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**REG NO: IMT/ESM/H2016/022**

**TOPIC: EFFECT OF BUILDING MATERIAL COST ON HOUSING DEVELOPMENT IN NIGERIA**

**RESEARCH PROBLEM:**

Building material have been playing an important role in the construction industry they are those materials put together in erecting or constructing structures it contributes immensely to the quality and cost of housing from what is used in the foundation to the materials for roofing and finishes, while the building materials industry is an important contributor do the national economy of any nation as its out put governs both the rate and the quality of construction work.

One of the most important components of sustainable building is the material efficiency. The major factor that greatly affects the selection of building materials are their costs and social requirements such as thermal comfort, good mechanical properties (strength and durability) aesthetic characteristics and an ability to construct quickly; ideally, the combination of all environmental, economic and social factors can give a clear description of a material. Nigerians would continue to pay more for accommodation in major cities until the cost of building materials is subsidized. Many completed housing estates across the country have remained unoccupied because of the high rental and sale price attached to them as against the meager income of the average Nigerian worker.

**AIM OF THE STUDY**

To examine the effect of cost of building materials on housing development.

**OBJECTIVES**

- To know the implication of building materials cost on housing development
- To determine the factors responsible for high cost of building materials in Nigeria.
- To give solutions that will aid in the reduction of the high cost of building materials.

## **RESEARCH QUESTION**

- What are the implication of building materials cost on housing development in Nigeria.
- What are the factors responsible for high. Cost of building materials in Nigeria.
- What are the possible solutions that can be given to ensure the reduction of high cost of building material to ensure adequate housing development in Nigeria.