

SECURITY AND BUILDING FINISHES IN AN ORGANIZED RESIDENTIAL ESTATE, IBADAN, NIGERIA.

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ABSTRACT

Building finishes are usually the last aspects of building construction; they are applied on walls floors and ceilings. Some finishing materials used for these building elements include paint, polyvinyl (PVC), ceramic, mosaic, marble and granite tiles and stones. These materials add beauty and value to a building in particular and to the environment in general. Many buildings in Oluyole new extension, a residential estate in Ibadan, are not painted and some of them are not even plastered, this gives an impression that the landlords of those buildings cannot afford the cost of external decoration (Like painting). Questionnaires were distributed randomly to landlords in the estate. An analysis of the responses of ninety six (96) out of one hundred and twenty (120) questionnaires distributed to landlord shows that their reasons are more of social security than of economy.

Keywords: *Finishes, social security and building construction.*

1.0 INTRODUCTION

The environment is a combination of natural and man made elements; buildings are parts of the environmental elements used by man for various activities. External painting or decoration of buildings walls are generally used to beautify the building and its environment hence materials used must be durable Painting is commonly used to coat buildings in Nigeria therefore it must be carefully selected for exterior coating of buildings in warm environment Bosveld, (2016).noted that warm weather forces latex paint to dry very quickly which

can make film formation or curing possibly be incomplete and thus compromises durability of the paint finish in the long run This is more problematic when the temperature reaches 95⁰ F and above.

Walls, roofs, windows and doors and perhaps floor are essential elements of building that are designed by architect for aesthetic purposes however exterior wall decoration, like painting, which is exposed to the environment is the subject matter of this study. Why is it omitted during building construction in some developing residential areas? The aim of this paper is to establish the reason/s why most

homeowners in Oluyole residential estate in Ibadan, Nigeria decided to avoid the decoration of exterior walls of their buildings with paint or other form of wall finishes.

2.0 LITERATURE REVIEW

Building finishes are materials which are attached to the surface of buildings to decorate and beautify them and their environment they attract a major part of the construction cost. According to Igal, and Monica (2004), maintenance and replacements costs account for 10–80% of initial capital costs. Finishing is usually a major aspect of building maintenance.

There are three areas of buildings that receive finishes namely; floors, some areas of external sub-structural walls, internal and external super structural walls, ceilings and roofs. Different materials such as natural stones, artificial stones, sand-cement mortar, architectural ceramics, architectural glass, architectural decorative paint, and different kinds of wood, metal and embroidered decorations are used as wall finishing materials. Among these materials, paint is commonly used as interior and exterior walls coating for residential buildings in Nigeria.

Exterior wall paint: is the focus of this study and will be treated in detail as this is the material most of the respondents in the study area omitted in their buildings. The most commonly used exterior wall paint in building construction are; grinded solvent acrylic acid paint made of polyurethane, acrylic acid resin, petroleum solvent, rutile titanium white, filler, additive, etc.

According to Bosveld, (2016), exterior wall paint is used to decorate buildings and protect outside walls. Such paint provides plenty choices in color and color sense, good hydrolytic resistance and durability to bear sunlight, wind, rain and frost, and is easy to clean.

He identified various types of paint to include: emulsion paint, solvent based paint and inorganic silicate paint. Bosveld, (2016), said further that durable exterior wall paint is grinded solvent acrylic acid paint made of polyurethane, acrylic acid resin, petroleum solvent, titanium white, filler, additive, etc. and that this kind of paint combines the advantages of traditional solvent paint and emulsion paint and has better weathering and dirt resistance which is mainly used in the decoration of exterior wall of high-rise building, apartment, plants, etc.

Tator, (2015) stated that the characteristics of exterior wall coatings are to create the external environment with beautiful aesthetics that should resist the effects of weather of the local environment such as sun, rain, frost, snow, ice weathering and dielectric force; and the internal surface should face the challenge of scrubbing and humid therefore, exterior finishing materials should also be durable and be able to withstand different environment conditions and that the ideal finishing materials suitable for exterior building walls should be inorganic like ceramics, glass and colored Portland cement and aluminum alloy products, which are pleasant in color, durable in utility and can withstand wet and warm weather conditions.

Interior Wall Paint is mainly used to decorate and protect interior walls and ceilings. Tator (2015) identified the common ones as water-soluble

Interior, synthetic resin emulsion interior wall paint (emulsion paint), solvent interior wall paint, colorful interior wall paint, symphony paint and the most commonly used paint which includes styrene-acrylic latex paint, ethylene-propylene latex paint, poly acetate emulsion paint and chlorine-partial copolymerization paint. He said further that this kind of paint is mainly used for decoration of dry interior wall rather than kitchen, lavatory, bathroom where walls are usually wet.

