Nigeria and Building Collapse: A Self-Destruction Phenomenon.

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Abstact

Nigeria as a nation, like other nations of the world, is involved in building, both the government and individuals. It serves as a place to rest, protection, and shelter from the rain and the sun. Building collapse in the nation, one will not say that it is new. But the incessant, current collapse of building is new. It gives worry and sleepless nights to sane citizens. It has caused deaths individuals, families; caused some to be maimed in life; caused economic losses to individuals, families and the nation at large. The methodologies used were historical and phenomenology, while they were analyzed descriptively. The course of the paper, it was found that the individuals-builders and developers, government were culpable. Most developers refused to stick to standards, did not engage experts in various stages of construction of building; quacks had held sway. Lives and property were lost. The paper recommended that inferior materials should be jettisoned in construction of builds. Government agents that visit construction sites should be up and doing. Builders and developers should not consider gains over human lives.

Keywords-Building, Collapse, Self-destruction.

Introduction.

Building collapse, as any other natural action, could happen at any time. Most land slides, at least in Nigeria, cannot be entirely attributed to activities. But, one can say most building collapse in Nigeria could be attributed to deliberate human error. Building collapse in Nigeria even though cannot be fully eradicated because of nature of wear and tear, but it could be minimized if Nigerians will do the needful. Yes, the situation will always stare us in the face unless the citizens and those who are in control of building do the needful. Incessant building collapse does not only waste human lives, but also has affected the economy and property

of individuals and the government. Construction of building is a serious work, therefore, it should not be tolled with. Carefulness should be exhibited by the workers.

BUILDING: "A structure with a roof and walls that is intended to stay in one place and not to be moved…." (The Complete Christian Dictionary.78) COLLAPSE: "The fall down suddenly; cave in." (The Complete Christian Dictionary. 115)

SELF-"that specific (person mentioned)" (Vocapture Online Dictionary).

DESTRUCTION: "The act of destroying." (Vocapture Online Dictionary). One will then ask, what is destroying? It is the "present participle of destroy." (Vocapture Online Dictionary). Destroy itself is what? It is "To damage beyond use or repair." (Vocapture Online Dictionary).

The goal of Article is to say that structures with roof and walls in Nigeria, fall down suddenly because of the actions the citizens and governments refused to take. These have resulted in the damage of these buildings, most of the times, beyond use or repair. This shows colossus wastage this phenomenon has caused the individuals and the nation at large. This in essence, highlights the need for stricter building regulations adherence in order to prevent the menace.

Few Buildings that Collapsed in the Nation.

In Anambra State, a storey building with a pent house, collapsed at Egbu Umuenem, Otolo Nnewi, Nnewi North Local Government Area. This happened in September 2023. (David Onwuchekwa. *Dailysun*, 2023, 4) The next was the one that happened in Lagos State, at NO 10 Ore meta Strret, Ojodu Berger. It was a three storey building in April, 2025.(Precious Igbonwelundu. "Non-compliance responsible for building collapse, says Lagos govt." 8.) In the same Lagos State. Another three storey collapsed. This time, at NO 4 Agarawu Street, Lagos Island, in the same April, 2025.(Precious Igbonwelundu. "Two rescued in Lagos building collapse." 41.)

In Lagos still, on October 12, another building was involved in this phenomenon-collapsed. It was at Magodo, Lagos. (Job Osazuwa. `How I lost my pregnant wife, 3 children in Lagos building collapse`. 14.)

This time, it is Abuja, the Federal Capital Territory. It was in Kubwa on 2nd September 2022. A two storey building collapsed. (Gbenga Omokhunu. "Kubwa building collapse:FCTA begins integrity test on high-rise buildings." 20)

Another building collapse in Lagos. It took place at Genard Road, Ikoyi, Lagos, on Monday 1st of November 2021. It was a 21-storey building. (Job Osazuwa, Luman Olabiyi, Okwe Obi. "Death toll in Lagos building collapse hits 20." 6) Also another building collapsed in Lagos. This one was under construction. It was a 5-storey building in Apapa,. It happened on 23rd April 2023. This was coming a few days after the collapse of a 7-sorey building collapsed in Banana Island. (Chris Oji, Steve "Agbata. Another Lagos building under construction collapses." 5)

To add to the list was the one that happened in Gwarimpa District, in Abuja. This was reported by Maduka Nweke. (Maduka Nweke. "Arrest of housing officials: stakeholders chide FCT minister." 24.)

