**ATTITUDES OF NIGERIANS TOWARDS GOVERNMENT OWNED PROPERTIES**

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 **Abstract**

This project is to identify the attitude of Nigerians towards government owned properties. A case study of Institute of Management and Technology (IMT), Enugu. The statement of the problem opines that dwindling and depreciating values of the government properties in the Institute of Management and Technology Enugu, due to the attitudes of the Management towards these properties should be source of worry and ought to provoke this type of research work.

The objectives of the study include:

1. To find out the problems and important issues those are associated with the Nigerians abandonment of government properties in the Institute of Management and Technology, Enugu.

2. To identify the vital causes of negligence and attitudes that impedes the development of the Institute of Management and Technology, Enugu

3.   To make recommendations on ways of ensuring greater success in the proper management of these government properties in future.

Research design and methodology, In this research study, the researcher has great emphasis towards the description simple survey.

 **CHAPTER ONE**

**INTRODUCTION**

* 1. **Background of the study**

A meaningful conception of Nigerians attitude towards government owned properties involves the management and control of the infrastructural facilities, social facilities, properties, projects etc of the government, by people who are working for or under the government umbrella.  Long lasting and positive effects of these properties owned by the governments, lies in the hands of the people managing them. Carelessness, reluctance abandonment, neglect and overlooking of these government properties will yield nothing but making the working condition and environment unfavorable and unsuitable for the people that are still to be employed to take over the positions of their predecessors. People always from the attitude of mismanaging and even destroying the properties belonging to the government bearing in mind that it is not their business. After all if the government like they should check the faring of their properties and put them in order and that they are not their slaves or servants.

 These impressions are rude and hammerless and also uncalled for. There is an adage that says that charity beings at home. One who mismanages some ones belongings will one day have his own belongings mismanaging by another person and see who bad and painful it is. Government properties have to be admitted, welcomed and handled with care and not abandoing, outrulling, overlooking and neglecting them for no reasons. Up to this level, that our country is yet underdeveloped, this one of the negative effect of the Nigerians attitude towards government properties. This is caused by political instability which entails the series of changes of government system which includes withdrawal and stoppage of the completion of projects of the past administrations and imitations of new policies and laid down rules of the present new administration. This thereby brings about negative attitude and behaviors towards the maintenance and up keeping of the already projects and properties at hand.

        It is on the above premise and more that the researcher undertook a research project on the Nigerian attitude towards government owned properties (a case study of Institute of Management and Technology IMT Enugu) Enugu State.

        There are consistency of two vast campuses which make up the institute vis campus 1 and 3. The Campus 1 (one) is located and situated at the entrance of the campus through the main gate. This part of the campus is made up of the of the offices of the lecturers and the academic offices or the exams and records unit, office of the Rector, Registrar and other senior lecturers. Also the offices of the campus staffs.

        The other part of the campus known as the campus 3 (three) comprises of the lecture, classes and the students hostels and other lecturer offices including the school library.

        Most of the buildings, facilities and equipments etc that made up the institution right from the origination and birth of the institute of management and technology since 1973 it came to be, are still existing despite that most of them are worn-out and dilapidated.

        This is very obvious because since the birth of the academy series of administration has come and gone yet there is no change or improvement in the advancement of the institution. This should not be so. Is it because the institution is under the government of Enugu State? It is quite believable that if the institute is owned  by private body, it is likely to be more advanced and attractive. This attitude of “I dont  care” towards the properties of government is very unfair and up surd, and needed to be looked into.

        The spirit of carelessness continues to prolong and have come an order of the day in everything owned by the government. Despite the generation of money from all corners of the institution both the allowances by the state government, yet development of the institution is still seemed as very ambiguous thing to do. The abandonment and neglect of government owned properties in the institution not only make the institution wear an ugly look, but also degrades the level of the institution in the midst of other educational institutes of higher learning. This gives rise to the dwindling of the famousity of the institution despite many past years of the government properties in the institute of management and technology which needed some attention.

1)     The dilapidated student’s hotels.

2)     Poor learning environments (lecture  rooms)

3)     Out-fitted offices of some lectures

4)     Un-equipped laboratory rooms for the engineering students in the institution premises.

5)     Lack of maintenance of the office fixtures such as the air conditioners, furniture’s, ceilings, roofs and floors of the lecturers office.

Due to all the observations and the negative impacts that is created towards government properties, all because of the attitudes of the personnel’s managing the institution prompted the researcher to undertake a research projects on this project topic “Nigerian Attitude Towards Government Owned Properties (A case study of Institute of Management and Technology). The non-concern attitude of Nigerians towards government owned properties militates against the sustenance and maintenance of government properties. People feel that the government has every right to take care of their abandoned projects and properties. With their ignorant credibility, people justify over issues concerning the government that they loot and exploit the nation’s wealth from all the corners of the economic sectors, therefore all the projects and properties they build should as well be maintained and cared for by them that imitated them.

