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Posted Date: 22 August 2024

doi: 10.20944/preprints202408.1636.v1

Keywords: Construction Industry; Control; Government Policy; Nigeria



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Review

# Evaluating Governmental Constraints on Construction in Nigeria: A Review

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**Abstract:** The construction industry is a cornerstone of Nigeria's economic growth, yet it faces significant hurdles, particularly from governmental constraints. This research aims to (1) identify the primary governmental constraints impacting the Nigerian construction sector and (2) evaluate the effectiveness of existing government interventions in addressing these challenges. Employing a comprehensive literature review, this study analyzes regulatory frameworks, bureaucratic processes, corruption, political instability, and infrastructure deficiencies. It also examines the consequences of these constraints on project costs, timelines, and quality. Key findings reveal that bureaucratic red tape and corruption are the most pervasive constraints, significantly hindering project execution. Consistent government policies and adequate infrastructure also contribute to project delays and cost escalation. To enhance the construction sector's performance, it is imperative to (1) streamline bureaucratic procedures and strengthen anti-corruption measures and (2) develop and implement consistent, long-term sector-specific policies. By addressing these recommendations, the government can create a more favorable environment for construction businesses, stimulate investment, and accelerate Nigeria's overall development.

**Keywords:** construction industry; control; government policy; nigeria

## 1. Introduction

Construction is a multifaceted industry encompassing the planning, design, implementation, and maintenance of various structures and infrastructure projects, shaping the built environment in which we live and work. Understanding the intricacies of construction requires familiarity with a myriad of terms and concepts, each playing a crucial role in the process.

### 1.1. Definition of Terms

Construction refers to assembling or building infrastructure, facilities, or buildings, typically involving a combination of physical labor, machinery, materials, and expertise to transform architectural designs into tangible structures (El-Reedy, 2019)). Infrastructure refers to the essential physical and organizational systems that support a society or business. These include transportation networks, utilities, communication channels, and public amenities. (Gardoni, 2020).

Human-made structures and spaces that form the backdrop for human life and activities are collectively known as the built environment, these include buildings, parks, streets, and infrastructure, influencing the quality of life and community well-being (Bonaccorsi, et al., 2020). Construction planning involves setting objectives, assessing resources, establishing timelines, and determining strategies to achieve project goals effectively and efficiently (Nicholas & Steyn, 2021).

Design involves the creation of detailed plans and specifications that outline a construction project's form, function, and structural requirements, integrating architectural, engineering, and aesthetic considerations (Ching, 2014). Implementation involves the execution of construction plans, encompassing site preparation, material procurement, construction activities, and project management to ensure the timely and accurate realization of the design (Dykstra, 2018). Maintenance

refers to the ongoing activities to preserve the functionality, safety, and aesthetics of constructed facilities, including repairs, inspections, and upgrades to extend the lifespan and performance of structures (Kelly, Male, & Graham, 2019).

Understanding these foundational terms provides a framework for exploring the complexities and demands of construction processes and practices. From conceptualization to completion, construction projects require meticulous planning, innovative design, precise execution, and diligent maintenance to deliver sustainable and resilient built environments that meet the needs of society.

### *1.2. The Construction Industry*

The construction industry is a cornerstone of economic development, pivotal in shaping urban landscapes, infrastructure, and architectural marvels worldwide. Defined broadly, construction refers to erecting physical structures or infrastructure involving various activities such as excavation, material sourcing, assembly, and finishing touches. According to the United States Census Bureau, construction activities encompass "constructing, altering, or repairing structures, buildings, roads, and other real property" (U.S. Census Bureau, 2024). This definition underscores the breadth of construction, which extends beyond mere building erection to encompass a spectrum of endeavors to enhance built environments.

The construction industry comprises diverse stakeholders, including architects, engineers, contractors, subcontractors, suppliers, and laborers, collaborating in a synergistic fashion to bring projects to fruition. Notably, the industry encompasses residential and non-residential segments, with the former encompassing housing developments, condominiums, and single-family homes. At the same time, the latter includes commercial buildings, industrial facilities, and infrastructure projects such as bridges, highways, and airports. The construction sector holds profound significance within the global economy, catalyzing economic growth, job creation, and societal advancement. As the World Economic Forum highlighted, investments in infrastructure and construction projects can stimulate economic activity, foster innovation, and alleviate poverty by providing employment opportunities and enhancing access to essential services (World Economic Forum, 2024). Moreover, the built environment crafted by the construction industry shapes the quality of life for individuals, influencing factors such as housing, transportation, and community infrastructure.

