



An Overview Towards Risk Management Practices in Buildings Construction in Oke Ogun, Oyo State

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ABSTRACT

Building construction industry plays an important role in the country's economic development. For instance, provision of employment and establishment of capital facilities. With these qualities, construction works are still in serious risk with high rates of accident. A detailed literature to establish the risk causes that affect the execution of construction works was reviewed. The aim is to appraise the risk management practices in building construction works, while the objectives are to establish the causes influencing it, examine the effect of it on the building construction works and identify the possible measure to reduce it in the building construction works. Questionnaire was designed to generate raw data on behavioural pattern of construction risks in building construction works. The questionnaire was tested with pilot survey while relative important index (RII) was adopted and the data was analyzed on ranking of the factors. The study showcases that, the contractors and consultants ranked late in payment from the clients with 5.25, inadequate knowledge of the plants as second with 5.14 while unstable financial estimate was ranked third with 5.11. Both first and third are from financial risk. In conclusion, the research establishes to assess the risks and develop a risk management, there should be a framework by which the contractors, investors and developers can use during the time of contracting building construction works. Recommendations are made that companies should include risk as an integral part of their project management and the clients should get enough fund to finance the project to the point of delivery. Areas of further research should focus on how effects of risk can lead to abandonment and litigation.

Keywords: Building, Construction, Risk, Management, Contractors, Clients

Background of the Study

One of the important industries in developed countries today is construction industry and is also seen as a pilot of economic growth due to its relatively workers intensive nature; it provides employment opportunities for sizeable member of people, skilled or unskilled (Yu-Lung 2020). The health and safety risk in building construction site as concrete measure towards resection of any hazards or accident and injuries.

Aremu (2019), makes an assertion that prevention is better than cure. An investor must be able to make construction site free from accident or any hazard that can lead to death and injuries. Health and safety (2018) opine that risk is the specified outcome of a substance that causes harm, situations of a hazards; severity of the injury or illness that can be resulted by the event or exposure. The employee / contractors are requested to appraise or asses the health and safety risk to which employee and others

may be exposed to at the construction sites. Where many people are employed, the investors must do a risk assessment to find out the risks, and ensure how to put preventive measures in order to manage them.

Risk management must be an integral part of the larger entity of a good management and decision-making body at all levels. Tarroun (2017), explains it as an executive decision concerning the entire management of pure risks, carried out through planning and analysis of loss exposures and the search for the best methods to avoid the risk. Babak (2010), defines risk management as the act / a way of identifying and assessment of actual and potential risk areas of the company as a total entity, followed by a process of either termination, transfer, acceptance or initiation of each risk. Health and safety (2018), regard risk consultation as the part of risk management which cut across all the building construction project activities but this activity vary from one activity to another activity. To evaluate and analyze the risk of any building construction project and planning there should be risk template to follow or critical steps to take. But there is poor track record in construction industry due to coping of risks, failure in projects to meet the time schedules and scope of work. As a result, a lot of problem is imposed on the clients and contactors of such projects and the public in general. Therefore, one of the great building construction project risk managements is to establish and assess the potential risks (Mehdi, 2012). For assessing or appraising risk management, this would allow someone to value the action to be taken into control.

Aremu (2019), also expatiates further that risk assessment management as a procedure identifies the dangers that associate with certain tasks, evaluates impact of the condition of being exposed to these dangers and execute the quantity need to control the risk illness or injuries. Building construction facilities are unique and built only once as several risks could be raised from different dimension or perspectives. Furthermore, construction products are differed in terms of production methodology, location, availability of materials and quality rendered to the finishes to respect to the quality, space and durability. Contractors must ensure they deliver the building construction projects to cost, timely, and schedule. In order to achieve this performance requirement manager must follow risk template to avoid risk, illness (Breakwell, 2017).

Concept of Risk

Traditionally, risk can be explained as a way of measuring the degree of probability of a negative outcome of effects. There are different concepts of risk in the field of construction industry and it can be classified into different purposes in building construction project or works. This classes of it can be external and internal risk and while other categories could be classified into safety, social, political, financial, market and intellectual.

There is possibility to bring risk to the nearest minimum control that can result in the building construction projects through the management. It is very significant to differentiate between a hazard and a risk because the two terms are also logical and activities in line of construction work are referred to as high risk when they are high hazards. But the risk needs to be minimal while the hazard may continue to lead high to status of risk remaining when control have been adopted referred to residual risk.

