



**STRATEGIES AND FRAMEWORKS FOR ENHANCING  
TRANSPARENCY, ACCOUNTABILITY AND EFFICIENCY  
IN CONSTRUCTION PROJECT DELIVERY**

**PRESENTED BY**

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# **OUTLINE:**

- ❑ Introduction**
- ❑ Corruption and its Impact in Construction Project Delivery in Nigeria**
- ❑ Causes of Corruption in the Construction Industry**
- ❑ Strategies to Enhance and Strengthen Transparency**
- ❑ Measures to Improve Accountability in the Construction Industry**
- ❑ The Role of Quantity Surveyors in Enhancing Transparency and Accountability in the Construction Industry**
- ❑ Best Practices of Construction Project Delivery**
- ❑ Conclusion**

# INTRODUCTION

## ❖ **Overview of the Construction Industry in Nigeria:**

The Construction Industry is mostly concerned with the development of civil engineering works, heavy infrastructural provisions (roads, bridges, airports, railways, dams, etc), residential and commercial real estates and their maintenance therein. It's importance to the Nation's economy cannot be over-emphasized, given it's contribution to the growth of the Nation's Gross Domestic Product (GDP).

According to a report released by the National Bureau of Statistics (NBS) in the third quarter of 2022, the construction sector contributed 9.5% growth to the Nation's nominal GDP.



# INTRODUCTION...cont'd

## Key Words:

- ❑ **Transparency:** means information and opportunities should be open to every stakeholder (contractors, clients, professionals, public, etc).
- ❑ **Accountability:** means every stakeholder is responsible for their actions and decisions they take, and should be held responsible.
- ❑ **Efficiency:** means resources must be optimized in a manner that gives value for money.



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## INTRODUCTION...cont'd

The Construction Industry attracts foreign investment, boosts National economy and supports small and medium scale enterprises, by providing opportunities for the supply of materials and services, thereby creating job opportunities for Nigeria's growing population. This presentation therefore, recognizes the importance of **Transparency** and **Accountability** as key elements in the efficient implementation and delivery of construction projects.



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# INTRODUCTION .....Cont'd

## ❖ Importance of Transparency and Accountability in Construction Project Delivery:

Two key factors that are critical and catalyst to the success of any project delivery are **Transparency** and **Accountability**. This is because they build trust among stakeholders in the Construction Industry. Transparency and Accountability foster collaboration in the construction sector and provide a platform for efficient project delivery.

Strengthening transparency in the Construction Industry, helps to prevent corruption, wastages, mismanagement of resources and reduces risks to public safety, which results from unethical practices in construction projects. Transparency and accountability also earn public trust and enhance value for money in the provision of public infrastructures and further yield enormous benefits to National development.

# **CORRUPTION AND ITS IMPACT IN CONSTRUCTION PROJECT DELIVERY IN NIGERIA**

Corruption in the Construction Industry is a major challenge that negatively affects project delivery in Nigeria. Majority of failures in infrastructural development in Nigeria is as a result of corruption perpetrated by project stakeholders. Contractors sometimes bribe government officials to rig contract procurement process, delay project implementation for personal gains, compromise quality of project and reduce quality supervision and monitoring.



## CORRUPTION AND ITS IMPACT IN CONSTRUCTION PROJECT DELIVERY IN NIGERIA...Cont'd

A study by **Sohail and Cavill, 2006**; asserts that, “corruption in the Construction Industry exists in the form of bribery, fraud, favoritism, embezzlement of project funds, conflict of interest, nepotism, kick-backs, collusion tendering and bid rigging in procurement process.” These challenges have resulted in poor project performance, leading to gross underdevelopment of basic infrastructures, unstable economy and mass poverty.

It is therefore pertinent to comprehensively address the challenges of corruption in the Construction Industry with a commitment to enhancing a culture of transparency and accountability in the industry.

# CAUSES OF CORRUPTION IN CONSTRUCTION PROJECTS DELIVERY IN NIGERIA

Some key factors contributing to corrupt practices in construction projects in Nigeria include the following:

**1. Complex and Weak Procurement Processes:** The Construction Industry encounters rigorous and lengthy procurement cycles, resulting to complex contract procurement processes. These factors make the process vulnerable and susceptible to corruption.