#### *1.2.1. Significance of Evaluating Governmental Constraints*

The significance of evaluating governmental constraints in construction, particularly within Nigeria, must be considered. These constraints encompass many factors, ranging from regulatory frameworks and bureaucratic procedures to corruption, political instability, and infrastructural deficiencies. Understanding and evaluating these constraints is paramount for several reasons. Firstly, governmental constraints directly impact the efficiency and effectiveness of construction projects. Regulatory hurdles and bureaucratic red tape often lead to delays in project approvals, permits, and licensing processes, prolonging project timelines and increasing costs. According to a study by Nubi, Odusami, and Fagbenle (2015), bureaucratic inefficiencies significantly contribute to delays in construction projects in Nigeria, directly impacting project delivery and cost overruns.

Secondly, evaluating governmental constraints sheds light on the extent of corruption and transparency issues within the construction sector. Corruption, whether bribery, kickbacks, or favoritism, distorts market dynamics, compromises quality standards and erodes trust in public institutions. Nigeria is consistently ranked among the world's most corrupt nations by Transparency International's Corruption Perceptions Index, underscoring the critical need for urgent anti-corruption measures (Ewepu, 2021). Moreover, political instability and governance challenges further exacerbate governmental constraints in construction. Nigeria has experienced political unrest and transitions, disrupting policy continuity and implementation. Uncertain political climates can deter foreign investment, impede infrastructure development, and undermine the confidence of stakeholders in the construction sector (Obodoh & Obodoh, 2016).

Furthermore, infrastructural deficiencies, such as inadequate transportation networks, power supply, and access to water and sanitation facilities, pose significant challenges to construction

activities. Poor infrastructure not only hampers project execution but also limits economic growth and development opportunities. A study by the World Bank Group (2018) highlights the critical role of infrastructure investment in stimulating economic productivity and enhancing living standards. In light of these factors, evaluating governmental constraints in construction is imperative for informed decision-making, policy formulation, and reform initiatives. By identifying bottlenecks and root causes of constraints, policymakers can design targeted interventions to streamline processes, enhance transparency, and improve governance in the construction sector. Additionally, stakeholders can advocate for reforms and collaborate with government agencies to foster a conducive environment for sustainable development and investment in infrastructure (World Bank Group, 2018).

### *1.3. Background of the Construction Industry in Nigeria*

Nigeria's construction industry is a key economic driver, significantly boosting GDP, creating jobs, and building the nation's infrastructure. Understanding the background of this industry provides essential context for evaluating governmental constraints on construction activities. Nigeria's construction sector has undergone substantial growth and transformation in recent years, fuelled by rapid urbanization and a increasing population. This expansion has been vital to the nation's economy, with the sector contributing significantly to the country's GDP. In fact, data from Nigeria's National Bureau of Statistics reveals that construction accounted for a substantial 4.13% of the GDP in the second quarter of 2021 alone, underscoring its economic importance. (National Bureau of Statistics (Nigeria), 2024). This underscores its importance as a key economic sector.

Historically, Nigeria has witnessed significant infrastructural development efforts, particularly in transportation, energy, housing, and urban development. Mega projects such as roads, bridges, airports, seaports, power plants, and housing estates have been undertaken to address the country's infrastructure deficit and support economic growth (Oyedele O. , 2024). However, despite these efforts, the Nigerian construction industry faces numerous challenges that impede its full potential. These challenges stem from various sources, including inadequate funding, poor project planning and management, limited technological innovation, skills shortages, and governmental constraints.

Governmental constraints on the construction industry in Nigeria manifest in various forms, including regulatory bottlenecks, bureaucratic inefficiencies, corruption, policy inconsistencies, and inadequate infrastructure. These constraints significantly affect the ease of doing business in the construction sector, leading to delays, cost overruns, and compromised project quality. For instance, navigating the regulatory landscape in Nigeria can take time and effort, with multiple agencies involved in project approval processes. This bureaucratic complexity often leads to project delays and increased transaction costs for construction firms (Unuegbu, Yawas, & Dan-asabe, 2023). Moreover, corruption remains a pervasive issue, with reports indicating that it inflates project costs and undermines the integrity of the procurement process (Ewepu, 2021).

