

**Tropical Journal
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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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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 3 Number 2 marks a significant growth of the Journal and the College of Environmental Sciences. This edition of TJOBE reinforces the acceptance of the journal within the academic sphere. The papers in this edition cover a wide range topics and issues affecting the built environment and the society at large. The authors in this issue displayed good understanding of their field of specialization and current trends in research.

The first article by Babalola, et al examined barriers affecting the adoption of Lean Practices (LPs) in Nigeria's building industry. A quantitative research method was adopted, using the survey approach with structured questionnaires administered to various firms in the Nigerian building industry. Findings from this study revealed that barriers to the adoption of LPs in the Nigerian building industry are of two important categories, as the knowledge and support-related barriers were revealed not to limit the adoption of LPs in the Nigerian building industry. The authors recommended that stakeholders view these barriers and others as important to aid the efficient adoption of LPs in Nigerian building industry.

Shittu, et al, in the second paper evaluated the influence of insurance policy on the costs of accidents in medium-sized construction projects in Minna, Niger State. The study adopted a quantitative research approach. The major findings from the study were that the relationship between level of implementing insurance policy and costs of accidents was significant; and the most effective strategy for improving level of implementing insurance policy was "Designation of safety responsibilities to trained personnel." It concluded that the influence of insurance policy on the costs of accidents in medium-sized construction projects in Minna, Niger State is significant.

The third article by Aluko, et al., discussed Dynamics of Windows for Effective Daylighting Design Strategies in Academic Library. The findings revealed that for there to be effective daylighting through the use of windows in the library, the placement, orientation, shading devices, material size, height and the surrounding environment must be given adequate consideration. The study concluded that effective daylighting strategies in libraries require the designers to consider daylighting right from the conceptual development of the design stage, to effectively harness as much natural light as required into the building.

Impact of Gully Erosion on Housing Accessibility: A Case of Ibadan Core Settlements was the fourth article and it examined the causes of gully erosion and its impact on housing accessibility within Ibadan metropolis. The study found anthropogenic and natural factors as the major cause of gully erosion in the area. The impact of gully erosion identified was directly on the environment which include soil loss degenerating into serious threat on accessibility to residential homes; destruction and damages of roads, pedestrian bridge and excavation of landscape. The study recommended that more awareness be created on proper management and maintenance of drainage channels/culverts within the study area.

The fifth article was on Users' Satisfaction with the Condition of Hard Services in an Office Building in Abuja, Nigeria by Buhari et al. The findings from the study indicates that the level of satisfaction derived from a system is directly proportional to its performance. The influence of each of the air conditioners, furniture, the generator, the floor finishes and the sanitary fittings on the productivity is high while the wall finishes, ventilation system, lift system and the lighting systems only average. The conclusion from the study is that there is a direct relation between the condition of the hard services in a building, the level of

satisfaction of the users and consequently their output.

Nuhu et al., in the sixth article discussed Benefits of Rural Urban Linkages in the Context of Rental Trends: Evidence from Gidan Kwano Area of Minna, Nigeria. The paper evaluated the symbiotic relationship in the rural urban linkages in the context of Gidan Kwano rental market, with a view to isolating the probable shared gains in the linkages. The identified properties are those in occupation with evidence of over five years' rental inflows. The study found that, under social benefit, health services and educational attainments are highest with 39% and 141% impacts respectively. It further revealed improvement in real property marketability, improved land use development among other factors.

The seventh paper by Ogunleye, et al., examined airport facilities management performance through the formulation of KPIs. They examined the KPIs for efficient facility management in Nigeria using structured questionnaire administered to the Facility Managers. The study concluded that assessment, implementation and review of KPIs has been found to be a subtly effective strategy to improving airport operational performance, standards, benchmarking, and best practices in facility management. It was recommended that airport operators, Facility Managers and the Government Agencies charged with the management and administration of airports should take a keen consideration of the different KPIs.

Impact of COVID-19 Pandemic on the Procurement Process of Public Construction Projects in Kaduna, Nigeria is the 8th paper. It evaluated the impact of COVID-19 pandemic on the procurement process of public construction projects in Kaduna. The study revealed that the procurement activity most likely to be affected by COVID-19 pandemic is: "Tender opening information" (RII = 0.90); the most significant impact of COVID-19 pandemic on the success of the procurement process is "Delays in procurement process" (RII = 0.91). The

major recommendation from the study was that Government should develop a mechanism for enhancing the timely completion of procurement process amidst the wave of COVID-19 pandemic or related world health issues in public construction projects using the components of the strategies proposed in this study as a basis.

Odumosu, et al., in the ninth paper discussed Spectral Analysis of Lead Tailings in Topsoil. The study used three different geospatial approaches of processing satellite imageries – a modified Kaufmann's relation, self-developed Normalized Differential Lead Index (NDLI) and Principal Component Analysis to identify the extent of lead pollution within this study area. Results from these three techniques characterized lead tailings in the study area and comparison of the performance of all three techniques reveal that there is high level of consistency in their outputs. Seven (7) lead hotspots with NDLI values ranging from 13-15 were detected in the central region of the study area where built-up area is thickest.

Umar and Alhassan examined Utilization of Concrete Mixers in Selected Construction Sites in Abuja in the tenth paper. The study was conducted at some selected construction sites in Abuja. The research adopted mixed methodology. The study discovered that the commonest type of concrete mixer used by contractors are reversing drum and tilting drum mixers. The study also found that concrete mixers are underutilized through wrong selection criteria, inability to use only trained personnel to operate the mixers, not having spare parts for the mixer before breakdown, and inappropriate methods of operating the mixers. The paper recommends that mixers should be selected for jobs based on their suitability for the job, using only trained personnel to operate mixers.

Gandu, et al, in the eleventh paper examined Alternative Dispute Resolution (ADR) Methods in Construction Dispute Management in Nigeria. The study

discussed the relationship that exist between stakeholders' understanding and their preferred methods, also, the methods widely used were established. Findings showed that less friendly ADR methods which are normally closer to litigation in nature such as arbitration are the most widely used. They further discovered that if the perception of stakeholders in the industry is changed to perceive a method as suitable it will enhance preference on the friendlier methods. It will enhance the application of such methods in dispute resolution, thus, improving performance.

In the twelfth paper by Unah et al, on Housing Flexibility in Abuja Federal Capital Territory: Feedback for Policy and Practice, focused on the possibility of using the external space of dwelling configuration in multiple ways as determined by the flexible nature of the various prototypes. The study used both qualitative and quantitative techniques of data collection and analysis, The study revealed that most of the occupants expressed satisfaction with the flexibility nature of the houses by providing more living spaces either by connecting with more interior dwelling units or by means of attaching extra residences (family) units.

The success of this edition of the journal was demanding given the need to maintain standards. The quantity of energy expended on this volume was doubled from the last edition. I must appreciate the selfless service of the reviewers who ensured that standards were kept. I also congratulate the authors of articles in this edition for their resilience in going through the rigorous process of the review to this final stage of acceptance. I can only continue to crave your support in recommending Tropical Journal of the Built Environment to colleagues (academic/professionals) and institutions as we begin the process of June 2023 edition and beyond.

I welcome the readers to enjoy this Volume 3 Number 2 edition and for the contributors let us kick start **Volume 4 Number 1** immediately.



O.F. Adedayo, PhD
Managing Editor

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