Economical Efficiency

The finishing materials are usually the most expensive aspect of buildings used to determine the total construction cost, and can be considered from the following three aspects:

- 1) Durability
- 2) Availability of the product in market.
- 3) Availability of workmen who install them.

The price of the finishing material has a direct relation with the decorative price of the construction. So it is better to consider these factors before selecting finishing materials for economic efficiency.

Social security, according to Article 22 of the Universal Declaration of Human Rights, means that every member of a society, has the right to social security and is entitled to its realization, through national effort and international co-operation and in accordance with the organization and resources of each State, of the economic, social and cultural rights indispensable for his dignity and the free development of his personality. In simple terms, the signatories to this declaration agree that society in which a person lives should help him to develop and to make the most of all the advantages (culture, work, social welfare) which are offered to him in the country, U.N, (2012).

Social security may also refer to the action programs of government intended to promote the welfare of the population through assistance measures guaranteeing access to sufficient resources for food and shelter and to promote health and well-being for the population at large and potentially vulnerable segments such as children, the elderly, the sick and the unemployed. Services providing social security are often called social services. (Wikki 2015).

In the United State of American society, social security refers to a specific social insurance program for the retired and the disabled people.

Modern authors often view, social security as provision of cash transfers, aimed at security of work, health, and social participation; and new social risks such as single parenthood, the reconciliation of work and family life (Vrooman 2009). Elsewhere the term is used in a much broader sense, referring to the economic security society offers when people are faced with certain risks.

Social security may also refer to: social insurance, where people receive benefits or services in recognition of contributions to an insurance program. These services typically include provision for retirement pensions, disability insurance, survivor benefits and unemployment insurance services provided by government or designated agencies responsible for social security provision.

A report published by the ILO in 2014 estimated that only 27% of the world's population has access to comprehensive social security.

Social insecurity: Ashbeydawn (2015) referred to Social insecurity as state of non provision of security to the people of a community or a country whereby people of such community feel unsafe to interact socially due to inability of the government or relevant agency to maintain law and order. Insecurity is a feeling of general unease or nervousness that may be triggered by perceiving of oneself to be vulnerable or inferior in some way, or a sense of vulnerability or instability which threatens oneself image or ego.

Security challenges in Nigeria: security challenges in Nigeria dated back to the 1960s the period of political upheavals when in one part of the country the opposition party had conflict with its members decamping to the ruling party from other part coupled with the kind of government system which was imposed on the people by the British but strange to Nigerians cultural existence, hence it resulted to the demand for true federalism, fiscal and political restructuring by different ethnic nationalities in the country. These agitations have contributed to violent rebellious reactions by aggrieved ethnic groups, endangering the security, unity, and corporate

existence of Nigeria as one country. ‘Violent crime has a root and history in Nigeria, and could be traced back to the period from 1960 to 1970’ (Ali. 2013). Falana. (2014) said in his paper that politicians are the cause of insecurity in Nigeria he stated that in 2011, the Goodluck Jonathan Administration set up a Panel of Inquiry headed by Ambassador Usman Galtimari to investigate the insurgency in the north east region. In a painstaking investigation the Panel traced the genesis of Boko Haram and other private militias to politicians who set them up in the run-up to the 2003 general elections. Falana. (2014) said further that the Committee recommended that the politicians who “sponsored, funded and used the militia groups that later metamorphosed into Boko Haram” be brought to justice however, the recommendation was accepted in May 2012 by the Federal Government the suspects have been treated like sacred cows as they are said to be highly connected to the powers that be according to Falana. This action is a national security challenge and may affect freedom of the citizens.

Ewetan and Urhie, (2014) believed that the level and dimensions of insecurity in Nigeria reveals an increase over time which constitutes serious threat to lives and properties, hinders business activities and discourages local and foreign investors, all which stifles and retards Nigeria’s socioeconomic development’ Poverty and unemployment of large number of the youths compounded the problem of insecurity leading to terrorism as we have it today in Nigeria.

With these scenarios any isolated areas in any parts of the country may be hideouts for criminals to perpetrate their evil acts.

3.0 METHODOLOGY

LITERATURE REVIEW

- Types of interior and exterior wall finishes that determine their efficiency and durability
- Economic implication of finishing materials
- Security concern that may affect peoples freedom

QUESTIONNAIRES

Questionnaires were distributed randomly to one hundred and twenty (120) landlords of both painted and unpainted houses only ninety six (96) representing 80% of the respondents were returned. Some of the landlords were also interviewed to seek their opinion about why most of their houses in the estate were not painted.