Policy inconsistencies and inadequate infrastructure also pose significant challenges to the construction industry. Fluctuations in government policies, particularly regarding taxation, land acquisition, and procurement procedures, create uncertainty for investors and hinder long-term planning (Aiminhiefe, 2022). The poor infrastructure, including inadequate transportation networks and unreliable power supply, constrains construction activities and raises operational costs. This background overview of the construction industry in Nigeria reflects its importance as a critical driver of economic growth and development. However, persistent challenges, including governmental constraints, threaten to undermine its potential contributions. Addressing these constraints requires concerted efforts from policymakers, industry stakeholders, and the broader society to create an enabling environment for sustainable growth and development in the construction sector.

#### *1.3.1. Aim*

To comprehensively examine the impact of governmental constraints on the Nigerian construction industry and propose strategic recommendations to enhance its performance.

### 1.3.2. Objectives of the Study

- i. To assess governmental constraints affecting the construction sector in Nigeria.
- ii. To examine the policy regulatory frameworks on construction activities.
- iii. To analyze the implications of governmental constraints on the construction industry.
- iv. To identify key initiatives and reforms implemented by the Nigerian government to mitigate these constraints.
- v. To critically evaluate the efficacy of governmental initiatives and reforms.

### 1.3.3. Justification

The construction sector is a vital driver of economic growth in Nigeria, yet numerous could-be-improved lenses hinder its potential. This study is justified by the need to identify and analyze these constraints, understand their impact on project outcomes, and provide evidence-based solutions for improving the sector's efficiency and effectiveness. By addressing these issues, the research contributes to developing effective policies and strategies for fostering a conducive environment for the construction industry.

### 1.3.4. Scope

This study will identify and analyze the primary governmental constraints affecting the Nigerian construction sector. It will explore the impact of these constraints on project costs, timelines, and quality. The research will be delimited to a comprehensive literature review, examining existing studies, reports, and government policies related to the construction industry in Nigeria. While the study will provide recommendations for addressing the identified challenges, it will not involve primary data collection through surveys or interviews.

## 2. Literature Review

### 2.1. Overview of the Nigerian Construction Industry

The Nigerian construction industry is a vital sector that plays a significant role in the country's economy, contributing to employment generation, infrastructure development, and overall economic growth. Understanding the overview of the Nigerian construction industry entails examining its structure, dynamics, challenges, and opportunities. The structure of the Nigerian construction industry is diverse and multifaceted, encompassing various segments such as building construction, civil engineering works, infrastructure development, and real estate development. These segments are characterized by a mix of local and international firms, ranging from small-scale contractors to large multinational corporations. Additionally, the industry involves many stakeholders, including government agencies, private investors, developers, contractors, architects, engineers, and skilled laborers.

One notable aspect of the Nigerian construction industry is its substantial contribution to its gross domestic product (GDP) and employment. According to the National Bureau of Statistics (NBS), the construction sector accounts for a significant share of Nigeria's GDP, employing millions of people directly and indirectly. This highlights the industry's importance in providing livelihoods and supporting economic activities across various sectors. However, despite its contributions, the Nigerian construction industry faces several challenges that impede its growth and efficiency. One of the primary challenges is the prevalence of inadequate infrastructure, including transportation networks, power supply, and water resources. These infrastructure deficits hinder construction activities and increase project costs and timelines.

Furthermore, the Nigerian construction industry is often plagued by regulatory hurdles, bureaucratic bottlenecks, and corruption, which create uncertainties and delays in project execution. The regulatory environment is characterized by overlapping jurisdictions, ambiguous laws, and inconsistent enforcement, leading to inefficiencies and legal disputes. In addition to regulatory challenges, the Nigerian construction industry grapples with issues related to funding and financing.

Access to affordable capital remains a significant barrier for developers and contractors and for minimal and medium-sized enterprises (SMEs). Limited access to financing constrains investment in infrastructure projects and hampers the industry's expansion.

Despite these challenges, the Nigerian construction industry presents numerous opportunities for growth and development. The country's growing population, urbanization trends, and infrastructure deficits create a high demand for construction services. Moreover, ongoing government initiatives to promote infrastructure development, such as the National Integrated Infrastructure Master Plan (NIIMP) and Public-Private Partnership (PPP) frameworks, offer private sector participation and investment avenues.