Bohrmann (2009), opines that, risk is a degree of being probable of unwanted event; combination of hazard partiality and unpredictability of specific outcome which is differ from expected result, loss uncertainty or probability of loss. It is seen clearly at all level of construction project. Generally, all the definitions of the risk established that risk is an indication of a danger of undesirable and un-favour events, it risks also a degree of probable accident.

Types of Risk

Risk can be classified into different perspectives; business, operational and technical. An operational risk is the incapability of the customers to work together while business risk is the incapability to gain from any investment. Risk could be acceptable or unacceptable but for this research work, we are limiting ourselves to the following classes of risk they are; construction, environmental, Design, Financial, Procurement, Management, Technology sub-contractor and political risk.

Objectives of the Study

The research ascertains an overview towards risk management associated with building construction projects, with a view to minimizing the risk in building construction field in Oke Ogun Area. The specific objectives are to:

- i. identify the factor influencing the risk management in building construction project works.
- ii. examining the effect of this risk management in the Oke-Ogun area of Oyo State.
- iii. identify possible measure to minimize the risk in building construction project in the Oke-Ogun area of Oyo State.

Conceptual Review

With the social aspects in line with social theories of risk and risk management been discussed, the conceptual literature review was based or conceptualized on three areas; they are social cultural, technical and psychological. The building construction management engaged a great deal of managing risks which comprises planning, identifying, analyzing, developing strategies, monitoring control and evaluation. When the building construction teams are ready to play their solo parts, they must be ready to eliminate or mitigate delay in the project works.

Mehdi (2012), opines that the origin of construction risks which includes; change of project scope and requirements, design error and omission, inadequate defined roles and obligation, lack of skill workers, figure and new technology. Babak (2010), group building construction risks as construction technical, social, economic legal financial, commercial, natural, political and logistics, while Badenhorst (2004), enumerates the three most significant risks within the building construction, they are plant and inferior materials weather and performance of labour.

Break well (2017 and Mechdi (2012) list the construction risk to be; supply, demand, regulation, operation and completion, while the above statement time related risk could also be engineered on timely delivery construction projects. Caccia (2009) opines that time related risk can be broken up to tight project schedule, design variations, from the client, incomplete approval and other documents when programme planning is not stable and lack of programme template.

Above all, Babak (2010), states that there are important factors that can hostile the effect of timely construction of project delivery, they are; management quality when construction is going on, management quality during design and act of coordinating during design.

Psychological Risk

Psychological risk carefully or critically observes the individual cognitive view to focus and investigate altitude, behaviour, beliefs and values of an individual towards the management risk during construction works to explain the risk judgments. Akintola (1997). Psychometrically studied and found out the difference between the skill and risk judgment. It was deduced that it is a multidimensional and significantly not simple than the statistical analysis. Andersson (1999), sees it that the way individual assessed and administered based on the degree at which the risk is been viewed.

Argent (2002), says at the time individual begins to do a rough calculation of probabilities, it is the experience and approach of solving the problem that matter. The method at which individual sees the world is the way the same person makes judgment, evaluates information and take concrete step.

Health and Safety (2004), explain that the application risk concept in this research work determines the level of individual on the building construction works or site who are naturally exposed to a lot of health and safety danger. Therefore, the act of assessing and transmitting information will be based on how individual sees those risk.

Technical Risk

Technical risk is basically based on the role of scientific and technological expertise in assessment definition, communication and risk control, this approach is also referred to as realist or materialist which is also known as ontology of danger or hazard. With this through, risk is pondered as a quantity, which can estimate and expressed by a mathematical relation with the help of real accidents data

recorded at building construction sites. The argument of this type of risk depends solely on probability theory, which authenticates that the future state can be defined Baradan (2006), analyses that the state of risk needs to be quantified in terms of the degree of being probable of possible outcomes and the measure of relative size as a result of those outcome.

Behm (2005), bases his/her contributions on the above fact that risk can be determined by setting apart the quantity figure to the probability and consequences of an identified root. Therefore, the major scale of risk communication in this particular approach is that the transmission of the risk message is from particular expert to non-expert audience. Risk control can be actualized through the application measures in hierarchical order of effectiveness known as control hierarchy. Breakwell (2007), states that the principle of control hierarchy is the control measure focusing danger at the source and aiming to change the work environment to be more active than those that aim to change the behaviour of expose labour.