        Most people just for some reasons very known and confidential to them hate everything concerning the government and for this they never value anything belonging to the government. Concerning to this, we should ask ourselves, what is this government in question? To be able to show clarity over deaf ears given to government properties, government is a body, institution or machinery which directs the affairs of a given nation or state. These affairs are all the things concerning the activities of the populace of the nation. Therefore, this equally means that helping the government to maintain their properties will also support the growth and development of the country.

        Also in terms of the institutional development mostly on that of the institute of management and technology, the personnel’s in charge are expected to use the generated funds especially from the development levy paid by the students to maintain and sustain the properties of government in order to save them from damages and dilapidations. This will help bring about development of the institution. People should not be criticizing the government but should join hands to support and maintain the projects and properties of the government in order to attain development in all the sectors of the economy.

**1.2  STATEMENT OF PROBLEMS**

  This research work address Nigerian attitudes towards government owned properties. The effect of the carelessness and negligence attitude on the properties of government in the institution of management and technology Enugu should be a source of worry and ought to provoke this type of research. Nowadays when every school of higher learning strives for development and standardization through self help, this institution seems to “leave it for government to carry out”. This situation makes the institution to remain in the state of ‘forward never and backward ever’. With this problem of negligence of maintaining the government properties in the institution, one can doubt about the production of elicit students from the institution in that kind of poor premises. This should really serve as a shameful identification to the management authority and the educational board as a whole.

**1.3 OBJECTIVE OF THE STUDY**

The objectives of the study are;

1. To find out the problems  and important issues associated with the Nigerians abandonment of governments properties in the institute of management and technology Enugu
2. To identifying those vital causes of such negligence and attitudes that impede the development of the institute of management and technology, Enugu.
3. To ascertain the relationship between attitudes of Nigeria and government owned properties

**1.4 RESEARCH HYPOTHESES**

The hypotheses stated below are raised in order to actualize the objectives of this study.

**Hypothesis One**

**HO:**there are no problems and important issues associated with the Nigerians abandonment of government’s properties in the institute of management and technology Enugu

**HI:**there are problems and important issues associated with the Nigerians abandonment of government’s properties in the institute of management and technology Enugu

**Hypothesis Two**

**HO:**there is no relationship between attitudes of Nigeria and government owned properties

**HI:**there is relationship between attitudes of Nigeria and government owned properties

**1.5 SIGNIFICANCE OF THE STUDY**

This research project will appeal to those at the helm of affairs especially the members of the institution boards  of the school management to implement maintenance and development programmes and projects in the institution. Students of public administration and sociology/history will find this work useful. This work will equally serve as a reference piece. Since the work is not comprehensive, prospective researchers would use this work as their spring board, and elucidate more on the essence of the properties of the government in the development of the school of higher learning especially in the institute of management and technology, Enugu. The negative effect of the attitudes towards properties of government should be identified, fought and stopped to allow social and economic development. The researcher aims at being the first to delve into this type of work. Also the research work is a partial fulfillment for the award of higher national diploma certificate for the researcher.

**1.6 SCOPE AND LIMITATION OF THE STUDY**

The scope of the study covers attitudes of Nigerians toward government owned properties. The researcher encounters some constrain which limited the scope of the study;

 **a) AVAILABILITY OF RESEARCH MATERIAL:** The research material available to the researcher is insufficient, thereby limiting the study

**b) TIME:** The time frame allocated to the study does not enhance wider coverage as the researcher has to combine other academic activities and examinations with the study.

 **1.7 DEFINITION OF TERMS**

a)     Attitude: This Oxford-Advanced Learner’s Dictionary defines attitude as a way of thinking about somebody or something or behaving towards somebody or something.

b)     Administration: According to Dr. G. Ugwu, administration is the act of managing a public  or governmental affairs in order to achieve or attain a positive aim.

c)     Dilapidated: Means a building or furniture being or kept in bad state of repairing.

d)     et al:         And others

e)     Properties: Things that belong to a person or persons (buildings, furniture, equipments) etc.

**CHAPTER TWO**

**REVIEW OF RELATED LITERATURE**

**2.1** **INTRODUCTION**

The concept of personnel refers to people in formal organizations who were employed for the purpose of realizing the organizational goals. However, it must be noted that these individuals go into the organization with their own desires; after all, work is not an end but a means to an end. So, the employee is in the organization with the hope that while helping to fulfill the objectives of the organization, conditions or opportunities would be created for the individual to realize his personal aspirations. This may have informed the unanimity among authorities with regards to the definition of personnel management. This is conceptualized as involving a host of activities aimed at guiding, directing and motivating the employees of an enterprise towards the accomplishment of the goals of the enterprise while at the same time helping them collectively or severally to realize their personal aspirations (Flippo, 1980:5; Armstrong, 1984: 13; Obisia, 2004: and Ania, 2005; 2). Although, as we have stated, the government of the day enunciates and implements its policies, programmes and projects, through the instrumentality of the public service, our focus in this unit is the Civil Service which is a major component of the public service and is equally accepted as the government’s central bureaucracy. It is instructive to note that practices in other agencies and parastatals reflect, to a large extent, the situation in the Civil Service. Within this context, we have organs and /or bodies that play major roles in the management of staff, which will be of importance to us

