

An Assessment of Public–Private Partnership Approaches to Housing Delivery in Ekiti and Oyo States, Nigeria

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ABSTRACT

Nigeria continues to face a significant housing deficit due to rapid urbanisation, population growth, inadequate housing finance mechanisms, and limited public-sector capacity to provide affordable housing. Public–Private Partnership (PPP) has emerged as a strategic approach for mobilising private-sector expertise, innovation, and investment in housing delivery. This study assessed PPP approaches to housing delivery in Ekiti and Oyo States, Nigeria. A quantitative survey research design was adopted, and structured questionnaires were administered to construction professionals involved in housing development projects. Sixty questionnaires were distributed, of which fifty-five valid responses were retrieved, representing a response rate of 91.7%. Data were analysed using descriptive statistics and multiple regression analysis with the Statistical Package for Social Sciences (SPSS Version 25). The findings revealed that the Design–Build–Operate–Transfer (DBOT) model was the most widely adopted PPP approach, while long-term service contracts constituted the preferred procurement structure. The results further showed that political stability, economic conditions, and institutional capacity significantly influenced PPP adoption and jointly explained 64% of the variation in PPP implementation ($R^2 = 0.64$, $p < 0.05$). The study concludes that PPP remains a viable mechanism for improving housing delivery in Nigeria when supported by stable governance systems, favourable economic conditions, and effective institutional frameworks. The study highlights the need for strengthened institutional capacity and policy support to enhance sustainable housing delivery through PPP arrangements.

Keywords— Housing Delivery, Institutional Capacity, Nigeria; Political Stability, Procurement Structure, Public–Private Partnership.

I. INTRODUCTION

Housing is universally recognised as one of the fundamental requirements for human survival and a critical indicator of social welfare, economic development, and environmental sustainability [1], [2]. Adequate housing contributes significantly to public health, social inclusion, economic productivity, and improved quality of life, while inadequate housing is often associated with poverty, overcrowding, poor health

outcomes, and social exclusion [3], [4]. Consequently, access to decent, safe, and affordable housing has become a central component of sustainable urban development policies globally [2]. Access to decent, safe, and affordable housing is also recognised as a critical component of national development strategies [5].

Despite its importance, the provision of adequate housing remains a major challenge in many developing countries, particularly in Sub-Saharan Africa, where rapid population growth and urbanisation continue to outpace housing supply [1]. According to the World Bank [5], Nigeria's housing deficit has continued to increase due to rapid urbanisation and population growth [3], [6].

Nigeria continues to experience one of the largest housing deficits in Africa, with estimates exceeding 20 million housing units [7], [3]. The housing shortage has been attributed to rapid urbanisation, population growth, rising construction costs, inadequate infrastructure, limited access to mortgage finance, weak land administration systems, and insufficient government investment in housing provision [8], [6]. These challenges have contributed to increasing housing costs, proliferation of informal settlements, overcrowding, and declining living conditions among low- and middle-income households [1].

Historically, successive governments in Nigeria have implemented various housing delivery strategies to address the housing deficit. These strategies have included direct government construction programmes, site-and-services schemes, core housing approaches, turnkey housing delivery systems, shell housing schemes, and government-assisted self-help housing programmes [9], [10]. Although these interventions have achieved varying degrees of success, many have been constrained by inadequate funding, bureaucratic inefficiencies, weak project management practices, and policy discontinuity [11], [12].

Housing delivery encompasses the planning, financing, design, construction, allocation, and maintenance processes involved in providing housing to meet societal needs [13], [14]. Effective housing delivery systems require coordinated efforts among governments, financial institutions, developers, construction professionals, and end-users to ensure housing affordability, accessibility, and sustainability [1]. Sustainable housing delivery therefore requires coordinated institutional, financial, and regulatory interventions [4].

Since independence, several housing delivery strategies have been adopted in Nigeria. Direct public housing provision represented one of the earliest approaches, whereby government agencies assumed responsibility for financing, designing, constructing, allocating, and maintaining housing estates [11]. Despite substantial government investment, this strategy has been criticised for inefficiency, bureaucratic delays, inadequate maintenance, poor beneficiary targeting, and unsustainable funding requirements [12].