### 3. Methodology

This study adopted a positivist research philosophy underpinning the belief in a singular, objective reality discoverable through empirical methods. This aligns with the research aim of quantifying the impact of governmental constraints on the Nigerian construction industry. A quantitative research paradigm was thus employed, prioritizing numerical data collection and analysis to establish causal relationships between variables.

Given the research objectives, a descriptive research design was deemed appropriate. This design is adept at exploring and describing the characteristics of a particular phenomenon, such as the governmental constraints affecting the Nigerian construction industry. Data collection primarily relied on a comprehensive literature review, systematically examining scholarly articles, government reports, and industry publications. A meticulous search strategy was employed, utilizing Google Scholar, JSTOR, ScienceDirect, Emerald Insight, and the Nigeria Digital Library. Keywords centered around the Nigerian construction industry, governmental constraints, policies, regulations, corruption, and infrastructure development were utilized.

The collected data was subjected to thematic analysis, involving identifying, coding, and categorizing recurring themes and patterns related to governmental constraints and their impact on the construction sector. This process extracted pertinent information from the reviewed literature and synthesized findings to address the research objectives. Acknowledging the limitations inherent in relying solely on secondary data is essential, as this approach may need to encapsulate the full spectrum of industry challenges. Additionally, the absence of primary data collection through surveys or interviews restricts the depth of insights obtainable. Nevertheless, the findings of this study offer valuable contributions to understanding the impact of governmental constraints on the Nigerian construction industry and serve as a foundation for future research.

#### 3.1. Research Philosophy, Paradigm, and Design

This research was grounded in a positivist philosophy, assuming a single, objective reality accessible through empirical investigation. Consequently, a quantitative research paradigm was adopted to gather and analyze numerical data. A descriptive research design was employed to explore and characterize the governmental constraints affecting the Nigerian construction industry.

#### 3.2. Data Collection and Analysis

Data collection primarily involved a comprehensive literature review utilizing multiple search engines and relevant keywords. The collected data underwent thematic analysis to identify and categorize critical themes related to governmental constraints and their impact on the construction sector.

#### 3.3. Limitations

The study's reliance on secondary data limits its scope and depth. The absence of primary data collection methods, such as surveys or interviews, restricts the ability to gather in-depth information from industry stakeholders. Despite these limitations, the findings provide valuable insights into the challenges faced by the Nigerian construction industry due to governmental constraints.

## 4. Findings

### 4.1. Governmental Constraints on Construction

Governmental constraints on construction represent a significant challenge faced by the construction industry in Nigeria. These constraints encompass a range of factors, including regulatory frameworks, bureaucratic procedures, corruption, political instability, and infrastructural deficiencies, all of which can impede the progress of construction projects and hinder the sector's overall development. One of the primary areas of concern is the regulatory environment governing construction activities. Nigerian construction firms often encounter a complex web of regulations, permits, and approvals required for project initiation and implementation. Although these regulations are intended to ensure safety, quality, and compliance with standards, they can be burdensome and time-consuming to navigate. For instance, obtaining building permits may involve lengthy bureaucratic processes characterized by red tape and inefficiencies, delaying project commencement and increasing costs (Ezulike & Okolie, 2020).

Corruption within governmental institutions further exacerbates these challenges. Bribery and extortion are common occurrences in the construction approval process, with officials demanding illicit payments in exchange for expediting permits or disregarding regulatory violations. This pervasive corruption distorts market dynamics, undermines trust in government institutions, and erodes investor confidence (Igbokwe-Ibeto et al., 2019). Political instability is another factor that introduces uncertainty into the construction sector. Nigeria's construction sector operates within a highly uncertain environment due in part to the country's political instability. Frequent leadership changes, inconsistent government policies, and civil unrest create significant challenges for construction firms, hindering their ability to plan and execute projects effectively. Political upheavals can disrupt project timelines, deter foreign investment, and deter infrastructure development initiatives, stalling progress and hindering economic growth (Ibem & Aduwo, 2018).

Infrastructural deficiencies pose additional challenges to construction activities in Nigeria. Inadequate transportation networks, unreliable power supply, and insufficient water and sanitation infrastructure impede construction logistics and inflate project costs. With reliable infrastructure, construction projects can avoid delays, cost overruns, and operational inefficiencies, constraining the sector's ability to contribute effectively to economic development (Oluwakiyesi & Opoko, 2017). In addressing these governmental constraints, policymakers must prioritize reforms to improve regulatory efficiency, enhance transparency and accountability, and strengthen institutional capacity. Streamlining bureaucratic processes, implementing anti-corruption measures, and investing in infrastructure development are essential steps towards creating a conducive environment for construction investment and fostering sustainable growth in Nigeria's construction sector.