 **2.2 PROPERTY MANAGEMENT**

Successful property management is a demanding activity which requires relevant understanding, ability and appropriate technical and organisational skills as well as resources to successfully maintain and improve property value through to its obsolescence. Property assets, which include land and buildings, are a key resource for all types of organizations, including local authorities and central governments. In the same way as other resources - human, financial and information - contribute to the success of these organizations, and so does the property resource. According to Scarrett (1995) “property management seeks to advice the establishment of an appropriate framework within which to oversee property holdings to achieve the agreed short and long-term objectives of the estate owner and particularly to have regard to the purpose for which the estate is held. The basic needs will be to carry out such tasks as negotiating lettings on suitable terms; initiating and negotiating rent reviews and lease renewals, overseeing physical maintenance and the enforcement of lease covenants as mentioned in chapter one. These activities will take place within an agreed strategic framework where there is a need to be mindful of the necessity of upgrading and merging interests where possible, recognising other opportunities for the development of potential and fulfilling the owner’s legal and social duties to the community”. Not only is a large amount of capital devoted to these assets, they can also add value to an organization through effective and often creative management. Two of the major criticisms of inadequate management practices are the lack of a strategic approach to property management and the limited recognition of the value of these assets by property users and operational decision makers, resulting in potential asset becoming a major liability. But many organizations, internally and externally, have responded to the challenges and introduced a number of measures in order to improve their management practices related to operational property. Initiatives among others including internal rental systems (asset rents), planned maintenance programmes, co-ordinated occupier audits, and valuations of the portfolio have all become much more widespread. Organizations have become increasingly aware of both the problems and opportunities with regard to their operational property. This has had a direct impact on their occupational requirements both in terms of the amount of space required and the cost of occupancy. A case study done in Queensland Australia shows that state and local governments “typically have a more rigid administrative structure (a.k.a. bureaucracy) and are not required to generate a profit. Historically, the primary focus of asset management by governments has been to defend against loss. This defensive position stems from the desire to protect the taxpayer investment in government assets and, not so coincidentally, avoid negative publicity. As a result, countless activities have evolved over time within governments that are intended to assure stewardship of state and local government property. Auditing, inventory, and financial recovery of losses due to theft or negligence have been the primary focuses of governments regarding property management. Little attention has been given to managing assets during the utilization phase to assure their highest and best use. Additionally, governments have often made decisions related to purchasing or disposing of assets based upon budgetary rather than business considerations. As a result, reliable asset information and property management standards are solely lacking.” (www.build.qld.gov.au) Property has been increasingly recognized as a key resource which, if well managed, contributes to an organization's success. For local authorities, property is the environment in which people work and from which services are delivered. In this sense its suitability has an impact on both employees and clients, and therefore an influence on the efficiency and effectiveness of all the organization's activities. With the pressure on organizations, not least local government, to deliver everhigher quality services at an even lower cost, property must be considered as a significant element on both sides of the formula, quality and cost. Elected members and senior managers need to identify and evaluate if and how property is contributing to value for money. This can only be achieved if both groups are clear about how property contributes to the authorities' objectives. Essential is a broad framework for considering property at the most strategic level so that the senior management team are able to understand the costs and benefits of their decisions and the impact on the property resource. Property management of a large group of buildings held for the principal purpose of taking full advantage of financial returns on the best terms available is usually referred to as property portfolio management. On the other hand, if the buildings are held for operational purposes, it is termed property asset management. Operational property is that property which an organization uses and/or owns in order to undertake its main function (BUQS 524 Class notes). It may be office and residential accommodation to house the management and administrative staff; specialist property for a distinct activity such as sports centres, schools, and day centres; retail space for services; or property held for future use. More often than not, the overall objectives of property management would be maximisation of income (total returns) and capital. Effectiveness therefore must be based on the contribution property makes towards an organization's overall objectives. Nonetheless, only when an organization knows why it has a property will it be able to assess its contribution. Even with a clear view on why a property is owned or occupied, it is often difficult to identify precisely this contribution. In some cases it may be a straightforward financial benefit from a property that has been sold, redeveloped or let to another organization. In most cases though, the contribution of operational property is imbedded in the performance of the main activities. For example, by having the most appropriate property for the purpose, students' learning experience can be enhanced by an upgraded school environment, clients can be better served in a job centre, efficiency can be improved within an administrative centre, and employees can be motivated by a high-quality office and residential environment. The benefit gained from property in these cases is difficult to quantify but that does not undermine the necessity to understand the links.