Other approaches adopted include turnkey housing delivery, which involves the construction of completed housing units for subsequent sale to beneficiaries [9], core housing schemes that allow incremental expansion by homeowners according to their financial capabilities [15], and site-and-services schemes through which governments provide serviced plots and infrastructure while beneficiaries undertake construction activities [1]. However, implementation challenges associated with funding limitations, infrastructure deficiencies, and administrative bottlenecks have constrained the effectiveness of these approaches [11].

The growing limitations of traditional public-sector housing delivery approaches have necessitated the exploration of alternative procurement and financing mechanisms. One such mechanism is Public–Private Partnership (PPP), which has gained prominence globally as an innovative approach for delivering public infrastructure and services through collaboration between government agencies and private-sector organisations [16]. PPP arrangements facilitate the mobilisation of private capital, technical expertise, managerial competence, and innovation while allowing governments to focus on policy formulation, regulation, and oversight [5].

Public–Private Partnership (PPP) refers to a long-term contractual arrangement between public institutions and private-sector organisations for the provision of public infrastructure and services [5]. PPP arrangements are designed to improve efficiency, innovation, service quality, and value for money through collaborative resource mobilisation and risk-sharing mechanisms [16]. Governments across the world have increasingly adopted PPP frameworks as alternative mechanisms for financing and delivering infrastructure projects, including roads, airports, hospitals, schools, water supply systems, and housing developments [5].

Within the housing sector, PPP has emerged as a potentially effective strategy for increasing housing supply, improving housing quality, and enhancing affordability. Under PPP housing arrangements, government agencies typically provide land, policy support, planning approvals, and regulatory oversight, while private developers contribute financing, design expertise, construction capacity, and project management skills [9]. Such collaborative arrangements have been adopted in several countries to improve housing delivery outcomes and address growing urban housing needs [5].

Several successful PPP housing initiatives have been reported globally. Countries such as Singapore, India, Malaysia, South Africa, and Brazil have utilised PPP arrangements to improve affordable housing provision and address urban housing challenges [1]. These experiences suggest that PPP can significantly contribute to housing delivery when supported by strong institutions, transparent governance structures, and

favourable economic conditions.

In Nigeria, PPP frameworks have been utilised in various sectors including transportation, power, healthcare, water supply, and housing development. The establishment of the Infrastructure Concession Regulatory Commission (ICRC) has strengthened institutional support for PPP implementation by providing regulatory oversight and promoting best practices in infrastructure procurement [17]. Through PPP arrangements, governments can leverage private-sector participation to improve infrastructure provision while reducing pressure on public finances [18].

Various procurement models exist within PPP arrangements, each characterised by different levels of private-sector participation, ownership, risk allocation, and financing responsibilities [16]. Common models include Build–Operate–Transfer (BOT), Design–Build–Operate–Transfer (DBOT), Build–Own–Operate–Transfer (BOOT), and long-term service contract arrangements. These procurement structures differ in terms of ownership rights, operational responsibilities, financing mechanisms, and risk-sharing arrangements.

The success of PPP implementation depends on multiple political, economic, institutional, legal, and social factors. Political stability significantly influences investor confidence and project sustainability because PPP projects typically involve long concession periods and substantial capital investments [16]. Economic conditions, including inflation rates, exchange rates, interest rates, and economic growth, also affect project viability and investment decisions [5]. Furthermore, institutional capacity plays a critical role in policy formulation, project regulation, contract enforcement, and performance monitoring, thereby enhancing transparency, accountability, and investor confidence [17].

The theoretical foundation of this study is anchored on Principal–Agent Theory and Institutional Theory. Principal–Agent Theory explains contractual relationships in which one party delegates responsibilities to another party for the achievement of specified objectives [19]. In PPP housing projects, government agencies act as principals while private developers function as agents responsible for financing, designing, constructing, operating, and maintaining housing projects. Institutional Theory, on the other hand, posits that organisational behaviour and performance are significantly influenced by governance structures, regulatory systems, institutional environments, and formal rules [20]. The theory suggests that successful PPP implementation depends largely on the effectiveness of institutions responsible for project regulation, monitoring, policy formulation, and contract enforcement.

