomic environment in Nigeria and Malaysia with a focus on its effect on the growth of the construction sector (CS). This study observed that the CS significantly contributed more steadily to Malaysia's Gross Domestic Product (GDP) than that of Nigeria. Low manpower development, weak implementation of construction policy and low construction work volume were more prominent in Nigeria construction sector than Malaysia. The study concluded that there is the need for more investment in public and private infrastructures and manpower development so as to improve the Nigeria construction sector's contribution to the GDP.

The third article by Okosun discussed Participatory Role of Self-Help Groups in

Infrastructure Development in Ilawe-Ekiti, Nigeria. The study identified the main problems as inadequate funding, wasteful bureaucratic process in accessing fund from government, high interest rate chargeable on loans, collateral constraint and insufficient fund in infrastructure projects in Ilawe-Ekiti. The paper recommended that, the government of Ekiti state should support the activities of SHGs with adequate funding and good policies and canvassed Government-SHGs Partnership development in order to upgrade and expand facilities, which tend to engender sustainable infrastructural development in the state

The fourth article examined Influence of Logistics on Material Procurement for Construction Projects in Abuja, Nigeria. It found that "Competence of procurement officer" and "Quality" were the most critical components required for material procurement. It concluded that Procurement officers with good pricing and negotiation skills should therefore be appointed for material procurement.

Basic Factors Influencing Gender Discrimination of Land Ownership in Minna, Niger State is the fifth article and it examined the basic factors influencing gender discrimination of land ownership in selected neighbourhoods of Minna, Niger State. The study concluded by asserting a high degree of derivation and gender discrimination on land ownership in Minna, owing to the fact that just few women get share from land proceeds, in which such classes of women cannot use land for credit facilities for business or investment. The study, therefore recommended the support of government at different level to uphold equity in the area of land allocation and accessibility in favour of women.

Muhammad in the sixth article discussed Energy Efficiency from Vernacular Architecture- Case Study of Kano City Northern Nigeria. The study takes lessons

directly from traditional and vernacular architecture of Hausa land of Kano state in North West Nigeria which aimed to offer to architects as guidance and inspiration for new and future buildings in an urban context. The appropriate technical, cultural, religious and social solutions provided by vernacular and traditional architecture in terms of energy efficiency in planning and design were analysed in detail. The paper recommended the intervention of the regulatory planning agencies to ensure the inclusion of the basic vernacular strategies.

The seventh paper examined climate related infrastructure system failure and its implication on agrarian products and processes. Findings indicated that, the long-established approach of generalising climate risks and impacts over regions underrates strategies for climate risk reduction and despite geographical variations the risk of agrarian losses is on the increase across the selected locations. Based on the results obtained recommendations were made towards adaptation and resilience strategies for effective risk reduction to help practitioners, policy makers and the academia.

Kehinde et al, in the 8<sup>th</sup> paper undertook an Appraisal of the Adoption of GIS in Facilities Management by Real Estate Professionals in Lagos State. The findings from the study reveal that the Real Estate professionals have positive perception to the use of GIS in their day to day facility management practice but with low adoption rate. The study concluded by recommending that the Real Estate professional should embrace the vast opportunities offered by the application of GIS in facility management.

Onanuga and Fakere in the ninth paper discussed Users' Perception of Public Housing Indoor Spaces: Case of Ijapo Estate, Akure, Nigeria. The study showed that the majority of the respondents in the public housing study were low-income earners. Also, the test of the relationship between the socio-economic characteristics

and perceptions of the respondents revealed significance at 5% and 1% levels of probability. It concluded by recommending that the socioeconomic status of users should be considered as one of the determining factors in the design of residential interiors in Nigeria.

The tenth paper is on Perceptions of Yoruba Cultural Ornamentation on Monumental Buildings in Lagos, Nigeria. This study evaluated the perceptions of ornamentation and decorations in the design and construction of monument buildings in Lagos with a view to understand reasons for the gradual disappearance of Yoruba architectural features on monumental buildings. The findings indicated that religious Beliefs, over dependence on foreign goods and lack of value for these features among the urban population are some of the reasons discovered. The study thereby suggested for collaborations among the professionals for providing necessary modern tools for productions of these features in commercial quantities.

Adeleye et al, in the eleventh paper examined Architectural Philosophy and Design Process: A Case Study of Guiding Light Assembly, Lagos Nigeria by showing the evolutionary trend of a notable project that reveals the underpinning philosophy guiding Architectural practice from conceptualization to actualization. The paper equally discussed the philosophy of the architect and concluded that the architect's designs design has always been tailored towards spatial dynamism per time in progressive contextualism, an approach which seeks to express the physical, budgetary, climatic, cultural and technological inclination of the community and zeitgeist in the design process.