**2.3 PUBLIC ASSETS MANAGEMENT**

Builta (1994, p.83) defined asset management as ―the process of maximizing value to a property or portfolio of properties from acquisition to disposition within the objectives defined by the owner.‖ This is a broad definition that describes the functions of managing property assets either as investment assets or as operational assets. In addition, the definition identifies the objective of fixed asset management, that is, maximizing value to a property or portfolio of properties‖ (Builta, 1994, p.83) in either case of asset management. Generally, assets held for investment are managed to earn a certain rate of return on capital; they appreciate in capital value in the case of long-term ownership. Assets held for operations are expected to support the business of the entity that occupies the property (Edwards & Ellison, 2004). In the public sector, fixed assets are not purchased or constructed for commercial investment except in government-owned enterprises. Instead, fixed assets are usually considered as an economic resource and as a means by which government fulfills its goals and objectives of service delivery. Ideal types of fixed assets and appropriate management of fixed assets may determine the overall organizational performance of fixed assets. Therefore, the major task of managing public fixed assets is providing services for fulfilling government functions rather than having cash flow or marketing fixed asset for profits (Builta, 1994). Kaganova et al. (2006, p. 2) defined asset management as ―the process of decision-making and implementation relating to the acquisition, use, and disposition of real property.‖ This definition applies to both the private sector and the public sector. Acquisition, utilization, and disposition are the major activities of both private and public fixed asset management. Specifically, these activities may include inventorying, valuation, portfolio review, financial auditing, and asset reporting (Fernholz & Fernholz, 2007; Builta, 1994; Harris, 1994a). However, strategies to implement these activities are different to some extent between the private and public asset management. For example, in the private sector, real property management involves ―valuating the financial performance of each property in the context of the whole portfolio‖ (Kaganova & Nayyar-Stone, 2000, p. 311). This may provide information for acquisition, holding, or disposition of individual properties on the basis of both financial characteristics and optimal portfolio composition. In contrast, fixed asset management in the public sector barely evaluates the performance of their properties overtime (Simone, 1993b). Very few government agencies measure the performance of their fixed assets in monetary terms. There are at least two reasons that lead to these inactive fixed asset management practices. One reason is that fixed assets are traditionally considered as ―free goods‖ (Kaganova et al., 2006). It seems that a fixed asset user is given the asset for free because it does not take a strategic approach to managing its fixed assets and because it does not completely recognize the value of its assets (Gibson, 1994). Generally, the value of fixed assets is depreciated until the assets retire. Owing to this accounting rule regarding public fixed assets, few government entities care about the market value or fair value of the fixed assets they own (Simon, 1993a). A second reason is that, unlike private enterprises, government entities do not have a common standard (like financial requirement) to measure performance of property asset services. Therefore, it is difficult to quantify the contribution of fixed assets that government owns and controls (Gibson, 1994). Public fixed asset management is affected by various factors, such as political influence, legal framework, regulations, organizational arrangement, administrative decisions, and composition of stakeholders (Fernholz & Fernholz, 2006, 2007). These factors strongly affect acquisition (like purchasing, transfer, and decentralization), ownership, leasing, sale, and use of public fixed assets, and responsibilities of management. In addition, these factors also determine the specific modes in which public fixed assets are managed, such as public-private partnerships, coordination and cooperation between government agencies, participation of stakeholders, measures for transparency, measures for maximizing the value of fixed assets and improving the efficiency of using fixed assets.