The conceptual framework underpinning this study assumes that successful adoption of PPP approaches in housing delivery is influenced by political stability, economic conditions, and institutional capacity. These factors affect the level of PPP adoption, which subsequently influences housing delivery outcomes in terms of adequacy, affordability, accessibility, and sustainability of housing provision.

Despite the increasing recognition of PPP as a viable housing delivery mechanism, limited empirical studies have comprehensively examined the specific PPP approaches adopted in housing delivery projects within Ekiti and Oyo States, the procurement structures utilised, and the factors influencing their implementation. This gap in knowledge creates uncertainty regarding the suitability of PPP as a sustainable housing delivery mechanism in the study area. Therefore, there is a need for empirical investigation into the adoption of PPP approaches, procurement structures, and factors influencing PPP implementation in housing delivery within Ekiti and Oyo States.

This study therefore assesses Public–Private Partnership approaches to housing delivery in Ekiti and Oyo States, Nigeria, with a view to providing evidence-based recommendations for improving sustainable housing provision through collaborative procurement arrangements. The specific objectives of the study are to: i. Review housing delivery strategies previously adopted in Nigeria; ii. Examine the adoption of Public–Private Partnership approaches to housing delivery in Ekiti and Oyo States; iii. Assess procurement structures utilised in PPP housing delivery projects; iv. Determine factors influencing PPP adoption in housing delivery; and v. Evaluate the adequacy of PPP approaches in addressing housing deficits in the study area. The following hypotheses were tested:

H01: Political stability has no significant influence on PPP adoption in housing delivery.

H02: Economic conditions have no significant influence on PPP adoption in housing delivery.

H03: Institutional capacity has no significant influence on PPP adoption in housing delivery.

II. MATERIALS AND METHODS

A. Research Design

This study adopted a quantitative survey research design to assess Public–Private Partnership (PPP) approaches to housing delivery in Ekiti and Oyo States, Nigeria. The survey approach was considered appropriate because it enabled the collection of primary data from construction professionals directly involved in housing development and PPP projects. Survey research designs are widely used in construction management and housing studies because they facilitate the collection of opinions, perceptions, and experiences from respondents regarding specific phenomena [21].

The study utilised structured questionnaires to obtain information on PPP adoption models, procurement structures, factors influencing PPP implementation, and the effectiveness of PPP approaches in housing delivery. The use of questionnaires ensured uniformity in data collection and enhanced the reliability of responses.

B. Study Area

The study was conducted in Ekiti and Oyo States, located in the South-West geopolitical zone of Nigeria. Ekiti State was created in 1996 and has Ado-Ekiti as its capital city. The state has experienced increasing urbanisation and housing demand due to population growth, expansion of educational institutions, and socio-economic development activities. In response, the state government has implemented several housing development programmes involving both public and private sector participation. Oyo State, with Ibadan as its capital city, is one of the largest and most populous states in Nigeria. The state possesses a relatively advanced construction sector and has witnessed substantial housing development initiatives involving government agencies, private developers, and PPP arrangements. The selection of both states was based on their active involvement in housing development programmes and the presence of construction professionals familiar with PPP implementation.

C. Population, Sampling Technique and Sample Size

The target population comprised construction professionals involved in housing development and infrastructure projects within Ekiti and Oyo States. These professionals included Quantity Surveyors, Architects, Civil Engineers, and Construction Managers. The professionals were selected because of their direct involvement in planning, procurement, cost management, project execution, and administration of housing projects.

A purposive sampling technique was adopted to ensure that respondents possessed relevant knowledge and experience relating to housing development and PPP implementation. Purposive sampling is particularly appropriate when information-rich respondents are required to provide reliable data on specialised subject matters [22]. A total of sixty (60) structured questionnaires were distributed among construction professionals in the study area. Fifty-five (55) completed questionnaires were retrieved and found suitable for analysis, representing a response rate of 91.7%. The high response rate indicates a strong level of participation among respondents and enhances the credibility of the findings.