In conclusion, governmental constraints on construction in Nigeria represent a formidable barrier to the sector's development. By addressing regulatory, bureaucratic, corruption, political, and infrastructural challenges, policymakers can unlock the full potential of the construction industry, stimulate economic growth, and enhance the quality of life for Nigerian citizens.

### 4.2. Policy/ Regulatory Framework on Construction

#### i. Legislative and Regulatory Reforms

One of the primary policy recommendations involves enacting and amending legislation to create a conducive environment for construction activities. This includes revising outdated laws, such as building codes and land use regulations, to align with contemporary industry standards and best practices (Iheme & Chiagorom, 2018). Moreover, there is a need to introduce new legislation to address emerging challenges, such as environmental sustainability and safety regulations (Aniekwu, Anthony, & Onifade, 2014).

#### ii. Streamlining Bureaucratic Processes

The cumbersome bureaucratic procedures in obtaining construction permits and approvals significantly impede project timelines and increase costs. To address this, policymakers should simplify and accelerate administrative processes through digitalization and automation (Oyedele,

Adeyemi, Bilal, & Ajayi, 2019). This entails implementing online platforms for permit applications, reducing the number of required approvals, and enhancing coordination among government agencies involved in the permitting process.

iii. Enhancing Transparency and Accountability

Corruption and lack of transparency exacerbate governmental constraints on construction in Nigeria. To combat these issues, policymakers should prioritize anti-corruption measures and promote transparency in decision-making processes (Aiminhiefe, 2022). This may involve establishing independent regulatory bodies to oversee construction projects, conducting regular audits of government agencies, and implementing mechanisms for public scrutiny and participation in decision-making.

#### 4.3. Implications of Governmental Constraints on Construction

Governmental constraints significantly impact the construction sector in Nigeria, exerting profound implications on various aspects of construction projects, ranging from cost and time overruns to compromised quality and sustainability. This section explores the multifaceted implications of governmental constraints on construction, drawing insights from existing literature. One of the primary implications of governmental constraints on construction in Nigeria is the escalation of project costs. Oyedele and Owusu-Manu (2018) assert that bureaucratic red tape, inconsistent policies, and corruption inflate project costs significantly. Delays in obtaining permits, approvals, and licenses increase administrative expenses, while corruption and rent-seeking behaviors increase compliance and procurement costs (Oni et al., 2019)—these additional expenses strain project budgets, leading to cost overruns and financial instability for construction firms.

Moreover, governmental constraints contribute to delays in project completion, exacerbating the already prevalent issue of time overruns in the Nigerian construction industry. Adewuyi and Ojo (2019) highlight the adverse impact of bureaucratic inefficiencies and political instability on project schedules, citing prolonged approval processes and frequent policy changes as primary culprits. These delays impede project progress, result in opportunity costs for stakeholders, and undermine investor confidence in the sector (Oladapo et al., 2020). In addition to cost and time implications, governmental constraints pose severe challenges to ensuring the quality and safety of construction projects in Nigeria. A study by Ogunbayo et al. (2020) identifies weak regulatory enforcement, substandard materials, and inadequate supervision as consequences of regulatory lapses and corruption within governmental agencies. As a result, construction projects often fall short of industry standards, leading to structural defects, safety hazards, and, in extreme cases, building collapses (Oyegoke et al., 2019).

Furthermore, the sustainability of construction projects is compromised under governmental constraints in Nigeria. Adeleke et al. (2017) argue that the need for consistent policies and regulatory frameworks hampers the adoption of sustainable construction practices and green building technologies. Environmental degradation, resource depletion, and energy inefficiency persist due to a lack of incentives and regulatory oversight, hindering the transition toward more environmentally friendly construction methods (Oluwatayo et al., 2021).

#### 4.4. Initiatives and Reforms by Government

Governmental efforts to address constraints on construction in Nigeria have been multifaceted, aiming to improve the regulatory environment, streamline bureaucratic processes, combat corruption, enhance infrastructure, and promote sustainable development. This section discusses these efforts in detail, drawing upon relevant literature and governmental initiatives. One significant aspect of governmental efforts involves policy reforms and legislative changes to create a more conducive environment for construction activities. For instance, the Nigerian government's enactment of the National Building Code represents a crucial step toward standardizing construction practices and ensuring compliance with safety and quality standards (Oyedele et al., 2018). Additionally, reforms in land administration and planning regulations have been initiated to simplify land acquisition processes and expedite the issuance of construction permits (Adama et al., 2018).