Above all, chapman (2003), argues that thinking objective do not reflect less predictable in human and organizational component of a complex system. Therefore, any accident that is happening is due to the result of complex interaction between the people and social arraignment with the technical hardware. The major criticism of technical is how can it surface and address question of value that are inherent in the position of the risk analyst and how it can convey the scientific information to the non-professionals.

Socio Cultural Risk

The concept of socio-cultural risk seeks for the meanings of risk that it's been constructed within range of social groups and also how individual understand the view of risk by the social causes and experiments. The philosophers based their argument in that judgment and communication are not shaped dependently from the social background. They are parts of evolving social debate about feelings, Knowledge power relations, past experiences and society culture.

Anderson (1999), highlights that theory of risk has been established dualism and conceptualism play a focal role in the building construction works individualism pattern has been established on the platform of knowledge and personality view. Thus, those that respond to risk on the platform of knowledge habit. In the same note of argumentative point, experience and knowledge that the construction project participator is important for assessing the status of risk. Furthermore, years of experience of the professional in the field of the building construction project matter and indicate the major input for risk analysis whenever historical data is not sufficient or available to be used.

In the other vein, conceptualism pattern is basically based on the social structures, institutional and cultural components. From this perspective, social and organization have significant impact on how the risks are produced and viewed. Ayyub (2003), says an individual view of risk is engineered by the argument concerning danger superior in a particular organization and at a specific time. A common expression of social beliefs and world views to a certain extent stem from the individual situated position and experiences within social hierarchies, institution and groups (Babak, 2012). At this juncture, organization view is of the opinion that, every organization exerts a different beliefs and cultures with respect to danger and their management established officially with rules laid down and step. Baradan (2006), places emphasis on health and safety management that the relationship between the employees and employers is not equal because employers have more power to direct the conditions of work both hiring and firing than employees. In relating to safety, many countries placed primary responsibility of health safety on laborers / employers. Health and safety (2004), debates that anyone may find more it cost effective to vacate health and safety risks not under control than to collect hazard allowance or accident-related cost.

Above all, being derived from the three scopes, to risk the reports are to make broad the view on the risk assessment and communication by applying the state of being probable and socio-cultural views.

Methodology

The method applied or established in this research work is survey research design due to the nature of the topic. The data was collected from the building contractors and consultants of different categories using questionnaire. A detailed literature review was initially conducted to identify the risk causes that affect the performance towards risk management of building construction work in Oke-Ogun area of Oyo State as a whole. The registered list of Nigeria institute of Building in Oke-Ogun area of Oyo State was collected from the Oyo State NIOB Chapter. Interview with registered NIOB members were conducted to check the effectiveness of the questionnaire and this created a self-contained component from risk assessment.

The questionnaire tested with pilot survey for measures of being clear case of use and value of the information that could be gathered to analyze. The questionnaire was divided into two sections, the first section comprises socio cultural background of the respondent and the second sections comprise the building construction risk causes to assess the evaluation of the risk. Seventy-six (76) risk factors are drafted, based on the pilot study. It was prepared to put into a clear and definite form of statement for the pilot survey with the relevant and detailed literature in the area of risk. The interviewer was free to ask extra question that focused on issue arising during the period of the interview. We adopted a likert scale of 1-5 in the question. The Oke-Ogun area comprises 10 local government and 5 Local Community Development Area, the questionnaire was distributed to 10 local government and 5LCDAs.

$$RISK = f(S, P, C)$$

Where: S = Scenario leading to hazard
 P = Probability of Occurrence
 C = Consequence (severity)

The scores for each causes are calculated by summing up the scores given to it by the respondents. The relative importance index (RII) was calculated using the following formular

$$RII = \frac{\sum PiUi}{N(n)}$$

Where: RII = relative index Pi = respondent’s rating of cause of risk
 Ui = number of respondents placing identical weighting on risk cause
 N = sample size
 n = the highest attainable score on cause of risk

The data was analyzed on ranking of the factors based on relative important index and interpret with tables and histogram chart.