This one was a church which invariably, killed the pastor. It happened in Benue. The church, Dunamis church International, is located at Mission ward, in the North Bank area of Makurdi. (Scholastica Onyeka. Benue church building collapses, kills pastor, injures 4. 4.)

Another building under construction collapsed again. This happened Basden Strret, Fegge in Onitsha, Anambra State. It happened on Sunday, 10th March, 2024. It was a 5-storey. (Aloysius Attah. Many trapped as 5-storey building collapses in Anambra. 5)

We can add to the list the one that took place in Abia State, precisely, at Obingwu-Asa, in Ugwa West L.G.A. This was a 3-storey building, yet under construction. (Okey Sampson. "5 killed in Abia building collapse." 5.) At the Eke market in Amawbia, Anambra State, another building collapsed. This time, it was 2-storey building, under construction, on Thursday, July 4th, 2024. (Emmanuel Uzor.

"Many feared dead in 2-storey building collapse in Anambra market." 4.) Another incidence of building collapse happened in Sabo Elegun, Osogbo, Osun State. It was the AUD Primary school. (Lateef Dada. "2 rescued, 3 trapped in Osun building collapse." 5.)

Furthermore, Lagos had another building collapse. It was a set of three-storey buildings under construction. The site is number 13 Wilson Mba Street, Arowojobe Estate, Maryland. (Christopher Oji. "5 die in building collapse." 4)

Rivers State had her own share of building collapse. The incident took place at Aboga along the Igwurunta-Etche road in Ikwerre L.G.A. The sledge hammer of wind of collapse, met a three- storey building under construction. It will be noteworthy that, that was the fourth building that collapsed in the state within three months. (Tony John. "7 injured in Rivers building collapse." 5)

Two buildings, each, two-storey building, collapsed in Lagos. The first one was in Ajah. The second one was at Mega Mall Estate, Mobile Road in Inikpa Villa, Ikota. The second one happened before the first. The first gave the second only two days. (Maduka Nweke. "Ajah building collapse: Public fury erupts over government`s failure." 24.)

In addition to Lagos, a two-storey building under construction at Ishaga road, opposite Central Mosque, Idi Araba, Mushin. This happened on Sunday, 18th May 2025. (Christopher Oji. "1 dead, 3 rescued in Lagos collapsed building." 5)

Adanna Nnamani reports that data from the Council for the Regulation of Engineering in Nigeria, " indicates that from January to July 2024, the country has experienced at least 22 fatalities and 88 injuries due to these incidents." (Adanna Nnamani. "Building collapse: Experts urge FG to strengthen development control." 25).

It was a different story from Mr. Adeniyi Mobolaji, President of NIA (The Nigeria Institute of Architects). He gave the figure as "Over 500 building collapse in Nigeria since 2010 has been recorded." (Uchenna Inya. "Building collapse, recurring nightmare ridiculing Nigeria internationally. NIA." 26.

The above is an iceberg in the incidents that had taken place in the nation. This is given so that the public will know that building collapse is a national menace.

Causes of Building Collapse

The causes are myriad. They stem from human error, cutting corners, non approval of building plans, poor mixture of materials, and the negligence of those who it is their responsibility to monitor the construction of buildings.

Poor Foundation: When the foundation is faulty, anything laid on it, is bound to fall. This is when the foundation is laid with poor quality materials, poor concrete mixture, and the right standard of rods are not used. This was revealed by Mr. Victor Meju, the Chairman of Anambra State COREN (Council for Regulation of Engineers in Nigeria). He said "poor foundation" is one of the "factors that could lead to building collapse." (David Osuyi. 3 killed as building collapses in Anambra. 4.) Collaborating, Mr. Lucky Isename, the Chairman of Lagos Chapter of NIoB (The Nigerian Institute of Building) said when the 21 storey building in Ikoyi, that "From the rubbles of the collapsed building, it is clear that the materials are substandard and there was poor supervision….our building materials are also suspect." (Building collapse: NIob tasks on speedy passage of Building Code Bill. 6.)