D. Sources of Data

The study relied on both primary and secondary sources of data. Primary data were obtained through structured questionnaires administered to construction professionals involved in housing delivery activities

within Ekiti and Oyo States. The questionnaire was designed to collect information regarding PPP adoption models, procurement structures, factors influencing PPP implementation, housing delivery performance, and respondents' demographic characteristics. Secondary data were obtained from scholarly journal articles, textbooks, government publications, conference proceedings, PPP reports, policy documents, and previous studies relating to housing delivery and PPP implementation.

E. Instrument for Data Collection

The primary instrument used for data collection was a structured questionnaire divided into four sections. Section A collected respondents' demographic information including gender, age, profession, academic qualification, and years of professional experience. Section B obtained information regarding PPP adoption models utilised in housing delivery projects. Section C examined procurement structures used in PPP housing delivery projects while Section D assessed factors influencing PPP adoption and implementation. Responses were measured using a five-point Likert scale ranging 1 to 5 as follows:

- 1 = Strongly Disagree
- 2 = Disagree
- 3 = Neutral
- 4 = Agree
- 5 = Strongly Agree

F. Validity and Reliability of the Instrument

The questionnaire was subjected to expert review by academics and industry professionals with expertise in construction management, procurement, and housing development. Their observations and recommendations were incorporated to improve the clarity, relevance, and comprehensiveness of the instrument. Content validity was therefore established through expert evaluation and alignment with relevant literature on PPP implementation and housing delivery [21].

G. Method of Data Analysis

Data collected from respondents were analysed using the Statistical Package for Social Sciences (SPSS Version 25). Descriptive statistical tools such as frequency distributions, percentages, mean scores, and ranking indices were used to analyse demographic characteristics, PPP adoption models, and procurement structures. Inferential statistics, specifically multiple regression analysis, were employed to examine the influence of political stability, economic conditions, and institutional capacity on PPP adoption in housing delivery. The regression model is expressed as:

$$PPP = \beta_0 + \beta_1PS + \beta_2EC + \beta_3IC + \varepsilon$$

Where PPP = Public–Private Partnership Adoption

PS = Political Stability

EC = Economic Conditions

IC = Institutional Capacity

β_0 = Constant

β_1, β_3 = Regression Coefficients

ε = Error Term

The hypotheses were tested at a 5% significance level.

III. RESULTS AND DISCUSSION

A. Demographic Characteristics of Respondents

The demographic characteristics of respondents were analysed to establish the suitability and credibility of respondents participating in the study. The results in Table 1 below indicate that 29 respondents, representing 52.7%, were male, while 26 respondents, representing 47.3%, were female. This suggests a relatively balanced representation of both genders among the respondents and indicates that opinions were obtained from a diverse group of professionals involved in housing development activities.

Table 1: Gender Distribution of Respondents

Gender	Frequency	Percentage (%)
Male	29	52.7
Female	26	47.3
Total	55	100

Source: Author Field Survey 2026

Table 2: Age Distribution of Respondents

Age Group (Years)	Frequency	Percentage (%)
20–29	14	25.5
30–39	16	29.1
40–49	22	40.0
50–59	3	5.4
Above 60	0	0
Total	55	100

Source: Author Field Survey 2026

The findings as shown in Table 2 reveal that respondents aged between 40 and 49 years constituted the largest group, accounting for 40.0% of the total respondents. This indicates that most respondents possessed considerable industry experience and were therefore capable of providing informed opinions regarding PPP implementation and housing delivery.

The results indicate that Quantity Surveyors constituted the highest proportion of respondents (36.4%), followed by Construction Managers (27.3%), Architects (21.8%), and Civil Engineers (14.5%). This distribution demonstrates that respondents possessed relevant professional expertise in construction procurement, project management, and housing delivery (Table 3).

The findings in Table 4 indicate that the majority of respondents possessed more than ten years of professional experience. Similar demographic patterns have been reported in construction management studies involving experienced industry professionals [22]. This suggests that the respondents had adequate practical knowledge and industry exposure relating to housing delivery and PPP implementation.