THE STUDY AREA

Oluyole estate new extension is the annex of the already developed Oluyole estate, is a government owned residential and industrial estate proposed along with the creation of the local government in 1991. It stretches between South west and Oluyole Local Government Areas. It is accessed through Ibrahim Babangida way (Ring road) from the east and surrounded by 7up road at the south, Olubadan Avenue at the north, Deji Akinoso road at the west. The estate is an organized layout of residential buildings with servicing facilities like schools, clinics, places of worship, shops and recreation centers. The major companies around the estate are the 7Up bottling company, Zartech farms 2 and P&G industrial company all at the southern part of the estate. The layout consists of well over 500 residential plots sold to individuals by the state

government, however there are many plots that are yet to be built up by their various owners as at the time of this study. The estate is fast developing as most of the plots are yet to be developed. The estate is an open land plotted out as a layout by the government and sold to people and companies for construction purposes and guided by the relevant government regulations and the construction is supervised by the South West Local Government Authority.

4.0 ANALYSIS OF QUESTIONNAIRES

Out of the 120 (one hundred and twenty) questionnaires distributed at random to landlords of houses within the estate only 96 (ninety six) that is 80% were returned

All the 96 respondents have their houses located in the estate.

Table 1: Age of Buildings

Age range	Number of buildings.	%
Between 0 and 3 years	10	10.4
Between 3 and 6 years	14	14.6
Between 6 and 9 years	52	54.2
Between 9 and 12 years	12	12.5
Between 12 and 15 years	6	6.3
Over 15 years	2	2.1
Total	96	100

Source: authors' field survey 2019

Table 1 above shows that eighty six (86) out of the ninety six (96) of the respondents (89.6%) have been living in the estate for over three (3) years, only ten (10) buildings were completed 3 years and below as at the time of this survey.

Table 2: Mode of acquisition of building

Mode of acquisition	Number of buildings.	%
Procured land from government and constructed the building	84	87.5
Acquire a completed building from an individual	9	9.4
Inheritance from parent	3	3.1
Total	96	100

Source: authors' field survey 2019

Eighty four (84) out of the ninety six (96) respondents that is about 87.5%, acquired land from the Local Government and built their houses while nine (9.4%) purchased already constructed buildings from individual. Only three (3) of the buildings were inherited two (2) of which were existing in the estate before it was established in 1991.

Table 3: Painting pattern

Painting pattern	Number of buildings painted in 2015.	%
1 Interior walls only, painted	77	80.2
2 Exterior walls only, painted	00	00
3 Exterior and interior walls, painted	11	11.5
4 both exterior and interior walls, not painted	8	8.3
5 Total	96	100

Source: authors' field survey 2019

Table 3 shows that eleven (11) landlords painted both interior and exterior walls of their houses. However, eighty (85) landlords (serial numbers 1 and 4) did not paint exterior walls; this included the eight (8) landlords who did not paint both interior and exterior walls representing 8.3% they were the ones who indicated that they could not afford the cost of painting. The rest eighty eight 88 landlords (serial numbers 1 and 3) representing 91.7% were concerned about the security of the area as stated below in table 4, but they actually painted the interior walls of their buildings.

Table 4: Reasons for painting/not painting of buildings

Reasons	Number of buildings.	%
Beautification	11	11.5
Security reasons	50	52.1
Because neighboring landlords do not paint	27	28.1
Cannot afford the cost of painting	8	8.3
Total	96	100

Source: Authors' field survey 2019

From Table 4 above 50 landlords (52.1%) actually indicated security reasons but 22 of them said that they did not paint their houses because other landlords did not do it. However, 8 landlords said that they could not afford the cost of painting so they have not painted both the interior and exterior walls of their buildings. Eighty five (85) of them indicated interest in painting both the interior and exterior walls if government provided adequate security within the estate.

OBSERVATION

Many houses in the old Oluyole estate that have been fully developed are painted but eighty eight (88) out of ninety six(96) landlords of Oluyole extension did not paint the exterior walls of their houses because of security reasons. From the study above eight (8) out of ninety six (96) respondents indicated that they could not afford the cost of painting which represents only 8.3% of the respondents. However fifty landlords (50) gave security reasons representing 52.1%.

5.0 CONCLUSION AND RECOMMENDATIONS

CONCLUSION

The result indicates that affordability (economy) may not necessarily be the major cause of unpainted houses in Oluyole estate but insecurity this is an indication that insecurity can affect the beauty of the environment such that homeowners are afraid to beautify their houses according to their desire. This situation is not peculiar to Ibadan alone it happens in other new residential estate across south western part of the country. One can infer from Oluyole's experience that some landlords may not be short of

fund to beautify their houses and hence the environment but may be scared of insecurity of their domicile environment.