In the twelfth paper by Damu et al, the Influence of School Based and Personal Factors on the Academic Performance of Architecture Undergraduates was examined. The analysis indicated that passion or interest for architecture (M 4.24), attending lectures (4.14), cost of materials

for assignment (4.11) were the most influential variable that influence students' performance among the personal based variables. It recommended that the Architecture students need to go through proper orientation, personal contact, encouragement and mentoring by all academic staff. The department also needed to liaise with the Guidance and Counselling unit to boost morale of students. Professionals in practice also have a role to play especially with the internet meetings, seminars, scholarships and study grant for students who might have difficulty with academic funding. Furthermore, it also recommended that the studio be revitalised in order to encourage better academic performance.

Adebisi and Bankole discussed Rental Default in Abuja Residential Private Rented Sector in the thirteenth paper by assessing the rate of rental default and factors influencing rental default in the residential private rented sector in Abuja. The study revealed that the rate of rental default varied between property types and locations. The study showed that the average rate of rental default for a room self-contained, 2-bedroom, 3-bedroom, 3/4-bedroom bungalow, and duplex apartments between 2017 and 2019 were 36.6%, 32.76%, 30.01%, 27.5%, and 18.34% respectively. The study recommended that practising Estate Surveyors and Valuers consider the factors mentioned in tenant selection to achieve an investor's investment objective.

The fourteenth paper by Abdullahi and Abdullahi was on Challenges Facing the Development of Sustainable Petrol Filling Stations. This study assessed the barriers encountered by Architects and building developers in the development of sustainable Filling Stations with a view to encourage the existence of eco-friendly Filling Stations. It conclude by stating that Sustainability requirements that can be included in Filling Stations include: sustainable planning (zoning of activity area), use of fire resistant materials such as Polytetrafluoroethylene (PTFE), tent and

canopy structures, plastic, bricks and landscape feature. The findings from this study concluded further that the barriers to sustainability in Filling Stations include; lack of knowledge on sustainability, lack of integration of sustainability features in the design stage by Architects, influence of design by clients, high cost of sustainable building materials, lack of technical manpower, and absence of subsequent maintenance plan.

Idowu et al examined Urban Transformation and Road Infrastructure Development in the fifteen paper. The study investigated land-use changes in respect to road infrastructure transformation in Gwagwalada Township, Gwagwalada Area Council of Abuja. The study was based on geospatial analysis of existing Gwagwalada township base map including acquired 1m resolution IKNOX satellite imagery of 2019, 2009 and 1999. The study found out that there was a high disparity in the level of urban growth and transportation infrastructure in the study area, hence the need for intervention for the development of road networks to save the satellite settlement from turning into sprawl.

Ale, et al contributed the sixteenth paper and they examined Buka as a focal point for interaction with Owode in Akure South Local Government Zone of Ondo State. The study showed that there is good interaction between Buka users and that customer retention is high due to the price of local dishes. The study concluded that architects should consider eco-friendly and sustainable building materials favourable for construction to improve comfort while encouraging facility management to provide a hygienic environment for the users. It is therefore recommended to provide more Buka in Owode community that accommodates all ages, genders and no different classes for rich and poor.

The seventeenth paper by Adeogun et al examined the distribution of intercity motor parks location within Minna Metropolis and determined the implications of the motor

parks' location on the adjoining environment. They analysed eight (8) government-approved motor parks. In terms of the environmental implications of location they discovered that, five (5) of the eight (8) variables examined were more prevalent in all areas, and they are road-side parking, often high volume of traffic delay, blockage of drainage-way, hawking, and noise pollution. The study concluded that in the arrangement and development of city's landscape, planning and designing of motor parks should not be taken for granted.

The eighteenth paper by Sodiya, et al, was on Alternative Financing Models for Transport Infrastructure: Factors Influencing its Adoption and Challenges in Lagos State. This study investigated the factors affecting choice of financing model to fund the provision of transport infrastructure as well as barriers militating against the acceptance of contemporary financing models in Lagos State. Their findings revealed that out of 16 factors identified from literature, economic development, environmental issues and sprawling growth and urbanisation were the most influential factors determining choice of financing approach.

In undertaking the production of this edition of the journal a lot of energy and resources went into the process especially those of the authors and the reviewers who trusted us enough in ensuring that the quality of the manuscripts were good, which by extension improved the standard of the journal. I can only crave your support in recommending Tropical Journal of the Built Environment to colleagues (academic/professionals) and institutions as we begin the process of December 2022 edition and beyond.

I welcome the readers to enjoy this Volume 3 Number 1 edition and for the contributors let us kick start **Volume 3 Number 2** immediately.



O.F. Adedayo, PhD  
Managing Editor





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