Non conformity to standard: in anything done here on earth, there is the way it should be done. Not adhering to it will cause problem. Building has some standards to be adhered to. According to Mr. David Osuyi referred above, said that one of the causes of building collapse is " nonconformity to standard." (David Osuyi. "3 killed as building collapses in Anambra. 4.) To support the above, Ahmed Dangiwa, the Minister of Housing and Urban Development in FCT, said that "over 3.6 million, representing over 75 percent of Nigeria`s 22 million housing units are substandard." (Isaac Anmihe. "Building collapse: 3.6m houses in Nigeria substandard-FG." 24.) Yet, another support came from Evans Bipi, the Commissioner for Physical Planning and Urban Development in Rivers State. He said concerning a building that collapsed in Igwuruta-Etche in Ikwerre L.G.A. He said:

> Preliminary investigation at the scene of the incidence shows that the building may have collapsed due to the use of substandard

> materials by the builder. Specifically, the use of 12mm rods for decking a building is a clear violation of construction standards. Unfortunately, this is not an isolated incident, as similar cases of building collapses in the State have been linked to the same cause- the use of inferior materials. (Tony John. "7 Injured in Rivers building collapse." 5.)

Non Approval of Building Plan from Relevant Authority: This is rife. Most of the buildings that had collapsed, were because of lack of building approval by the regulatory authorities. These authorities are the personnel who know about building. When the building plan has not gone through them, or they did not see such, then there will be problem in the building (s). so when such building(s) falls (fall) tomorrow, the fault is because of non approval of such building by the approval body. To Mr. Victor who has been referred above, "non approval from relevant regulatory authorities" (David Onwuchekwa 4) is one of the causes of building collapse.

Non Compliance on Materials Testing: Lagos State government has invested heavily in the laboratories for the testing of construction of buildings, to ensure compliance with the regulatory standards. When this material testing is ignored? What will happen? Building collapse. The idea behind this is to make sure that the materials to be used conform to standard. Also, to avert disaster. The cause of the three storey building that collapsed at number 10 Oremeta Street, Ojodu Berger in Lagos State was because of "non-compliance on materials testing." There was no rigorous materials testing employed. (Precious Igbonwelundu; Wale Akintola. "Non-compliance responsible for building collapse, says Lagos govt." 8) This was revealed by the General Manager, Materials Testing Laboratory, Olayinka Abdul in the state.

Compromise by Government Officials: One of the problems of Nigerians is patriotism. Many take civil service work as no-man`s work; it is not my father`s business; selfishness. This attitude equally infested the officials who are given the responsibility to see to the construction of buildings in Nigeria. Most of them do not allow the authorities who see the building plans, see them. They approve these buildings when their palms have been greased. Some of them do not come to the

building sites to supervise the construction since they have been `settled`. This was unveiled by Dr. Ikenna Okechi, a Property Developer. According to him, "The moment government officials come to the site of construction and mark whatever they like, the developer will only settle them and continue whatever they are doing. That finishes it because the time they will visit the site will be when the building collapses." (Maduka Nweke. "Committee on Ikoyi collapsed building, mere jamboree-Experts." 24.) In agreement, Mr. Adoke Abdulahi, Managing Partner of Abdul-Kadir Properties, said: "How can one feel too much to be supervised? Most of the problems of building collapse in Nigeria have government officials as accomplices. Some people who are supposed to follow due process are not check-mated because they have someone influencial in government who can cut the process short." (Maduka Nweke. "Arrest of housing officials: stakeholders chide FCT minister." 24.)

Conversion of Buildings: Some buildings whose foundations are meant to carry a storey building, or two storeys, are converted to higher storeys without considering their foundations, and former structural designs. The foundation of a storey building, is quite different from a two or three-storey building. This some developers and builders have been doing. The result has been disastrous-Collapse. We see this playing out in the collapse of the collapse of the two-storey building at Kubuwa in FCT. An eye witness said that the building was initially a Shopping Mall, but was converted to residential building, where the developer added at least two more floors. The owner of the building had been warned by The Senior Special Assistant on Monitoring, Inspection and Enforcement to the FCT Minister, Attah Ikharo, against the conversion, but it went to deaf ears. (Gbenga Omokhunu. "Kukuwa building collapse: FCTA begins integrity test on high-rise buildings."20.)