Results and Discussion

Table 1: Overview of Factors Associated with Risk Management Pactices in Building Construction in Oke – Ogun Area, Oyo State

| S/n | Factors | Contractors | | Consultants | | Overall | |
|------|---|-------------|------|-------------|------|---------|------|
| | | index | Rank | index | Rank | Index | rank |
| i. | Conflict within the workers | 3.40 | 25 | 3.92 | 18 | 3.66 | 22 |
| ii. | Procedure in construction of activities | 2.98 | 30 | 3.62 | 22 | 3.30 | 26 |
| iii. | Lack of resources | 3.98 | 17 | 4.40 | 09 | 4.19 | 16 |
| iv. | Design evaluation | 2.30 | 37 | 2.26 | 33 | 2.28 | 14 |

| | | | | | | | |
|-------|--|------|----|------|----|------|----|
| v. | Lack of labours accommodation | 3.40 | 26 | 3.22 | 23 | 3.31 | 24 |
| vi. | Changes in volume of works | 2.52 | 31 | 1.22 | 39 | 1.87 | 39 |
| vii. | Workers Health and safety | 3.02 | 29 | 2.98 | 28 | 3.00 | 28 |
| viii. | Causes of climate changes | 4.98 | 04 | 5.10 | 03 | 5.04 | 04 |
| | Design Risk | | | | | | |
| i. | Clients delay in design changes | 4.84 | 08 | 4.22 | 12 | 4.53 | 10 |
| ii. | Delay in design details by owner | 3.84 | 21 | 2.40 | 30 | 3.12 | 27 |
| iii. | Lack of complete design | 4.86 | 06 | 5.10 | 03 | 4.98 | 06 |
| iv. | Lack of proper specifications | 3.10 | 28 | 2.10 | 36 | 2.60 | 32 |
| | Environmental Risk | | | | | | |
| i. | Climate factors on completion of project | 4.00 | 16 | 4.20 | 14 | 4.10 | 17 |
| ii. | Steps to engineer construction waste | 2.84 | 20 | 1.84 | 38 | 2.34 | 34 |
| iii. | Waste of construction pollution | 2.10 | 39 | 1.98 | 37 | 2.04 | 38 |
| | Financial Risk | | | | | | |
| i. | Late payment from the client than expected | 5.10 | 02 | 5.40 | 01 | 5.25 | 01 |
| ii. | Staff welfare incremental | 4.86 | 06 | 3.86 | 19 | 4.36 | 13 |
| iii. | Inflation to raw materials | 4.84 | 08 | 4.32 | 11 | 4.58 | 09 |
| iv. | Unstable financial estimates | 5.16 | 01 | 5.06 | 06 | 5.11 | 03 |
| | Management Risk | | | | | | |
| i. | Template on document and procedures | 3.66 | 22 | 3.86 | 19 | 3.76 | 21 |
| ii. | Risk discussion on project teams | 4.20 | 14 | 3.98 | 16 | 4.09 | 20 |
| iii. | Application of WBS and project to risk | 4.40 | 12 | 4.06 | 15 | 4.23 | 15 |
| iv. | Death of staff during construction works | 3.86 | 19 | 4.40 | 09 | 4.13 | 17 |
| v. | Lack of adequate planning | 4.84 | 08 | 3.98 | 16 | 4.41 | 12 |

| | | | | | | | |
|------|---|------|----|------|----|------|----|
| vi. | Template to identify risk | 3.42 | 24 | 3.20 | 27 | 3.31 | 24 |
| | Political Risk | | | | | | |
| i. | Victimization from the opponent parties | 3.42 | 24 | 3.22 | 27 | 3.31 | 24 |
| ii. | Uses of local body resources | 4.90 | 05 | 4.80 | 08 | 4.85 | 07 |
| iii. | Partisan politics | 2.16 | 36 | 2.24 | 34 | 2.20 | 36 |
| iv. | Lack of security in the state | 3.60 | 23 | 3.22 | 23 | 3.41 | 23 |
| | Procurement Risk | | | | | | |
| i. | Unstable price of materials | 2.18 | 35 | 2.30 | 32 | 2.24 | 35 |
| ii. | Lack of adequate professional to purchase | 2.20 | 34 | 3.32 | 21 | 2.76 | 29 |
| iii. | Sudden changes in procurement teams | 2.16 | 36 | 3.22 | 23 | 2.69 | 31 |
| | Sub – contractor Risk | | | | | | |
| i. | Sub-contractor sudden changes | 4.32 | 13 | 5.10 | 03 | 4.71 | 08 |
| ii. | Late start of sub – contractors | 4.00 | 17 | 4.22 | 12 | 4.11 | 19 |
| iii. | Price evaluation | 2.16 | 38 | 2.22 | 35 | 2.19 | 37 |
| iv. | Lack of materials | 2.22 | 33 | 3.22 | 23 | 2.72 | 30 |
| v. | Lack of professional on sub – contractor | 4.86 | 11 | 5.14 | 03 | 5.00 | 05 |
| | Technology Risk | | | | | | |
| i. | Inadequate knowledge of the plants | 5.06 | 03 | 5.22 | 02 | 5.14 | 02 |
| ii. | Sudden faulty of plants | 4.10 | 15 | 4.84 | 07 | 4.47 | 11 |
| iii. | Loose of computer software and hardware’s | 2.40 | 32 | 2.40 | 30 | 2.40 | 33 |

