

**Tropical Journal  
of the  
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 the 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 for academic fraud and plagiarism. Given this, all submissions will be subjected to plagiarism checks as a first line of the 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 for their publication.

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Authors must adhere to the following guidelines while preparing their papers. The Editor will first check the submitted manuscripts to be sure that they fall within the overall scope of the journal and comply with the authors' guidelines before sending them for peer review. Therefore, the Editorial Board reserves the right to return or reject submitted papers that do not conform to the prescribed guidelines for the author:

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3. The manuscripts should be devoid of headers or footnotes 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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10. All manuscripts should be sent via email to [tjobe@jabu.edu.ng](mailto:tjobe@jabu.edu.ng) for a blind peer review after which the results and decisions of the editorial board on the article would be communicated to the corresponding author. The blind peer review process should not exceed 6 weeks under normal circumstances.

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.

## Frequency of Publication

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## Editorial

The publication of Tropical Journal of the Built Environment (TJOBE) Volume 4 Number 2 shows our consistency as a Journal in the Built Environmental Sciences. This December 2023 edition of TJOBE emphasizes the strength of the journal within the academic sphere. The articles in this edition cover a variety of topics and issues touching the built environment and the society at large. The authors in this issue equally demonstrated good a understanding of their field of interest and current trends in research.

The first article on Assessing Professional Practice Collaboration in the Nigeria Built Environment: Lagos and Ogun States in Focus, examined Professional Practice Collaboration (PPC) as a partnership that acknowledges the professional expertise of each person involved and is underpinned by positive relationships built on respect, reciprocity, and effective communication. This study adopted a mixed methods research approach whereby researchers collect and analyze quantitative and qualitative data within the same study sample frames of selected sites (projects) in Ogun and Lagos States. The analysis concludes that resistance, inexperience, professional friction, and lack of fairness in site operations. The building code of practice (as approved by the FGN) was not fully implemented and localized from the project conception, award, and implementation stages. There is also a need for mandatory and continuous professional development to help train professionals on the importance of PPC across all regulatory bodies and their professional institutions/societies.

The second paper Assessing the Effects of Rental Default by Commercial Property Occupiers on Property Management in Minna, Niger State, Nigeria, evaluated the effect of rental default by commercial property occupiers on property management with experience from Minna, Niger State, using a structured questionnaire. Data

collected were analyzed using descriptive statistical tools, analysis of the primary data depicts eleven (11) effects of rent defaults on commercial property management. Of these eleven effects, income loss, reduction of annual rental yield, and delay in payment of agent dues with an average means score of 3.91, 3.87, and 3.83 respectively, were ranked as the three most significant effects. The study recommended that property managers and owners should make adequate insurance provisions to protect themselves against rent arrears.

The third article by Adeosun and others titled Evaluation of the Occurrence of Construction Accidents Associated with Carpenters in Osogbo examined the carpenter-related building accidents in Osogbo, Osun State, Nigeria to enhance construction safety management. A purposive sampling technique was used to gather data from carpenters based on relevant predefined criteria. A few of the factors that lead to accidents on construction sites were workers on tall buildings not having personal protective equipment, defective tools and equipment, and safety laws being violated. It was observed that time overrun was likely influenced by fall from height; reduced quality of work by inhaling/exposure to wood particles; and time overrun by slip.

Evaluation of Physical Design Features That Impact on Fall Accidents in Universities' Halls of Residence is the fourth article. It stated that building-induced fall accidents were avoidable hazards that occur partly due to building design inadequacies. The study examined the physical design elements in universities' halls of residence that act as latent conditions in providing opportunities for fall accidents. The findings revealed that there was a low prevalence of building-induced fall accidents in universities' halls of residence, but that fall accident was found to correlate significantly with the dwelling floor level as more fall accidents were

experienced by respondents living on upper floor levels in the halls of residence.. The paper therefore recommended a vigorous promotion of safety awareness among students on proper stair usage practices.

The fifth article by Babalola and Njoku on Assessment of the Benefits of Sustainable Residential Buildings in Lagos State, Nigeria evaluated some of the benefits of sustainable residential buildings in Lagos State, Nigeria that were not well known to the populace. Using a structured questionnaire and literature survey, broad data for the study were gathered, and 20 benefits of sustainable residential buildings were identified, categorized into 4 groups, evaluated, and ranked according to the participants' perceptions. The results showed that all the respondents agreed that all the listed factors were possible benefits of sustainable residential buildings. However, the major benefits of sustainable residential buildings were to conserve natural resources, enhance and protect ecosystems and biodiversity, improve water and air quality, and enhance occupant comfort and health.

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. The articles in this edition are few because we strive to keep to our timeline of publishing only quality articles that meet the timeframe given to authors. 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 the June 2024 edition and beyond.

I welcome the readers to enjoy this Volume 4 Number 2 edition and for the contributors let us kick start **Volume 5 Number 1** immediately.



O.F. Adedayo, PhD  
Managing Editor



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