Ignorance of Soil Texture: Builders should know the type of soil where they want to build. The ignorance of this, will not prevent the collapse of the buildings. Experts on soil texture should be involved in this business so that builders will not regret at last. Yes, the test of the soil must be professionally be done. Special efforts should be made especially when building on swamping area or near the river or sea. The building that collapsed in Kubuwa above, was built on swampy site. Consideration and serious efforts were not made before the building. This led to

the collapse of the building. "Preliminary reports had shown that the building was in a swampy area and that the right materials were not used in its construction." (Gbenga Omokhunu. "Kukuwa building collapse: FCTA begins integrity test."20.) In support of the above, the Director of the Standard Organization of Nigeria (SON) said when a 7-storey building collapsed in Lagos, "The first thing in a house is the block; from the ones we have examined here, it has failed the test. The construction of this building is not up to 50 metres from the sea, showing that this land was reclaimed from the sea. There are conditions for reclaiming a land from the sea and the kind of building materials to be used in such lands." (Maduka Nweke. "Survivors of collapsed 7-storey Lagos building narrate ugly experiences." 24.)

Quacks, Non-Members of Building Associations: In Nigeria, there are many associations that Builders belong to. These associations regulate the activities of their members. But some of these associations do not have the moral will to expose the quacks among them. These quacks dent their images. Since they cannot expose them for prosecution as to serve as a deterrent to others, the non-professionals continue to thrive. (Maduka Nweke. Building collapse: "Builders, govt should collaborate to mitigate risks-Stakeholder." 23.) A follow up is that some of building developers do not belong to any recognized Building Association. So they cannot be fished out for discipline. They are on their own, and can cause havoc to building industry. This revelation was made by Mr. Kunle Awobodu, former President, Nigeria Institute of Builders. According to him, about "90 percent of developers do not belong to the relevant association such as REDAN (Real Estate Developers Association of Nigeria) and quite a number of these unregulated developers are very influencial. The culture on inducement being promoted by many developers has encouraged compromise in the circles of government officials." (Maduka Nweke. "News of building collapse causes nightmare to BCPG-Awobodu." 24.)

Unqualified Development Officers: A vegetable trader, by all ramifications, should not be a soldier. This is because, the person was not trained as one. The same thing applies to a Primary school pupil, to be appointed as a coach to a professional Football club. He may not even know how to head or trap a ball, not to about formations in the game.

Building is a serious business, and as such, one ought to be careful who handles it. a situation where a non professional approved a building Plan, what is the end result? Illegality versus illegality, equal to building collapse. Due to our corrupt system where everything goes, it has become the order of the day. Yes, the President of COREN, Engineer Ali Rabiu gave this hint. He said that "most of the development officers are not qualified to approve designs….there should be a mechanism to ensure that only registered professionals are engaged by clients."(Issac Anumihe. "Building collapse: Hold devt officers responsible, says COREN." 25) Since they are not qualified, the aftermath is that they will follow construction procedures.

Undue Delay in Approving Building Plan: Those who want to do the right thing especially in Nigeria will `suffer`. Submission of Building Plan is one thing, its approval is where the taste of the pudding is seen. It may take one more weeks than necessary to have the plan approve. One of the reasons for the delay is that the palms of the officers are not `greased`. This has put developers undue pressure to deliver in time. This has led some developers not to go to such `Land of Oblivion`, and have taken the bull by the horn to build without approval. Of course, this has led to many building being collapsed. Some, when they get the approval, the time of execution has been far spent in waiting. This will lead them to rushed work. Also, some will not wait for `infinitum` for the approval of the plan because of inflation of building materials, hence the `disobedient` work. To Mr. Nonso Ume-Ezeoke, Chief Executive Officer, Orchid Court, Ikeja, concerning this delay, he said: "if authorities delay building plan approvals, this could put the contractor under tension to meet his deadline thereby bringing about rushed work." (Maduka Nweke. "Survivors." 24).The words of Mr. Ademolu Onyenuga, Chief Executive Officer, Kalyteros Nigeria Limited. In this case, he adds "In the building collapse, government, developer and the contractor are all culpable. They are culpable in the sense that for one to get building plan approval, he would have to wait and wait." (Maduka Nweke. "Survivors." 24).

Instability: Instability in this context refers to "how the loads in the building are divided. If the loads are not divided and transferred through correct vector lines down to the base, which is the foundation, it will collapse." (Vincent Kalu. "How government can halt building collapse-Okoronkwo." 26) The implication is that

the builder is unprofessional. He would have known how to distribute the loads to avoid the avoidable.

If one will give all the causes of building collapse in Nigeria, the whole country will be filled, and yet, they will not end. The above are just to tell us that collapse of buildings in Nigeria is 90 percent man-made. Nigerians are culpable.