Institutional and administrative reforms have also been implemented to address inefficiencies and bottlenecks in the construction sector. The establishment of specialized agencies such as the Federal Ministry of Works and Housing (FMW&H) and the Council for the Regulation of Engineering in Nigeria (COREN) reflects the government's commitment to enhancing oversight and regulation of construction activities (Adama et al., 2018). These agencies play vital roles in enforcing standards, licensing professionals, and promoting best practices within the industry. Furthermore, the Nigerian government has embarked on various initiatives to combat corruption and improve transparency in the construction sector. The introduction of electronic procurement systems and the adoption of open bidding processes for public contracts are examples of measures aimed at reducing opportunities for corruption and ensuring fair competition among contractors (Oluwole et al., 2020). In addition, agencies such as the Economic and Financial Crimes Commission (EFCC) are charged with the task of probing and bringing to justice those involved in corruption within the construction sector (Adama et al., 2018).

Infrastructure development programs constitute another vital aspect of governmental efforts to address constraints on construction. Implementing large-scale infrastructure projects, such as road construction, bridge rehabilitation, and urban renewal initiatives, creates employment opportunities and stimulates demand for construction services and materials (Oluwole et al., 2020). Moreover, investments in power generation, transportation, and water supply infrastructure are essential for improving the overall productivity and competitiveness of the construction sector (Adama et al., 2018). In addition to addressing immediate challenges, the Nigerian government is also focused on promoting sustainable development within the construction industry. Initiatives promoting green building practices, renewable energy adoption, and resource efficiency are gaining traction, driven by concerns over environmental degradation and climate change (Oyedele, Adeyemi, Bilal, & Ajayi, 2019). Furthermore, capacity-building programs and technical assistance initiatives are being implemented to enhance the skills and capabilities of construction professionals in adopting sustainable construction techniques (Adama et al., 2018).

#### *4.5. Efficacy of Governmental Initiatives and Reforms in the Construction Industry*

The Nigerian construction sector faces numerous challenges, mainly from governmental constraints that impede its progress. Over the years, the Nigerian government has implemented various initiatives and reforms to address these constraints. This section critically evaluates the efficacy of these governmental efforts, highlighting successes and achievements, challenges and limitations, and conducting an impact assessment.

- i. **Successes and Achievements:** One notable success in governmental efforts to address constraints on construction in Nigeria is the enactment of policy reforms and legislative changes. For instance, the introduction of the National Building Code in 2006 aimed to standardize construction practices, enhance safety standards, and promote quality assurance within the industry (Babatunde, 2018). Additionally, the establishment of agencies such as the Council for the Regulation of Engineering in Nigeria (COREN) and the Architects Registration Council of Nigeria (ARCON) has contributed to improved professional standards and regulation within the construction sector (Popoola & Olajide, 2022). Furthermore, governmental initiatives to invest in infrastructure development have yielded positive results. The execution of projects such as road construction, housing schemes, and urban renewal programs has not only provided employment opportunities but also stimulated economic growth and improved accessibility to essential services (Aibinu & Jagboro, 2002)
- ii. **Challenges and Limitations:** Despite these successes, governmental efforts to address constraints on construction in Nigeria are marred by several challenges and limitations. One major challenge is the prevalence of corruption and bureaucratic inefficiencies within government agencies responsible for regulating the construction sector. Corruption undermines the effectiveness of

regulatory frameworks and hampers the implementation of reforms (Olawale & Sun, 2010). Moreover, bureaucratic red tape and administrative bottlenecks persist, leading to delays in project approvals and execution, ultimately escalating project costs and undermining investor confidence (Oyedele, Adeyemi, Bilal, & Ajayi, 2019). Political instability and governance challenges also pose significant obstacles to sustainable development in the construction sector. Political interference in procurement processes, fluctuating government policies, and inadequate enforcement mechanisms exacerbate uncertainties and hinder long-term planning and investment (Akinlo, Arowolo, & Zubair, 2022).