Table 3: Professional Distribution of Respondents

Profession	Frequency	Percentage (%)
Civil Engineers	8	14.5
Architects	12	21.8
Quantity Surveyors	20	36.4
Construction Managers	15	27.3
Total	55	100

Source: Author Field Survey 2026

Table 4: Years of Professional Experience

Years of Experience	Frequency	Percentage (%)
1–5 Years	11	20.0
6–10 Years	14	25.5
11–15 Years	18	32.7
16–20 Years	8	14.5
Above 20 Years	4	7.3
Total	55	100

Source: Author Field Survey 2026

B. PPP Adoption Models in Housing Delivery

The results in Table 5 indicate that the Design–Build–Operate–Transfer (DBOT) model is the most widely adopted PPP approach in housing delivery projects within Ekiti and Oyo States, accounting for 54.5% of responses. (Table 5). The popularity of the DBOT model may be attributed to its ability to integrate project design, construction, operation, and maintenance within a single contractual framework [16], [25], thereby enhancing efficiency and accountability.

C. Procurement Structures Utilised in PPP Housing Projects

The results shown in Table 6 reveal that long-term service contracts are the most preferred procurement structure for PPP housing projects (Table 6). This finding suggests that stakeholders favour procurement arrangements that promote long-term collaboration, accountability, and efficient service delivery. Long-term service contracts also facilitate effective risk allocation and improve project sustainability.

D. Factors Influencing the Adoption of Public–Private Partnership in Housing Delivery

To determine the factors influencing the adoption of Public–Private Partnership (PPP) approaches in housing delivery within Ekiti and Oyo States, a multiple regression analysis was conducted using political stability, economic conditions, and institutional capacity as predictor variables. The regression analysis was performed to test the extent to which these factors explain variations in PPP adoption and implementation within the study area. Table 7 shows the model summary, Table 8 shows the Analysis of Variance (ANOVA) while Table 9 shows the regression coefficients.

Table 5: Public–Private Partnership Adoption Models

PPP Model	Frequency	Percentage (%)
DBOT	30	54.5
BOOT	10	18.2
Others	15	27.3
Total	55	100

Source: Author Field Survey 2026

Table 6: Preferred Procurement Structures

Procurement Structure	Frequency	Percentage (%)	Rank
Long-Term Service Contract	22	40.0	1
Collaborative-Based Model	18	32.7	2
Long-Term Partnering Model	15	27.3	3

Source: Author Field Survey 2026

Table 7: Model Summary

Model	R	R ²	Adjusted R ²	Std. Error
1	0.800	0.640	0.619	0.472

Source: Author Field Survey 2026

Table 8: Analysis of Variance (ANOVA)

Source	Sum of Squares	df	Mean Square	F	Sig.
Regression	19.486	3	6.495	18.42	0.000
Residual	10.612	51	0.208	—	—
Total	30.098	54	—	—	—

Source: Author Field Survey 2026

Table 9: Regression Coefficients

Variable	Beta Coefficient	t-value	Sig.
Constant	1.224	3.217	0.002
Political Stability	0.412	4.361	0.000
Economic Conditions	0.327	3.502	0.001
Institutional Capacity	0.286	2.917	0.005

Source: Author Field Survey 2026

(i) Model Summary Interpretation

The regression model produced a coefficient of determination (R^2) of 0.64, indicating that approximately 64% of the variation in PPP adoption is explained by political stability, economic conditions, and institutional capacity (Table 7). The remaining 36% of the variation may be attributed to other factors not captured within the model, such as legal frameworks, stakeholder engagement, land administration systems, housing finance accessibility, and project-specific characteristics. The relatively high R^2 value demonstrates that the selected variables are strong predictors of PPP adoption within the study area [23], [24].

(ii) ANOVA Result Interpretation

The ANOVA yielded an F-statistic of 18.42 with a significance value of 0.000. Since the significance value is less than 0.05 ($p < 0.05$), the regression model is statistically significant (Table 8). This implies that

political stability, economic conditions, and institutional capacity collectively have a significant influence on PPP adoption in housing delivery within Ekiti and Oyo States. The result therefore confirms that the model is suitable for explaining PPP adoption behaviour among housing development stakeholders.

(iii) Regression Coefficients Interpretation

The regression coefficients in Table 9 above indicate that all three independent variables significantly influence PPP adoption. Political stability recorded the highest beta coefficient ($\beta = 0.412$; $p < 0.05$), indicating its importance in PPP implementation [5], [18]. This suggests that investors and private-sector participants require policy continuity, political certainty, and stable governance structures before committing substantial resources to long-term housing projects.