**2.4 DRIVING FORCES FOR EFFICIENT AND EFFECTIVE PUBLIC ASSET MANAGEMENT**

As mentioned previously, the traditional practice of public asset management considers properties as free goods.‖ This perception partly contributes to some deficiencies of public asset management. A number of issues and requirements drive public asset management to update its goals and objectives that aim to maximize the value of properties at the least cost in the process of providing appropriate services for government agencies. The major driving forces for efficient and effective public asset management include (1) new public management movement, (2) demands of financial payoff from real asset management, (3) accounting reforms, and (4) application of private sector practices to government fixed asset management (Kaganova et al., 2006; Dow, Gillies, Nichols, & Polen, 2006). New Public Management is a movement that originated from governmental response to the fiscal crisis of the 1970s. It aims to produce a government that works better at less cost through improved performance, efficiency, and effectiveness (Denhardt, 2004). To achieve high efficiency at low cost, government exerts efforts to restructure bureaucratic functions and streamline governmental operation processes. Osborne and Gaebler (1992) provided a number of principles for government entrepreneurs to transform governmental functions and improve public services. Some of these principles include doing more steering and less rowing, injecting a competitive system into the public sector, creating mission-driven organizations, funding outcomes rather than inputs, establishing customer-driven systems, decentralizing decision making, and applying market-oriented thinking to public service delivery (also see Hood, 1995; Kearns, 1996; Kettle & Milward, 1996; Kaboolian, 1998; Barzelay, 2000; Pollitt & Bouchert, 2000). To implement these principles, government agencies employ privatization, outsourcing, performance measurement, strategic planning, public-private partnership (in disposing of surplus assets and acquiring assets through construction), and new formats of budgeting (like performance budgeting and results-oriented budgeting), among other approaches. The core principles of New Public Management drive public asset managers to redefine the goals and objectives of public asset management. Public assets account for a large portion of total economic and financial assets under the control of government. For the U.S. federal government, its receipts in fiscal year 2006 were $2.178 trillion while the replacement value of its real property assets under control is about $1.5 trillion the same year (GAO, 2008a). When government experiences fiscal constraints because of various reasons (like reduced revenues, loss in government investment, and devolution of service responsibilities from higher level of government without commensurate transfer of revenues), public asset management is pushed to reduce costs and explore approaches to raise revenues from real properties (Kaganova et al, 2006). Frequently adopted approaches in the United States include selling surplus or underutilized properties and building public-private partnerships with surplus properties as part of an investment. Besides, accounting reforms and requirements in the public sector exert strong impact on the operation of fixed asset management (Kraus, 2004; Kaganova et al., 2006). The requirement of accrual accounting and standards of generally accepted accounting principles clearly specify how fixed assets are accounted for and how values of fixed assets are measured and recognized during the life cycle. For example, Government Accounting Standards Board (GASB) in the United States requires that capital assets on the balance sheets need to be valued frequently for financial statements. Before GASB issued Statement 34 —Basic Financial Statements for State and Local Governments, values of fixed assets were accounted for and reflected in the financial statements but without an entry for depreciation. With implementation of GASB Statement 34, state and local governments are required to add infrastructure (like roads, bridges, and rights-of-way) as fixed assets to their financial statements and account for the value of all fixed assets based on depreciation in their annual and interim financial report. GASB Statement No. 34 allows two methods for asset valuation. One method is to take into account straight-line depreciation or the historical cost of assets on the basis of assigned useful lives for different types of capital assets. An exception is freehold land because it does not have depreciation except when it is polluted or under erosion (Andrew & Pitt, 2006). The other method that GASB recommends is the modified reporting approach that valuates capital assets based on market value or replacement cost. According to the first method, spending large amounts of funds on maintenance will decrease the ending value of capital assets being maintained; spending the same amounts of money on new construction will increase the ending value of capital assets (Kraus, 2004). The second method of valuating capital assets provides data of capital assets, like book value, when asset dispositions are considered. Considering these new requirements, property managers would like to work with legislators and relevant officials to determine priorities of spending funds well in advance because spending priorities would somewhat change the financial position of government (Kraus, 2004).

**2.5 ISSUES AFFECTING ACHIEVEMENT OF PUBLIC ASSET MANAGEMENT GOALS**

Currently, governments at different levels own a large array of assets and lease a great number of parcels of private real properties for public uses (Kaganova & Nayyar-Stone, 2000; Kaganova, 2008). These assets are used and managed to contribute to the provision of public services and the fulfillment of government agency missions. From management‘s perspective, public asset management needs to provide appropriate services that agencies need to achieve their goals. On the other hand, public property asset management should provide effective services at the least cost while maximizing the value of the property portfolios under control. However, in the actual process of public property assets management, a number of issues are hindrances to achieving the goals and objectives of public asset management. One typical issue that hinders property asset management in achieving its goals and objectives is that the function of fixed assets to help government agencies fulfill their missions has not been adequately recognized in the processes of strategic planning and budgeting (National Research Council, 1998). Issues related to fixed assets are not usually on the agenda of a government‘s strategic planning that focuses on the long-term mission of the government. The only time when decision makers discuss fixed assets‘ functions to support the fulfillment of governmental missions is when they review budget requests for acquiring new fixed assets. In other times of an asset‘s life, government decision makers rarely reconsider the relation of fixed assets to the implementation of agency missions. As a result, the costs of ownership in the full life cycle of new fixed assets are not regularly considered. Costs for operation, repair, and maintenance of real properties, which account for 60 to 85 percent of total ownership cost (Christian & Pandeya, 1997), do not usually receive considerable scrutiny in the budget process. When faced with a shortage of funds for life-cycle maintenance or renewal, especially during economic recession, real properties deteriorate quickly and their life cycle grows shorter than expected. In addition, when maintenance is deferred, government expends more funds on fixed assets in deteriorated condition (Jolicoeur & Barrett, 2004). Deferred maintenance also implies that the fixed asset whose quality and reliability are lower than expected will not adequately serve the public or the agency to provide public services. Because of deferred maintenance, the value of public fixed assets is reduced and the life shortened (Hatry & Liner, 1994; GFOA, 2010). A second issue that hinders public asset management to fulfill its goals and objectives is fragmented management. Fragmentation of asset management means a lack of centralized property management authority. Public fixed asset management is implemented by many government agencies, each of which uses and controls a small portion of the total assets that government owns and leases (Kaganova et al., 2006). Survey results demonstrate that compared with the private sector, public asset management is inferior in centralization of organization (Simons, 1993a). Under fragmented management, government loses the advantage of the economy of scale. Meanwhile, when leasing real properties from private owners, an individual agency may be placed at a disadvantaged position compared with an organization as agent for many agencies. In addition, expertise in management is hardly guaranteed. When government lacks unitary strategies, rules, and policies, fragmented management may bring about deficiencies in serving agencies, thus making it hard to fulfill the goals and objectives of public fixed asset management. A third issue is more dependence on leasing property space from private businesses. Under fiscal constrains, government turns to leasing real properties rather than constructing or acquiring new fixed assets. GAO (2003c, 2008a, 2009) reports that GSA had increased its leased space from 160 million square feet in FY 2003 to roughly 172 million square feet in FY 2006; and the leased space would continue to increase in 2008. However, according to GAO (2008a), leasing looks cheaper in any year, but over a long term (more than 30 years) it is much more expensive to lease real property than to own real property through construction. A 1999 statistic showed that for eight of nine major operating lease programs GSA had proposed, construction rather than leasing would have saved $126 million over 30 years (GAO, 2008a). A fourth issue is lack of a well-established management information system (MIS) associated with property portfolios. Currently, governments at different levels attempt to establish an information system of fixed asset management. However, because of fragmented management, unitary measurements and standards are lacking in the management information system, and thus MIS data are not complete (GAO, 2007). Because property valuation and depreciation are not reflected in financial accounting, relevant information is not available in the MIS. In addition, as revenues and expenses are not recorded within budgeting system, such financial information cannot be tracked on a property-by-property basis through MIS (Kaganova et al., 2006). Compared with private counterparts, government agencies barely conduct information analysis (Simons, 1993a). They have achieved limited success in making effective use of the information they have collected for the ongoing management of fixed assets under control (National Research Council, 1998). A fifth issue is lack of accountability for stewardship and transparency in management process. Some components of real properties have shorter lives than the life of the whole property. Therefore, they deteriorate more easily. But the deterioration occurs over time and may not be found instantly. Managers are accountable for current operation of the fixed assets in their charge. They have a duty to detect incipient deterioration before a serious problem occurs. But senior executives seldom have incentives to worry about potential deterioration of assets until obvious deterioration takes place (National Research Council, 1998). Besides, management of public fixed assets involves a large number of transactions and procedures. Abuses may occur if relevant information is not shared among stakeholders. Without knowledge of operation procedures and policies, cooperation and coordination is lacking in the asset management process, thus producing inefficiency and hindering the implementation of goals and objectives of fixed asset management.