Adverse Effects of Building Collapse in Nigeria

That a building collapsed is not the end of the matter. It is what it leaves on it trails; its effects. There are many of them, all better imagined than being experienced.

Deaths: In this case, the effect cannot be redeemable, or revisable. The effect is permanent.

The building that collapsed at Egbu Umuenem, Otolo Nnewi Anambra State, "Aniefuna, and two others lost their lives." (David Onwuchekwa. "3 killed." 4)
At number 10 Oremela Strret, Ojodu Berger in Lagos, "the death toll from the collapsed building had risen to five." (Precious Igbonwelundu, Wale Akintola. "Non-compliance." 8)

In October 12, 2019, a man lost his pregnant wife, and three children. This happened at Magodo in Lagos. (Job Osazuwa. "How I lost my pregnant wife." 14.) In Kubuwa where two-storey building collapsed, two people lost their lives. (Gbenga Omokhunu. "Kubuwa building collapse." 20)

"The death toll in the 21-storey building at Gerard Road, Ikoyi, Lagos which collapsed on Monday has hit 20." (Job Osazuwa, Luman Olabiyi, Okwe Obi. "Death toll in Lagos building collapse hits 20." 6) In the uncompleted building that collapsed at Gwarimpa District in Abuja, three people were confirmed dead. (Maduka Nweke. "Arrest of housing officials." 24.)

The collapse of this building took the life of the pastor of the church. This took place in Benue State, at Mission Ward, North Bank area of Makurdi. (Scholastica Onyeka. "Benue church building collapses." 4)

The one that happened at Onitsha, a market structure under contruction, took the lives of six people. (Aloysius Attah. "Many trapped as 5-storey building." 5)

At Obingwu-Asa, in Ukwa West L.G.A. in Abia State, the collapse of three-storey building under construction witnessed the loss of five people. (Okey Sampson. "5 killed in Abia." 5)

The story of this one is different because the number of deaths could not be known. This happened at Eke Amawbia market in Anambra State. The building that collapsed buried numerous vegetable traders and residents in the area. It is believed that it claimed multiple lives. (Emmanuel Uzor. "Many feared dead in 2-storey building." 4)

Another collapsed building that killed one person was at Ishga Road, opposite Central Mosque, Idi Araba, Mushin, Lagos. It was a two-storey building under construction.

Mr. Adeniyi Mobolaji, President of NIA cited above, gave an estimated number of deaths concerning building collapse in Nigeria. to him, since 2010, "over 100 lives [had been] lost." (Uchenna. Inya. "Building collapse, recurring nightmare." 26) This figure was given in 2010, almost fifteen years ago. One will wonder the figure now in 2015.

The above are figures of deaths that could be laid hands upon. These excluded those that that were trapped, who were not recorded in this paper. Nobody knows their fate.

Various Damages

This sub-heading will try to give other damages apart from death.

Incapacitation: The story of the man that lost his pregnant wife and his three children in a collapsed building, is now incapacitated for life. He lost his entire family, spent years in the hospital, and now has resolved into begging. To live, he depends on benefactors. Here was a promising young man who would have been contributing to the welfare of his family and others, but now is beggar. He wished

that he died like members of his family during the incident. (Job Osazuwa. "How I lost my pregnant wife." 14)

Collapse of Fence: The two-storey building that fell at Kubuwa in FCT, had its trail, the collapse of a fence the building fell upon. In that building, as it stood then, no security for the building because it had been left open to intruders. (Gbenga Omokhunu. "Kubuwa building collapse." 20)

Damage of Cars: The above incident did not only damage the fence, but also cars that were parked beside the fell fence were equally damaged. (Gbenga Omokhunu. "Kubuwa building collapse." 20)
The building also that collapsed at Arowojobe Estate, Maryland Lagos, caused damage to other buildings. It caused the collapse of a set of three-storey buildings under construction. (Christopher Oji. "5 die in building collapse." 4)

DNA to identify Dead Bodies: The building that collapsed at Ikoyi Lagos State, the bereaved families had to spend money to identify the bodies of their people. These people had to spend money for the tests, and the rigour of identifying their own, knowing the country we are in, and the bureaucracy they would pass through. (Lukman Olabiyi. "Collapsed building: 29 families submitted samples for DNA to identify bodies." 3.) There were losses of cooked food, drinks, bottled water, gift items and personal effects of guests littered on the ground, when an Event Centre collapsed during burial ceremony at Ijero-Ekiti, Ijero L.G.A. of Ekiti state. (Priscilla Ediare. "6 burial quests injured as Event Center collapses in Ekiti." 4)

Conclusion

The life God created should be precious in the sight of all including builders. It should not be slaughtered at the altar of building. Human life should be cared for, because when it is lost, it has no duplicate, cannot be retrieved, amended or replaced. The reality of time is that buildings should be constructed, but carefulness to avoid their collapse. The regulations of constructing buildings should be adhered to. There should zero tolerance to any act that will jeopardize the life people and the buildings.