- iii. **Impact Assessment:** An assessment of the impact of governmental efforts to address constraints on construction in Nigeria reveals mixed outcomes. While some reforms have led to tangible improvements in regulatory compliance and project delivery, the impact still needs to be improved. The construction sector continues to grapple with systemic challenges such as poor infrastructure, inadequate funding, and skill shortages, which undermine its growth potential and competitiveness on a global scale (Olawale & Sun, 2010). Moreover, the uneven distribution of benefits across different regions and sectors exacerbates socioeconomic disparities and widens the gap between urban and rural development. Despite targeted interventions, marginalized communities often remain underserved, perpetuating inequalities and social unrest (Aibinu & Jagboro, 2002).

#### *4.6. Industry Stakeholders Engagement*

- i. **Collaboration with Government Agencies**

Industry stakeholders, including construction firms, professional associations, and trade unions, should actively engage with government agencies to advocate for policy reforms and address systemic challenges. Collaborative platforms, such as public-private partnerships (PPPs) and stakeholder forums, provide avenues for dialogue and consensus-building between government officials and industry representatives (Sanda, Daniel, Akande, & Adeagbo, 2016). By fostering cooperation and communication, stakeholders can contribute to developing pragmatic solutions that balance regulatory objectives with industry needs.

- ii. **Professional Associations and Advocacy Groups**

Professional associations serve as powerful advocates for construction professionals, championing their interests and driving industry advancement through policy influence. By harnessing their collective expertise, these organizations can shape government policies, standards, and regulations to foster a thriving construction sector. (Umar, Yahaya, Usman, & Yahaya, 2020). By actively participating in policy formulation processes and engaging in constructive dialogue with policymakers, professional associations can advocate for reforms that address their members' specific needs and challenges.

- iii. **Capacity Building and Training Programs**

Strengthening the capacity of government officials and professionals in the construction sector is crucial for effectively implementing reforms. Policy recommendations include investing in training programs to enhance technical skills, knowledge of regulatory requirements, and ethical conduct among stakeholders (Oyedele et al., 2019). Furthermore, promoting professional certifications and accreditation can help improve the quality and competency of construction professionals, thereby fostering a culture of excellence and compliance with regulations.

## **5. Conclusion**

The construction industry in Nigeria stands as a vital contributor to economic growth and development, yet it grapples with many challenges emanating from governmental constraints.

Through the comprehensive review presented in this paper, we have delved into the intricate web of regulatory frameworks, bureaucratic hurdles, corruption, political instability, and infrastructural deficiencies that hinder progress within the sector. The analysis underscores these governmental constraints' pervasive nature and their far-reaching implications on project costs, timelines, quality, and overall sustainability. Despite concerted efforts by the Nigerian government to address these constraints through policy reforms, institutional changes, and infrastructure development initiatives, significant challenges persist.

As highlighted in the discussion on future research directions, there remains ample room for further investigation to advance our understanding and inform effective interventions. Policy impact analysis, stakeholder perspectives, and comparative studies offer promising avenues for future research endeavors. Methodologically, adopting a mixed-methods approach, conducting longitudinal studies, and fostering interdisciplinary collaboration can enrich our insights into the complexities of governmental constraints on construction. It is imperative to recognize the long-term implications of addressing these constraints. Beyond immediate project outcomes, such efforts are integral to achieving broader socioeconomic objectives and advancing sustainable development goals. However, realizing these aspirations necessitates a concerted commitment from policymakers, industry stakeholders, researchers, and the broader community.

In conclusion, this review underscores the critical importance of evaluating governmental constraints on construction in Nigeria. By shedding light on the challenges faced and identifying avenues for improvement, this paper aims to catalyze dialogue, inform evidence-based decision-making, and ultimately contribute to fostering a conducive environment for a thriving construction sector in Nigeria. Through collaborative efforts and sustained commitment, we can overcome governmental constraints, unlock the full potential of the construction industry, and pave the way for sustainable development and prosperity in Nigeria.

**Acknowledgments:** The authors express gratitude to Covenant University, Ota, Nigeria, for providing the support and facilities that enabled the research. Additionally, appreciation is extended to the anonymous reviewers whose valuable comments and suggestions helped improve this paper's initial version.

**Author Contributions:** O. D. Babalola: Supervision, Writing – original draft, Writing – review & editing. U. K. Ugah: Conceptualization, Methodology, Validation, Writing – original draft, Writing – review & editing. O. O. Ndimako: Writing – original draft, Writing – review & editing.

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