Source: Field Study, 2023

Table 1 above indicates the peculiar problems associated with risk management practices in construction of buildings in Oke –Ogun Area, Oyo State.

Item (i) of the table showcase construction risk where series of questions are highlighted under it. But, the respondents ranked causes of climate changes as the most problem associated risk management practices in construction buildings at Oke – Ogun Area. The contractors and consultant index are (4.98) and (5.04) respectively while the overall index is (5.04). This implies that the factors identified by the respondents have negative impact in construction risk management practices in Oke – Ogun Area of Oyo State.

Item (ii) from the table reveals design risk that both respondents ranked lack of complete design first as the most factors affecting the risk management practices. The contractor index of (4.86) and consultant index (5.10) while the overall index is (4.98). This indication shows that many design are not buildable because of the design cannot be well interpreted due to design errors.

Items number (iii) reveals that climate factors on completion of project have significant effects on environmental risk on building construction with contractor index (4.00), consultant index(4.20) while the overall index is (4.10). This implies that climate reduces the strength of building structures when there are delays.

Items (iv) indicates the level of respondents to financial risk, where the respondents ranked late payment from the client than expected is the most factor associated with risk management practices under the financial risk. The contractor index is (5.10), consultant index is (5.40) while the overall index is (5,25). In addition, respondents believes that unstable financial estimate also ranked second from the financial risk with contractor index of (5.16) and consultant index of (5.06), while the overall index (5.11). This implies that money have significant or focal roles in any development country and it is the back bone of construction projects. When there is lack of money, construction projects may likely failed and construction works would stop.

Items (v) from the tables above reveals the level of respondents to management risk, the respondents ranked lack of adequate planning with (4.84) and (3.98), while the overall index is (4.41). The data above indicates that there is no adequate planning in most of the buildings construction and construction methodology deals with adequate planning. An adage says “if you fail to plan, you will plan to fail”.

Items (vi) speaks about how political risk affects the construction works in Oke – Ogun State. The respondents reveal that uses of local body resources have significant impact on construction of buildings in Oke – Ogun Area of Oyo State with contractor index (4.90) and (4.80) and overall index of (4.85). This implies that the contractor on site are not working in line with the BOQ but prefer with the use of local body resources and this affect risk management practices in Oke –Ogun Area.

Item (vii) from the table reveals the level of procurement risk and the respondents ranked lack of adequate professional to purchase with (2.20), while consultant ranked (3.32) and overall index (2.76). Indication shows that construction management is not making use of professionals to procure the building materials but they are using quack to purchase the building materials.

Item (viii) from the table also reveals that the contractor and consultant ranked lack of professionals on sub-contractor first with (4.86) and (5.14) respectively. The overall index is (5.00). This implies that untrained personnel are the sub-contractor, while the professionals are not appointed.

Finally, item (ix) reveals the table that, the respondents ranked inadequate knowledge of the plants first with (5.06) and (5.22) respectively, while overall index (5.14). This implies that the operators of all the plants are not adequately trained. For instance, an operator that want to decelerate the plants but accelerated it, will eventually leads to an accident which would eventually claimed the life workers.. Above all, all the respondents are professional with adequate experience in the field of construction industry.