**2. Bureaucracy:** Construction contracts and project implementation are subjected to numerous non-automated bureaucratic processes, which require table-to-table approvals at different stages of the project. This practice provides

# CAUSES OF CORRUPTION IN CONSTRUCTION PROJECTS DELIVERY IN NIGERIA....Cont'd

22/08/2024

- 3. Poor Designs and Estimates:** Designs and estimates are often poorly done and doctored on most cases by project officers; this forms one of the foundations of corruption amongst critical stakeholders in the construction industry.
  
- 4. Political Influence:** Most briefcase contractors who are incompetent to handle certain categories of construction contracts, use political influence to secure government contracts at the detriment of public interest. This encourages kick backs and undermines transparency in the procurement process.

## **CAUSES OF CORRUPTION IN CONSTRUCTION PROJECTS DELIVERY IN NIGERIA....Cont'd**

- 5. Lack of Transparency:** Transparency is crucial for preventing corruption in any project delivery especially during prequalification of contractors and tendering. Also, when information is not readily available and accessible to project stakeholders, then it becomes vulnerable to corrupt practices.
  
- 6. Contract Fraud:** Contract Fraud is an unethical practice in the Construction Industry. It encourages bid rigging, favoritism, kick-backs and undermines fair competition in contract procurement processes.

## **CAUSES OF CORRUPTION IN CONSTRUCTION PROJECTS DELIVERY IN NIGERIA....Cont'd**

- 7. Embezzlement of Project Fund:** This is a common corrupt practice in the Construction sector of the economy. Stakeholders may embezzle or misappropriate funds meant for construction projects, which results to execution of substandard works and delays in the project implementation and most times lead to abandonment.
  
- 8. Diverse Interests of Stakeholders:** Stakeholders in construction project have diverse interests and objectives, hence they prioritize profit motives over ethical conduct, which makes susceptible to corruption.

# STRATEGIES TO ENHANCE AND STRENGTHEN TRANSPARENCY

- **Improving Communication Channels:** Open and effective communication and collaboration among stakeholders in any project delivery must be encouraged to build trust and ensure transparency in the construction sector.
- **Enhancing Project Documentation and Reporting:** The process of any project implementation from the procurement process to contract award and completion must be properly documented in details and effectively reported to the stakeholders of the project.

# STRATEGIES TO ENHANCE AND STRENGTHEN TRANSPARENCY ... Cont'd

- **Implementing Technology Solutions:** The Nigeria Construction Industry has embraced technology, which has resulted to significant advancements in the sector. Examples of technologies used in Nigerian construction projects to enhance transparency include;
  1. **Building Information Modeling (BIM):** BIM has become increasingly popular in Nigeria, with construction firms using it for project planning, design and management in enhancing transparency in the sector.
  2. **Block-chain Technology for Record-Keeping:** This is an immutable digital ledger that records transactions or data without involving any third party intermediary. Any data stored on a block-chain is transparent and cannot be modified. The use of block-chain technology in the implementation of construction projects in Nigeria, can improve the integrity of contract transactions and reduce the risks of construction fraud.

## **STRATEGIES TO ENHANCE AND STRENGTHEN TRANSPARENCY ... Cont'd**

- **Training of Stakeholders on Ethical Conduct:**  
Project stakeholders should be exposed to trainings and workshops on ethical conduct in project delivery. Make emphasis on zero tolerance for corruption and consequences for unethical conduct. This will foster a culture of integrity and ethical practice in combating corruption in construction project delivery.

## MEASURES TO IMPROVE ACCOUNTABILITY

- **Promoting Ethical Practices and Integrity:** Promoting ethical practices in construction projects is crucial for maintaining integrity and ensuring successful outcomes. One of the ways of promoting ethical practice is by implementing specific *Code of Ethics*, which serves as a foundational element for any construction project. Code of Ethics outlines the principles and standards that guide the stakeholders involved in a construction project. It addresses critical issues such as fair bidding practices, quality of building materials and honest communication among stakeholders.

# MEASURES TO IMPROVE ACCOUNTABILITY...

## Cont'd

- **Effective Project Monitoring and Evaluation:** To ensure accountability in the delivery of any construction project, there should be a well established and functional monitoring and evaluation system of the project's progress. Transparently sharing progress updates among stakeholders, promotes accountability and facilitates decision-making in ensuring a successful project delivery.
- **Project Documentation and Reporting:** Accountability is enhanced when project information such as project plans, requirements, minutes of meeting, progress reports etc are properly documented and readily accessible to all stakeholders of the project.