Many lives have lost. These are bread winners, youths-the hope of the families; a whole family wiped out due to building collapse.

The economic loss cannot be quantified in monetary terms. Huge loss and waste of resources the owners of the buildings. Those who were trapped and injured, who went to hospitals, spent fortunes as bills. Some have not recovered from such. Some sold their property in order to pay the bills. The ones who are incapacitated, become a burden to the families. They cannot contribute to the economy of the nation.

The government also affected in this case. Many rescue workers have been injured in the course of their work; some even lost their lives. Those who were injured, the government has to spend money for their hospital bills. The dead ones also, the government has to spend money to assist for their burial ceremonies. These would have been the money for the development their various States, but now, being spent because buildings that collapsed.

The equipment for these rescue missions, are also affected in the course of their operations. Some damaged beyond repairs, being hit by collapsing partitions. The ones that survived irreparable damage, are being put in order with money meant for other things, for them to be in order and workable situation.

This conclusion cannot be complete without hearing from Mr. Emeka Okoronwo, the Managing Director and Chief Executive Officer of Kings Court Realtors.

> In the light of the fore-going, we hereby appeal to developers to abide by the building regulations and engage the appropriate professionals in the pre-construction, construction and post-construction stages of building. They should consider the risk involved in building construction more than the gains. Developers embarking on multi-storey building construction should desist from direct labour method and engage the services of reputable construction companies….Saving cost at the expense of human life could result in huge financial losses, chorusing the foolhardiness of penny-wise, pound foolish….`investment in the housing sector is

> an important developmental contribution that provides appreciable returns. However, investment in buildings that will not stand the test of time, endangering the lives of occupants, is an investment in futility. Every developer should endeavour to deliver a building with the heart and intention of occupying it by himself or herself.` (Vincent Kalu. "How government can halt." 26)

Recommendations

When a building collapses, the owner should be invited for questioning by the authorities. Through this action, it will help in investigating the cause of the collapse. He should not be left without questioning. Through this, owners of buildings should be careful in their quest to buildings.

Any building that collapses, should be sealed off, and may be forfeited to the government if the developer or builder is found culpable. This will make builders to wake up from their cutting corners syndrome.

Monitory agents of government should do their work without favour, no matter whose is gored. They should make sure that builder adhere to standard.

The use of certified engineers and other relevant personnel should be used in constructing buildings.

Any building without approved building plan should be demolished. This will serve as a deterrent to others who will violate the law.

Old buildings should be subjected to integrity test from time to time, to determine their durability.

Quacks to building industry should be brought to book, and being prosecuted for engaging in illegal work of which they are not qualified.

Building Associations should collaborate with government to make sure that this menace will be eradicated. It should not be left to the government or Building Associations alone. Let them meet and find a way to mitigate this problem.

The government should come up with a bill or law for building standard or code. This law will streamline what is required in building so as avert this frequent building collapse.

Let their be a training session for those who are involved in building. In this forum, they will be educated concerning the dangers of building collapse. Many take the risk of not taking the right procedures, hoping that their faith will see them through. Such forum will enlighten them so that they will know that they are jeopardizing their future.

It is also good that a builder who has seen any defect in the construction, let him demolish it and start afresh.

Profit at the end of the day is good after construction of a building. But let not this profit be at the risk of human life and property. Inferior materials should be avoided. Cheap articles, it is said, lead to regret. According to Emeka Okoronwo, the Managing Director and Chief Executive Officer of Kings Court Realtors, he said: "the bitterness of low quality will stay longer after the joy of cheap price is gone." (Vincent Kalu. "How government can halt." 26)

The approval of Building Plans should be with despatch. Delay in it, and the high costs of the demands of the agency for them should be minimized. These have led some developers to cut-corners.

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