Table 2: Effect of risk management towards on building construction project works in Oke – Ogun Area of Oyo State

| S/n | Effect | Contractors | | Consultants | | Overall | |
|------|-------------|-------------|------|-------------|------|---------|------|
| | | Index | Rank | Index | Rank | Index | Rank |
| i. | Distrust | 5.20 | 02 | 5.12 | 03 | 5.16 | 02 |
| ii. | Over cost | 5.24 | 01 | 5.32 | 01 | 5.28 | 01 |
| iii. | Lawsuit | 5.10 | 04 | 4.80 | 05 | 4.95 | 05 |
| iv. | Abandonment | 4.88 | 06 | 3.16 | 06 | 4.02 | 06 |
| v. | Disputes | 5.10 | 04 | 5.16 | 02 | 5.13 | 03 |
| vi. | Litigation | 5.16 | 03 | 4.88 | 04 | 5.06 | 04 |

Source: Field Study, 2023

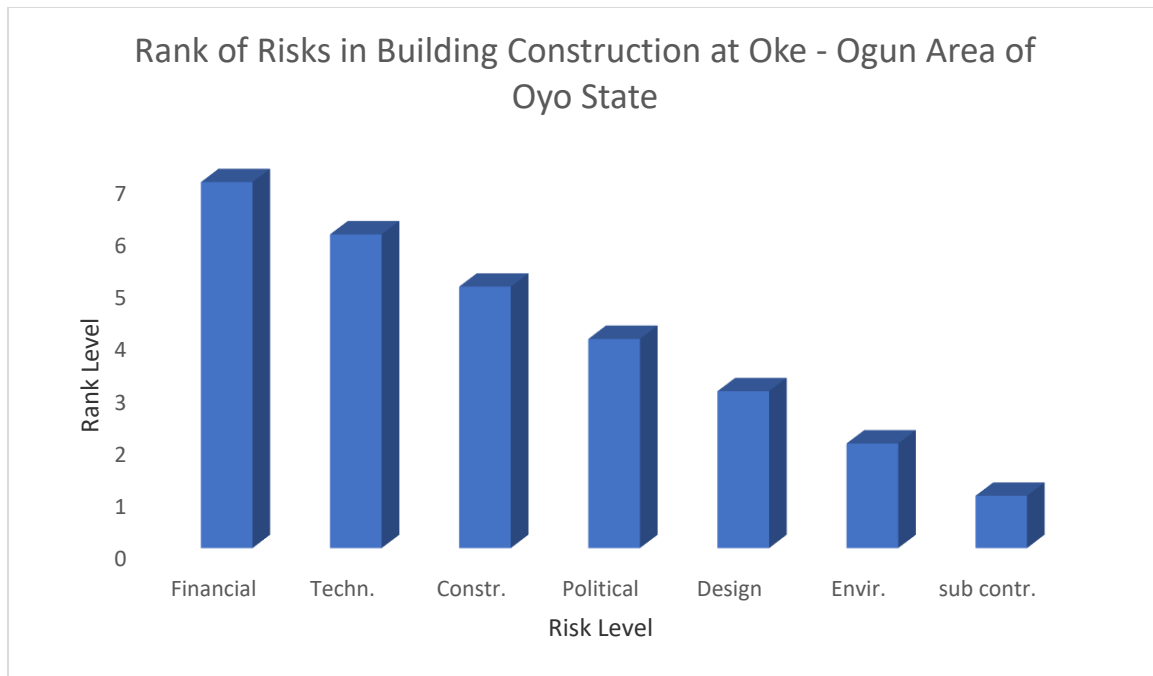
The table 2 reveals that contractors and consultant ranked over cost first with index of (5.20) and (5.32) respectively, while overall index is (5.28). This implies that all the identified causes are associated with risk management practices in Oke-Ogun area and the effect in construction building is over cost. Many building construction on the field of study are over cost. In addition, respondent ranked distrust as the second effects. The contractor and consultant ranked distrust with index of (5.20) and (5.12) respectively, while overall index is (5.16). This implies that both factors identified led to over-cost which impregnates to deliver distrust. Conclusively, both respondent ranked dispute with contractor index of (5.10), consultant index of (5.16) and overall index of (5.13), this implies that there would be conflict of understanding between both client and contractor.