**CHAPTER THREE**

**RESEARCH METHODOLOGY**

* 1. **Research design**

The researcher used descriptive research survey design in building up this project work the choice of this research design was considered appropriate because of its advantages of identifying attributes of a large population from a group of individuals. The design was suitable for the study as the study sought to attitudes of Nigerians towards government owned properties

* 1. **Sources of data collection**

Data were collected from two main sources namely:

(i)Primary source and

(ii)Secondary source

**Primary source:**

These are materials of statistical investigation which were collected by the research for a particular purpose. They can be obtained through a survey, observation questionnaire or as experiment; the researcher has adopted the questionnaire method for this study.

**Secondary source:**

These are data from textbook Journal handset etc. they arise as byproducts of the same other purposes. Example administration, various other unpublished works and write ups were also used.

* 1. **Population of the study**

Population of a study is a group of persons or aggregate items, things the researcher is interested in getting information on attitudes of Nigerians towards government owned properties. 200 staff of a case study of Institute of Management and Technology (IMT), Enugu was selected randomly by the researcher as the population of the study.

* 1. **Sample and sampling procedure**

Sample is the set people or items which constitute part of a given population sampling. Due to large size of the target population, the researcher used the Taro Yamani formula to arrive at the sample population of the study.

n= N

 1+N (e) 2

n= 200

1+200(0.05)2

= 200

1+200(0.0025)

= 200 200

1+0.5 = 1.5 = 133.

**3.5 Instrument for data collection**

The major research instrument used is the questionnaires. This was appropriately moderated. The secretaries were administered with the questionnaires to complete, with or without disclosing their identities. The questionnaire was designed to obtain sufficient and relevant information from the respondents. The primary data contained information extracted from the questionnaires in which the respondents were required to give specific answer to a question by ticking in front of an appropriate answer and administered the same on staff of the two organizations: The questionnaires contained structured questions which were divided into sections A and B.

* 1. **Validation of the research instrument**

The questionnaire used as the research instrument was subjected to face its validation. This research instrument (questionnaire) adopted was adequately checked and validated by the supervisor his contributions and corrections were included into the final draft of the research instrument used.

* 1. **Method of data analysis**

The data collected was not an end in itself but it served as a means to an end. The end being the use of the required data to understand the various situations it is with a view to making valuable recommendations and contributions. To this end, the data collected has to be analysis for any meaningful interpretation to come out with some results. It is for this reason that the following methods were adopted in the research project for the analysis of the data collected. For a comprehensive analysis of data collected, emphasis was laid on the use of absolute numbers frequencies of responses and percentages. Answers to the research questions were provided through the comparison of the percentage of workers response to each statement in the questionnaire related to any specified question being considered.

Frequency in this study refers to the arrangement of responses in order of magnitude or occurrence while percentage refers to the arrangements of the responses in order of their proportion. The simple percentage method is believed to be straight forward easy to interpret and understand method.

The researcher therefore chooses the simple percentage as the method to use.

The formula for percentage is shown as.

