

# African Journal of Built Environment Research

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## EDITORIAL

As this is the first Issue of the Journal since our very successful WABER 2019 Conference (10<sup>th</sup> Anniversary Conference), we would like to begin this Editorial with a brief note on the landmark Conference which was held at the Ghana Academy of Arts and Sciences in Accra, Ghana on 5-7 August 2019. We successfully attracted about 150 people from 12 different countries. The Conference was a joyful celebration of research and what we have achieved since 2009. The Conference was opened by Professor Samuel Odai, Vice Chancellor of Accra Technical University who gave us a very inspiring address on doing research which makes an impact and helps to address the challenges confronting us on the African continent.

We were honoured to have the following international keynote speakers who inspired us greatly with their presence and stimulating presentations: Professor Roger Flanagan (University of Reading, UK); Professor PD Rwelamila (UNISA SBL, South Africa); Professor Kathy Michell (UCT, South Africa); Professor Kabir Bala (Vice Chancellor of Ahmadu Bello University, Nigeria); and Professor Carmel Lindkvist (Norwegian University of Science and Technology, Norway). Professor Kabir Bala has since been appointed Vice Chancellor of Ahmadu Bello University. We congratulate him on the achievement and wish him great success in his tenure.

Some important awards were presented during the Conference, with the aim of recognising outstanding contributors in the fields of architecture, building technology, construction management, estate management / real estate / property, urban and regional planning. No awards were presented in two categories with no one meeting the criteria. The deserving winners were Dr Humphrey Danso of the University of Education, Kumasi (Outstanding Researcher in the field of Building Technology); Dr Luqman Oyewobi (Outstanding Research in the field of Quantity Surveying); Dr Kwabena Abrokwa Gyimah of the Kwame Nkrumah University of Science and Technology won the Outstanding PhD Researcher Award for his PhD on “Windows for quality indoor environments: a case in the warm humid climate of Ghana; and Professor Abiodun Olotuah of the Federal University of Technology, Akure (Outstanding Researcher in the field of Architecture). Ibrahim Yahaya Wuni of the Hong Kong Polytechnic University won the best presentation prize for the articulate delivery of his paper on “Making a case for modular integrated construction in West Africa rethinking of housing supply in Ghana”. Mmanoko Yolanda Moraba and Oluwayomi Babatunde of the University of the Witwatersrand won the best paper award for her paper on “The leaky pipeline between construction education and women in the construction industry”. Massive congratulations to all of these colleagues – we wish them more success in their careers and hope this would inspire them to greater heights.

We extend a warm welcome to three new Editors: Dr Humphrey Danso; Dr Luqman Oyewobi; and Dr. Maxwell Fordjour Antwi-Afari. They have already proved to be excellent additions to our editorial team and we can rely on them to help grow this journal.

We invited the authors of the interesting papers presented at the Conference to develop them further for a re-review process. We are delighted to note that four out of the six papers in this Issue were developed based on the initial versions presented at the WABER 2019 Conference. This demonstrates considerable work on the part of the authors and we would like to congratulate all authors for making the effort to take their work to the next level. The papers in this Issue address important topics relating to human resources, housing, construction materials, green infrastructure, and property valuation.

The dire need for green infrastructure cannot be over-emphasized bearing in mind the undisputed need to cut down on energy consumption. The first article focussed on investigating residents' satisfaction and awareness of green infrastructure, based on the premise that, these infrastructures are under enormous pressure in Osogbo, Nigeria. The authors' results, based on the Residents' Satisfaction Index (RSI), proffered that, more efforts are required to improve residents' satisfaction regarding green infrastructures like recreation and flood mitigation.

In the second article, the author followed the contributions of social relationships during informal solid waste recycling activities in developing countries. Adopting case studies of Lafia and Makurdi, he revealed the failure of Nigerian city authorities in engaging social relationships in managing the persistent urban solid waste challenges. He adopted robust methodologies to

examine the contributions made by the social connections within the extensively informal context that is perpetually not given due considerations.

Housing being a key aspect for humanity, this issue features the changing structure of housing-related attributes, which the authors asserted, are critical factors influencing consumer preferences. Within the context of commercial tenancy, the study assessed residential properties in Ede, Nigeria, to providing information in aiding investment decisions. Their results revealed top attributes considered a priority with regards to residential tenants' expectations. Such information is indeed pertinent to all stakeholders in the real estate development sector.

Improving employee retention and the costs associated with turnovers in the construction industry requires training and retraining. Modelling the relationship between task characteristics and training of site supervisors in the Nigerian construction firms is the sixth article in this volume. A training program allows you to strengthen those skills that each employee needs to improve. A development program brings all employees to a higher level, so they all have similar skills and knowledge. This helps reduce any weak links within the company who rely heavily on others to complete basic work tasks. The study contributes to developing training models from task characteristics of site supervisors with the view to improving training practices in construction firms. The training models developed from the study could serve as a policy for effective training practices and for improving the performance of site supervisors.

Optimization of construction materials have remained crucial for both the environment and building users, hence the constant requirement for innovative and sustainable materials in the industry. In line with this, the fourth article focussed on a recent type of concrete referred to as, Reactive Powder Concrete (RPC). The authors' experimental study was underpinned by financial sustainability concerns. It drove them into examining the appropriateness of substituting some constituent of the concrete with unrefined alternatives, to reduce the importation of the current constituents into Nigeria. They found the alternatives to be cheaper as well as sustainable in concrete production.

The sixth article in this issue delved into the lack of appropriate valuation standards for Non-Performing Agricultural Entity (NPAA) or simply, distressed agricultural properties undergoing buyouts, through case study and survey of OxFarm and several other commercial farms in Minna, Nigeria. The article questioned the appropriateness of using a template standard prescribed for specialised properties, having asserted that, it did not fully recognise the state of the operational performance of such agricultural entities.

Our acknowledgement and appreciation go to all the authors for the incisive efforts they put into addressing pertinent environmental and sustainability issues.

We would like to conclude by acknowledging and thanking the following people who reviewed the papers in this Issue. The expert work of our reviewers plays an important role in sustaining the peer review process which is a fundamental principle for scientific publishing. We thank you for your time and expert reviews.

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Ar. Dr. Elina Mohd Husini, Universiti Sains Islam Malaysia (USIM), Malaysia

The Editors  
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- ✿ Residents' satisfaction with the use of green infrastructure in Osogbo, Osun State, Nigeria – *Gasu, M. B.*
- ✿ Assessment of social networks in informal solid waste recycling activities and sustainable solid waste management, north central Nigeria – *Kwaghsende, F. K.*
- ✿ Housing-related attributes and the changing structure of preferences – *Chiwuzie, A., Dabara, D. I., Prince, E. M., Ajiboye, B. O. and Olawuyi, S. T.*
- ✿ Modelling the relationship between task characteristics and training of site supervisors in Nigerian construction firms – *Ijaola, I. A. and Idoro, G. I.*
- ✿ Properties of reactive powder concrete produced with unrefined metakaolin and gear inner wire – *Ibrahim, A. G., Garba, M. M., Okoli, O. G., Zubairu, I. K., Dahiru, D. and Usman, J.*
- ✿ Valuing an underperforming agricultural entity in Minna, Nigeria as a specialised property – *Olatunji, A., Adama, U., Adoga, A., Ojetunde, I., Adewale, S. and Nwuba, C. C.*

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