

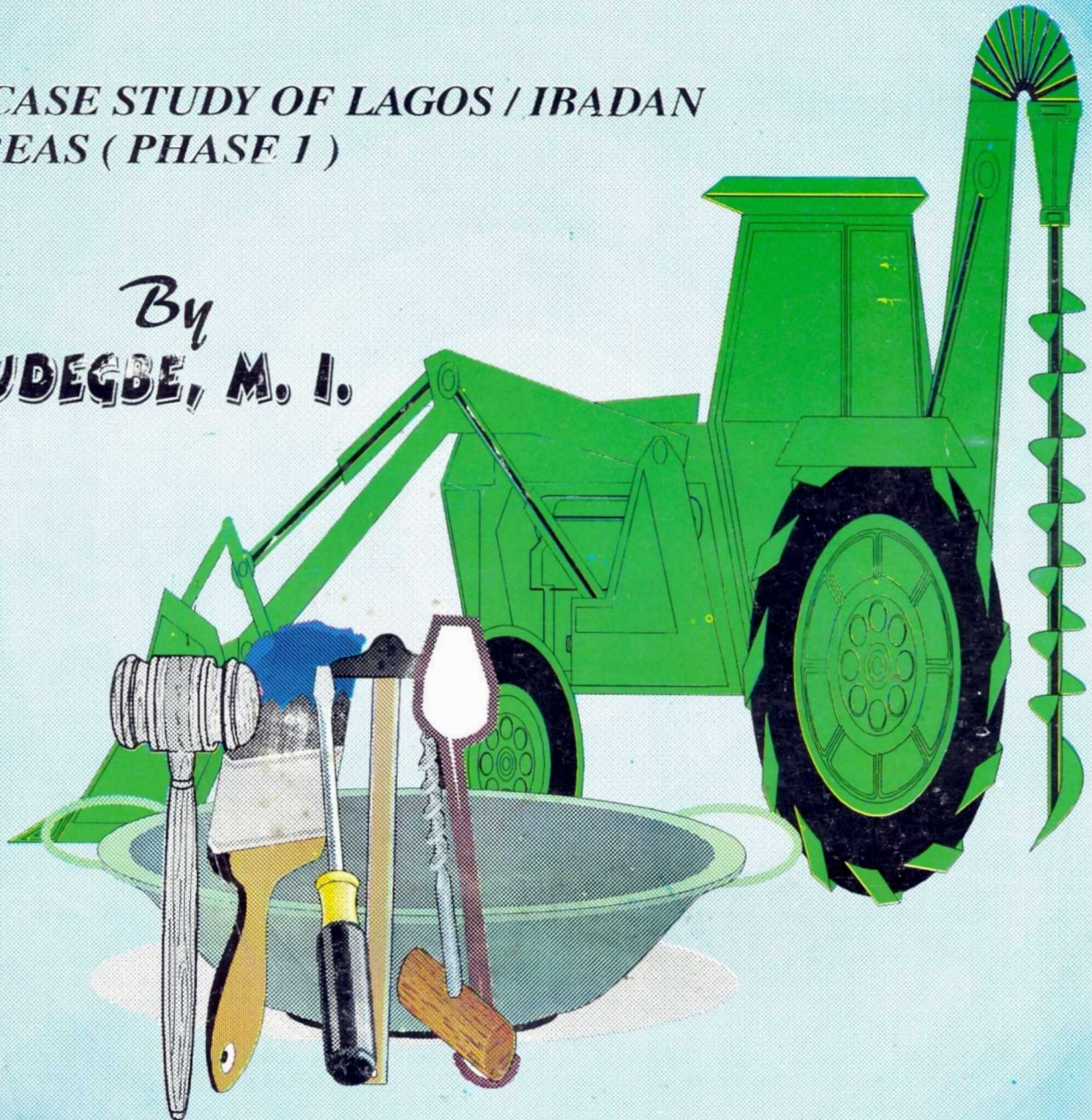
**NBRRI REPORT NO: 21**

# **LABOUR FORCE UTILIZATION**

## **IN THE CONSTRUCTION INDUSTRY :**

*A CASE STUDY OF LAGOS / IBADAN  
AREAS ( PHASE 1 )*

*By*  
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(Federal Ministry of Science and Technology )  
Km. 10, Idiroko Road, Ota, Ogun State.

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# **LABOUR FORCE UTILIZATION IN THE CONSTRUCTION INDUSTRY**

## **INTRODUCTION**

1.1 Construction has always been an essential part of a nation's economic growth and a reflection of the social aspiration and demands of people within a nation. This presupposes that shelter which forms one of man's most cherished valuable, can be used to determine how developed a nation is.

1.2 Home ownership is the ambition of most people, irrespective of their financial strength or social status. It is common knowledge that the cost of building a house is astronomically high. Not only are the beneficiaries of annual income and business men overburdened by the trauma of house ownership, the Government is also not able to provide enough accommodation for its citizens, due to the capital intensive nature of housing provision. The prohibitive cost of providing shelter is often attributed to the high cost of building materials which the Nigerian National Housing Policy puts at between 50% and 60%. Literature is full of discourse on these building materials and how to develop alternative building materials to provide cheaper and durable housing.

1.3 One area often neglected is the cost and effect of labour force in building construction. This neglect is due to the erroneous belief that not much can be done about labour force cost as it is dictated by market forces. Available literature has put the labour force cost at about 45% (J. Sharma et al in **Construction Digest**, NBRRI) of building construction cost. This study focuses on identifying the effect of labour force output in construction.

## **2.0 AIM AND OBJECTIVE OF STUDY:**

This study is aimed at investigating the detailed effects of labour force on work output./productivity and how these influence construction cost with a view to,

- (a) identifying the remote causes for the increase in construction cost that are directly linked to labour force.
- (b) determining the minimum output of labour force per trade without mortgaging quality.
- (c) identifying the factors that can improve labour output and productivity.
- (d) proposing daily productivity rate per trade.

## **3.0 METHODOLOGY**

Considering the expanse of land in Nigeria, the varied socio-cultural setting and the possible influence on construction practice, this study was phased out into three, namely phase 1, phase 2 and phase 3. Phase 1 covers the current study areas of Lagos and Ibadan which has been taken as a representation for the south west zone.

In an attempt to unearth available information on documented site labour force, literature review was carried out on issues related to labour force costs. The effects of planning and control measures in construction sites were also reviewed. Questionnaires were developed and administered to relevant tradesmen and supervisors at selected construction sites in Lagos and Ibadan. To strengthen the information base generated, oral interviews were conducted with some of the tradesmen; and detailed work measurement were carried out on the tradesmen/labour force available at sites, during the field study.