RECOMMENDATIONS

In order to reduce the problems caused by insecurity to the beauty of the environment, the following recommendation should be adopted by the government:

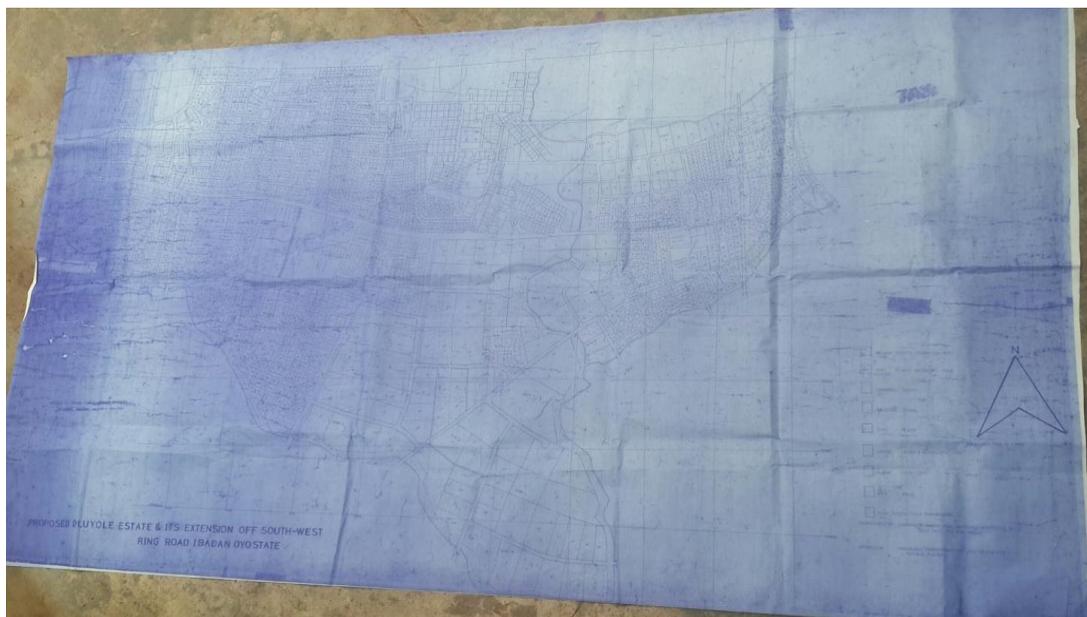
Every new developing estate should be provided with adequate security in form of police station, good access roads, street light and community policing which may provide job for unemployed people within the community.

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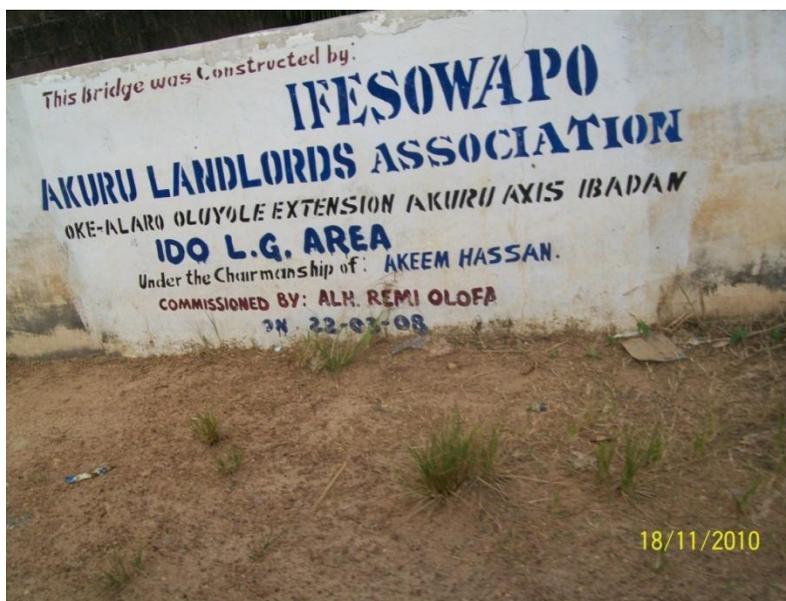
APPENDIX



Layout Plan of Oluyole estate and its extension:
Source: Ibadan south west Local government secretariat 2015

PICTURES OF DIFFERENT BUILDINGS IN OLUYOLE NEW EXTENSION.







Source: Field photograph by the author.