Table 3: Possible solution to minimize the risk management towards the building construction project works in Oke – Ogun Area of Oyo State

| S/n | Remedy | Contractors | | consultants | | Overall | |
|------|-----------------------------------|-------------|------|-------------|------|---------|------|
| | | Index | Rank | Index | Rank | Index | Rank |
| i. | Regular payment | 5.12 | 01 | 5.14 | 01 | 5.13 | 01 |
| ii. | Training / workshop for personnel | 4.22 | 02 | 5.00 | 02 | 4.61 | 02 |
| iii. | Court settlement | 3.14 | 06 | 4.12 | 03 | 3.63 | 05 |
| iv. | Public enlightenment | 4.12 | 03 | 3.12 | 06 | 3.62 | 06 |
| v. | New technology | 3.14 | 06 | 3.00 | 07 | 3.07 | 07 |
| vi. | Supervision | 4.00 | 05 | 4.08 | 04 | 4.04 | 04 |
| vii. | Planning | 4.12 | 03 | 4.02 | 05 | 4.07 | 03 |

Source: Field Study, 2023

Table 3 above reveals the possible ways to reduce the risk management towards the building construction project works in Oke – Ogun Area of Oyo State. The contractor and consultant ranked regular payments first with (5.12) and (5.14) respectively. While overall index is (5.13). This implies when money is not pay as at when due contractor would not engage the right personnel i.e there would be round peg on the square peg. Respondents also ranked training / workshop for personnel with contractor index of (4.22) and consultant index of (5.00), while the overall index is (4.61). The responses reveal that enough workers on ground are not receiving adequate training to update the little they knew.



Source: Field Study, 2023
Fig.1 Rank of Risk in Building Construction

Discussion of Findings

Based on the findings, the contractors ranked unstable financial estimate than expected first and consultants also ranked late payment from the client as first. In considering what both respondents ranked, the indication shows that finance have the greatest implication in building construction towards the risk and construction sector plays a major or vital role in any of the nation developments construction industry. Therefore, construction needs huge amount of money to finance the building construction works in Oke – Ogun of Oyo State from the beginning to the delivery time.

Secondly, the contractor’s respondent ranked late payment from the clients, likewise the consultant ranked inadequate knowledge of the plants second. This indicates that the workers do not have enough knowledge about the equipment and this can lead to failure when those plants or equipment are to be used during the construction processes.

Above entire figure I indicate the priority of risk in building construction project in Oke-Ogun area of Oyo State. It ranges as follows, financial, technology, construction, political, design, environmental, sub - contractor, management and procurement risk.

Effect of risk management in building construction project work in Oke-Ogun of Oyo State. In considering the above data analysis, the effect of risk management towards the building construction project works in Oke-Ogun Area of Oyo State was rated as follows, by the respondents with over cost as the first effect, distrust as second and third as disputes, lawsuit, litigation and abandonments.

The above indication shows that when there is risk in any building construction site there would be excessive over cost from both the client and contractor and this would lead to distrust between them and where there is no trust between the client and the contractor there will be dispute among them and this would lead to lawsuit and litigation. Above all, litigation would eventually crop in abandonment. The building construction project in Oke- Ogun area of Oyo State would suffer abandonment.

The possible solution to minimize the risk management towards the building construction project works at Oke – Ogun area of Oyo State was ranked by the both respondents that regular payment should be made available by the clients with 5.13 while training / workshop for personnel was ranked second with 4.61 also construction activities should be followed was ranked third with 4.07.

Conclusion

In conclusion, the project success is to give both aim and objective within the time frame in risk and delay. The act of identifying and assessing the risk on building construction are critical for the success of the project. The research work set a boundary for the key causes of risk in building construction project work in the Oke-Ogun area of Oyo State. The respondents rated delay in progress payment from client with 5.30 followed by lack of knowledge on equipment by the workers with 5.13 while fluctuations in estimated fiancé expected was rated third. The implication of these causes or factors in building construction project work at Oke-Ogun area of Oyo State is that mostly building works would result to over cost, mistrust, dispute, lawsuits, litigation abandonment.

Therefore, contractors in Oke-Ogun area of Oyo State should include risk as an integral part of their project management, furthermore, decision making such as risk assessment in the area is very important in any of the construction Management.

Recommendations

In this research work the following recommendations were extracted:

- i. The clients in the Oke-Ogun areas of Oyo State should make fund available to finance the projects from the beginning of the project for timely delivery.
- ii. The contractor should endeavour to use the money collected to get the necessary equipment in order reduce or avoid any risk during and after the building construction work.
- iii. All the workers should be well equipped with the risk template procedure and methods to be used in constructing the building structure.
- iv. Health and safety of the workers should be paramount in the building construction site in The Oke-Ogun area of Oyo State in the contractors planning schedule.
- v. The research also indicates that risk management rely on individual's act of judgment based on the experience of background education and rule and regulation abiding risk management. Therefore, strategic planning of the building construction project works must be followed to the letter till the time of project delivery.

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