% = f/N x 100/1

Where f = frequency of respondents response

N = Total Number of response of the sample

100 = Consistency in the percentage of respondents for each item

Contained in questions

**CHAPTER FOUR**

**PRESENTATION ANALYSIS INTERPRETATION OF DATA**

**4.1 Introduction**

Efforts will be made at this stage to present, analyze and interpret the data collected during the field survey. This presentation will be based on the responses from the completed questionnaires. The result of this exercise will be summarized in tabular forms for easy references and analysis. It will also show answers to questions relating to the research questions for this research study. The researcher employed simple percentage in the analysis.

**DATA ANALYSIS**

The data collected from the respondents were analyzed in tabular form with simple percentage for easy understanding.

A total of 133(one hundred and thirty three) questionnaires were distributed and 133 questionnaires were returned.

Question 1

Gender distribution of the respondents.

TABLE I

|  |
| --- |
| **Gender distribution of the respondents** |
| Response | Frequency | Percent | Valid Percent | Cumulative Percent |
| Valid | Male | 77 | 57.9 | 57.9 | 57.9 |
| Female | 56 | 42.1 | 42.1 | 100.0 |
| Total | 133 | 100.0 | 100.0 |  |

From the above table it shows that 57.9% of the respondents were male while 42.1% of the respondents were female.

Question 2

The positions held by respondents

TABLE II

|  |
| --- |
| **The positions held by respondents** |
| Response | Frequency | Percent | Valid Percent | Cumulative Percent |
| **Valid** | Heads of departments | 37 | 27.8 | 27.8 | 27.8 |
| Senior lecturers  | 50 | 37.6 | 37.6 | 65.4 |
| Junior lecturers  | 23 | 17.3 | 17.3 | 82.7 |
| Secretaries  | 23 | 17.3 | 17.3 | 100.0 |
| Total | 133 | 100.0 | 100.0 |  |

 The above tables shown that 37 respondents which represents27.8% of the respondents are heads of departments respondents which represents 37.6 % are senior lecturers 23 respondents which represents 17.3% of the respondents are junior lecturers, while 23 respondents which represent 17.3% of the respondents are secretaries

**TEST OF HYPOTHESES**

 There are problems and important issues associated with the Nigerians abandonment of government’s properties in the institute of management and technology Enugu

 **Table III**

|  |
| --- |
| **there are problems and important issues associated with the Nigerians abandonment of government’s properties in the institute of management and technology Enugu** |
| Response  | Observed N | Expected N | Residual |
| Agreed | 40 | 33.3 | 6.8 |
| strongly agreed | 50 | 33.3 | 16.8 |
|  |  |  |  |
| Disagreed | 26 | 33.3 | -7.3 |
| strongly disagreed | 17 | 33.3 | -16.3 |
| Total | 133 |  |  |

|  |
| --- |
| **Test Statistics** |
|  | there are problems and important issues associated with the Nigerians abandonment of government’s properties in the institute of management and technology Enugu . |
| Chi-Square | 19.331a |
| Df | 3 |
| Asymp. Sig. | .000 |
| a. 0 cells (0.0%) have expected frequencies less than 5. The minimum expected cell frequency is 33.3. |

Decision rule:

There researcher therefore reject the null hypothesis that state that  there are no problems and important issues associated with the Nigerians abandonment of government’s properties in the institute of management and technology Enugu as the calculated value of 19.331 is greater than the critical value of 7.82

Therefore the alternate hypothesis is accepted that there are problems and important issues associated with the Nigerians abandonment of government’s properties in the institute of management and technology Enugu

 **TEST OF HYPOTHESIS TWO**

There is relationship between attitudes of Nigeria and government owned properties.

 Table V

|  |
| --- |
| **there is relationship between attitudes of Nigeria and government owned properties.** |
| Response  | Observed N | Expected N | Residual |
| Yes | 73 | 44.3 | 28.7 |
| No | 33 | 44.3 | -11.3 |
| Undecided | 27 | 44.3 | -17.3 |
| Total | 133 |  |  |

|  |
| --- |
| **Test Statistics** |
|  | **there is relationship between attitudes of Nigeria and government owned properties .** |
| Chi-Square | 28.211a |
| Df | 2 |
| Asymp. Sig. |  .000 |
| a. 0 cells (0.0%) have expected frequencies less than 5. The minimum expected cell frequency is 44.3. |

Decision rule:

There researcher therefore rejects the null hypothesis that there is no relationship between attitudes of Nigeria and government owned properties as the calculated value of 28.211 is greater than the critical value of 5.99

Therefore the alternate hypothesis is accepted that state that there is relationship between attitudes of Nigeria and government owned properties

**CHAPTER FIVE**

**SUMMARY, CONCLUSION AND RECOMMENDATION**

**5.1 Introduction**

It is important to ascertain that the objective of this study was to ascertain attitudes of Nigerians towards government owned properties. In the preceding chapter, the relevant data collected for this study were presented, critically analyzed and appropriate interpretation given. In this chapter, certain recommendations made which in the opinion of the researcher will be of benefits in addressing the challenges of attitudes of Nigerians towards government owned properties