## **MEASURES TO IMPROVE ACCOUNTABILITY...**

### **Cont'd**

- **Public Participation:** Create a platform for the involvement of citizens, civil society and professional bodies as watch dogs in the oversighting of project delivery. This will make project stakeholders to be accountable to their actions.
- **Whistle-Blower Protection:** Create a functional and robust whistle-blowing mechanisms for effectively reporting any corrupt practice anonymously. Protect whistle-blowers from exposure to attack.
- **Technology:** Promote the use of technologies such as digital tools for project monitoring and payment tracking. The use of Block chain is also another effective technology that can enhance accountability in the Construction Industry.

# THE ROLE OF QUANTITY SURVEYORS IN ENHANCING TRANSPARENCY AND ACCOUNTABILITY IN PROJECT DELIVERY

➤ Quantity Surveyors as cost experts in the Construction Industry, play a very vital role in enhancing transparency and accountability in project delivery. Some of the crucial roles of the Quantity Surveyor include:

**I. Cost Planning and Estimation:** The Quantity Surveyor enhances financial transparency and accountability in the construction industry by planning and analyzing project specifications, quantifying materials, preparing accurate and detailed cost estimate of a project.



# THE ROLE OF QUANTITY SURVEYORS...Cont'd

**II. Contract Administration:** Quantity Surveyors ensure transparency in a project execution, by effectively managing construction contracts, scrutinizing variations and ensuring industry standards in compliance with terms and conditions of contract. This role optimizes project quality and promotes transparency and accountability throughout the project lifecycle.

**III. Procurement and Tendering:** Quantity Surveyors provide enormous services in the procurement process of a construction contract. They prepare tender documents, evaluate bids and negotiate contracts to ensure fairness, transparency and compliance with existing legal frameworks and industry regulations.

# THE ROLE OF QUANTITY SURVEYORS...Cont'd

**IV. Cost Control and Value Engineering:** Quantity Surveyors monitor project costs, identify cost savings and propose value engineering solutions. This approach optimizes project value without compromising quality.

**V. Financial Reporting:** Quantity Surveyors prepare financial reports, including cost forecasts and cash flow analysis of construction projects. These reports provide stakeholders with useful insights into the project performance and financial status of the project.

# BEST PRACTICES IN CONSTRUCTION PROJECT DELIVERY

- 1. Develop a Project Brief:** Project brief is one of the key project management best practices for a successful project delivery. It provides a clear and concise overview of a project and its scope. Project brief establishes exactly what you want to accomplish. A well articulated project brief should clearly indicate the following;
  - Name of project
  - Client
  - Project overview
  - Scope
  - Deliverables
  - Milestones and completion targets
  - Budget and timelines

# BEST PRACTICES IN CONSTRUCTION PROJECT DELIVERY ..... Cont'd

- 2. Develop a Project Plan:** A project plan is different from a project brief. It outlines in details how to successfully manage a construction project from start to finish and ensure that the project meets its objectives. Components of a project plan include the following:
- Project Scope
  - Budgeting
  - Scheduling
  - Personnel
  - Monitoring and Evaluation
  - Quality Standards
  - Risk Assessment

# **BEST PRACTICES IN CONSTRUCTION PROJECT DELIVERY .... Cont'd**

- 3. Establish a Clear and Consistent Communication:** All relevant information concerning any project execution must be readily available and accessible to all stakeholders, to ensure regular updates and accountability on the project's progress.
- 4. Keep Project Documents Up to Date:** It is essential to document all project information and activities and to consistently up date such documents throughout the project execution to completion . It ensures a hitch-free project closure and accountability.
- 5. Maintain a Schedule:** A successful project implementation and delivery require a realistic and achievable schedule that can get the project delivered within the scheduled time.

# CONCLUSION

- Corrupt practices by stakeholders in the Construction Industry, remain a major challenge that negatively affects value for money and project performance. It is therefore imperative and expedient to institutionalize the culture of transparency, ethical conduct and accountability from the contract procurement process to the implementation phase of construction projects and infrastructure development in Nigeria.



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**THANK YOU FOR LISTENING!**