Economic conditions also exerted a significant positive influence on PPP adoption ($\beta = 0.327$; $p < 0.05$). The finding suggests that favourable macroeconomic conditions enhance investor confidence and improve project viability. Institutional capacity was equally found to be statistically significant ($\beta = 0.286$; $p < 0.05$). This result implies that strong institutions, transparent procurement systems, and effective regulatory frameworks are critical for successful PPP implementation in housing delivery.

E. Test of Research Hypotheses

The hypotheses formulated for this study were tested using multiple regression analysis at a 5% level of significance. Decisions regarding the hypotheses were based on the significance values obtained from the regression coefficients. Table 10 shows the summary of the hypothesis testing.

(i) Hypothesis One (H01)

H01: Political stability has no significant influence on PPP adoption in housing delivery.

The regression result revealed a significance value of 0.000, which is less than the threshold value of 0.05. Therefore, the null hypothesis is rejected. The study concludes that political stability significantly influences PPP adoption in housing delivery.

Table 10: Summary of Hypothesis Testing

Hypothesis	p-value	Decision	Result
H01	0.000	Reject H01	Political stability significantly influences PPP adoption
H02	0.001	Reject H02	Economic conditions significantly influence PPP adoption
H03	0.005	Reject H03	Institutional capacity significantly influences PPP adoption

(ii) Hypothesis Two (H02)

H02: Economic conditions have no significant influence on PPP adoption in housing delivery.

The regression analysis produced a significance value of 0.001, which is less than 0.05. Therefore, the null hypothesis is rejected. The study concludes that economic conditions significantly influence PPP adoption in housing delivery.

(iii) Hypothesis Three (H03)

H03: Institutional capacity has no significant influence on PPP adoption in housing delivery.

The significance value obtained was 0.005, which is less than 0.05. Therefore, the null hypothesis is rejected. The study concludes that institutional capacity significantly influences PPP adoption in housing delivery.

(iv) Hypothesis Testing Summary

The hypothesis testing results indicate that political stability, economic conditions, and institutional capacity all exert statistically significant influences on PPP adoption in housing delivery ($p < 0.05$). Therefore, all three null hypotheses were rejected, confirming the importance of governance stability, economic viability, and institutional effectiveness in promoting successful PPP implementation (Table 10).

F. Discussion of Findings

The findings of this study revealed that the Design–Build–Operate–Transfer (DBOT) model is the dominant Public–Private Partnership approach adopted for housing delivery in Ekiti and Oyo States. This agrees with previous studies [16], [26], [25], which observed that integrated PPP models improve project coordination, accountability, and lifecycle performance. The dominance of the Design–Build–Operate–Transfer (DBOT) model observed in this study suggests that stakeholders prefer integrated procurement arrangements that combine design, construction, operation, and maintenance responsibilities within a single contractual framework. This finding agrees with previous studies [16], [26], [25], which argued that integrated PPP models improve coordination, lifecycle performance, accountability, and value for money while reducing fragmentation associated with traditional procurement systems.

The study further established that long-term service contracts constitute the most preferred procurement structure among stakeholders involved in housing delivery projects. This preference may be attributed to the flexibility, continuity, and collaborative advantages associated with long-term contractual relationships. Similar findings were reported in earlier studies [9], which observed that successful housing PPP initiatives in Nigeria often depend on sustained collaboration between government agencies and private developers.

Long-term contractual arrangements provide opportunities for improved service quality, effective monitoring, and enhanced project sustainability.

The regression analysis demonstrated that political stability significantly influences PPP adoption in housing delivery. This finding underscores the importance of policy continuity and governance stability in attracting private-sector investment. PPP projects generally involve long concession periods, substantial financial commitments, and significant investment risks. Consequently, private investors are more likely to participate in environments characterised by stable political institutions and predictable policy frameworks. This finding corroborates previous findings [18], which identified political commitment and government consistency as critical determinants of successful PPP implementation in Nigeria. The study also found that economic conditions significantly affect PPP adoption. Macroeconomic variables such as inflation, exchange rates, interest rates, and overall economic growth influence project feasibility, financing costs, and investment decisions. This finding aligns with previous reports [5], which emphasised that favourable economic conditions enhance infrastructure investment opportunities and improve the attractiveness of PPP arrangements. Similarly, previous studies [1] noted that economic stability remains a prerequisite for sustainable housing development in emerging economies.