**5.2Summary**

This study was on attitudes of Nigerians towards government owned properties. Three objectives were raised which included: To find out the problems and important issues associated with the Nigerians abandonment of governments properties in the institute of management and technology Enugu, to identifying those vital causes of such negligence and attitudes that impede the development of the institute of management and technology, Enugu, to ascertain the relationship between attitudes of Nigeria and government owned properties. In line with these objectives, two research hypotheses were formulated and two null hypotheses were posited. The total population for the study is 200 staff of a case study of Institute of Management and Technology (IMT), Enugu. The researcher used questionnaires as the instrument for the data collection. Descriptive Survey research design was adopted for this study. A total of 133 respondents made heads of departments, senior local government, senior lecturers and secretaries were used for the study. The data collected were presented in tables and analyzed using simple percentages and frequencies

**5.3 Conclusion**

Property has become one of the most important resources in today’s context of investment and one should always strive towards improving property-concerned management practices. As much as goals in the management of property have to be set in relation to organizational and service objectives of individual organizations, the importance of operational property should not be undermined and thus becoming a lesser priority for it does not produce tangible returns. The entire contribution of this kind of property should be well understood by the managers and as such appropriate strategic goals set accordingly. The property personnel have to be broad thinking enough to formulate and execute the strategy and there should be a structure to assist in efficient implementation and as well as systems that provide key decision-makers with information that allows them to evaluate their actions. The basis for proper decision-making with regards to the concerned activities is having relevant information and comprehension thereof in order to make sound decisions. It is worth making mention of the fact that the management team from the government did not know the expected lifespan of the buildings they manage. In principle, property managers should know the expected lifespan of their properties for sound decision-making might require this information. Moreover, in property management, relevant expertise is a requirement for it may not be easy for any other person to understand the concerned requirements.

**5.4 Recommendation**

The Nigeria government administration has to appreciate that property is the key resource to the government in every respect and it is recommended therefore that they adopt appropriate measures in order to improve and maintain their property in a habitable state. Many organisations and or local governments have introduced numerous measures in order to improve their practice related to operational property, including; sound reviews of the rental systems for the assets, improving maintenance by engaging in planned maintenance programmes, valuations of the portfolio and asset registers becoming widespread, occupier audits and so forth. The Nigeria government has also to appreciate that property is a resource and adopt these measures in order to improve and maintain their property value.

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 **QUESTIONNAIRE**

**INSTRUCTION**

Please tick or fill in where necessary as the case may be.

Section A

1. Gender of respondent

A male { }

B female { }

1. Age distribution of respondents
2. 15-20 { }
3. 21-30 { }
4. 31-40 { }
5. 41-50 { }
6. 51 and above { }
7. Marital status of respondents?
8. married [ ]
9. single [ ]
10. divorce [ ]
11. Educational qualification off respondents
12. SSCE/OND { }
13. HND/BSC { }
14. PGD/MSC { }
15. PHD { }

Others……………………………….

1. How long have you been Institute of Management and Technology (IMT), Enugu.
2. 0-2 years { }
3. 3-5 years { }
4. 6-11 years { }
5. 11 years and above……….
6. Position held by the respondent in Institute of Management and Technology (IMT), Enugu.
7. Heads of departments { }
8. Senior lecturer { }
9. Junior lecturer { }
10. Secretary { }
11. How long have you been working in Institute of Management and Technology (IMT), Enugu.
12. 0-2 years { }
13. 3-5 years { }
14. 6-11 years { }
15. 11 years and above……….

SECTION B

1. There are causes of the abandoning attitude of individuals over government properties.
2. Agrees { }
3. Strongly agreed { }
4. Disagreed { }
5. Strongly disagreed { }
6. There is role of institute of management and technology towards maintaining the properties of government in the institution.

(a) Agrees { }

(b) Strongly agreed { }

(c) Disagreed { }

(d) Strongly disagreed { }

1. There is no maintenance of government owned properties in the school be of positive effect to the institution.
2. Agreed { }
3. Strongly agreed { }
4. Disagreed { }
5. Strongly disagreed { }
6. Nigerians have negative attitudes towards government owned property
7. Agreed { }
8. Strongly agreed { }
9. Disagreed { }
10. Strongly disagreed { }
11. People don’t regards government properties as minor property
12. Agreed { }
13. Strongly agreed { }
14. Disagreed { }
15. Strongly disagreed { }
16. There is poor management when it comes to government owned property
17. Agreed { }
18. Strongly agreed { }
19. Disagreed { }
20. Strongly disagreed { }
21. They use money for government property’s management for their personal use
22. Agreed { }
23. Strongly agreed { }
24. Disagreed { }
25. Strongly disagreed { }
26. Government not after their properties?
27. Agreed { }
28. Strongly agreed { }
29. Disagreed { }
30. Strongly disagreed { }
31. SMEs create job opportunity
32. Agreed { }
33. Strongly agreed { }
34. Disagreed { }
35. Strongly disagreed { }