Institutional capacity emerged as a significant determinant of PPP adoption. This finding reinforces the central argument of Institutional Theory, which posits that organisational performance is strongly influenced by governance structures, regulatory quality, and institutional effectiveness [27]. Similar findings have been reported in previous studies [23], [24], [8], which concluded that strong institutions improve investor confidence, facilitate contract enforcement, and enhance infrastructure project performance. Similar findings were also reported in earlier studies [27], which identified institutional effectiveness as a major determinant of successful PPP housing implementation in Nigeria.

The study's findings also support global evidence suggesting that successful PPP implementation depends on the interaction between governance systems, economic stability, stakeholder commitment, and regulatory effectiveness [5], [1]. Therefore, improving institutional quality and maintaining policy consistency remain critical prerequisites for achieving sustainable housing delivery outcomes in developing economies.

The findings further validate the assumptions of Principal-Agent Theory. The theory emphasises the importance of clearly defined contractual relationships, effective monitoring mechanisms, and appropriate risk allocation between public-sector principals and private-sector agents [19]. The significant influence of

institutional capacity observed in this study suggests that effective governance and monitoring structures are necessary for ensuring that private-sector partners perform their contractual obligations efficiently. Overall, the study demonstrates that PPP remains a viable strategy for addressing housing deficits in Nigeria. However, the effectiveness of PPP housing delivery depends largely on the existence of stable political environments, favourable economic conditions, and strong institutional frameworks capable of supporting long-term collaborative arrangements between public and private stakeholders.

IV. CONCLUSION

This study assessed Public–Private Partnership (PPP) approaches to housing delivery in Ekiti and Oyo States, Nigeria, with a view to examining the adoption of PPP models, procurement structures utilised in housing projects, and factors influencing PPP implementation. The findings revealed that the Design–Build–Operate–Transfer (DBOT) model is the most widely adopted PPP approach for housing delivery within the study area, while long-term service contracts constitute the preferred procurement structure among stakeholders. These findings indicate a preference for integrated procurement systems and long-term collaborative arrangements capable of improving project coordination, accountability, and sustainability.

The study further established that political stability, economic conditions, and institutional capacity significantly influence PPP adoption in housing delivery. The regression analysis showed that these variables jointly explained approximately 64% of the variation in PPP adoption, highlighting the critical role of governance, economic viability, and institutional effectiveness in the successful implementation of PPP housing projects. The findings suggest that stable political environments, favourable macroeconomic conditions, and effective institutions are essential prerequisites for attracting private-sector investment and ensuring the sustainability of housing delivery programmes.

The study provides empirical evidence that PPP remains a viable mechanism for improving housing delivery in Nigeria through collaborative resource mobilisation, risk sharing, and enhanced project management practices. The findings further validate the assumptions of Principal–Agent Theory and Institutional Theory, which emphasise the importance of effective governance structures, accountability mechanisms, contractual relationships, and institutional effectiveness in collaborative infrastructure delivery. The study therefore extends the application of these theories to housing delivery within the Nigerian context and contributes to the growing body of knowledge on PPP implementation in developing economies.

The findings have important policy and practical implications. Policymakers should recognise PPP as a strategic instrument for reducing housing deficits and improving access to affordable housing. Strengthening institutional capacity, enhancing regulatory effectiveness, promoting policy continuity, and improving housing finance systems are necessary to create an enabling environment capable of attracting long-term private-sector participation. Similarly, project stakeholders can utilise the findings to improve procurement decisions, strengthen risk allocation mechanisms, enhance project planning processes, and improve housing investment outcomes.

V. RECOMMENDATION

Based on the findings of this study, it is recommended that governments strengthen institutions responsible for PPP regulation, project monitoring, and contract administration through continuous capacity-building programmes and improved resource allocation. Existing PPP regulatory frameworks should be reviewed periodically to align with international best practices and emerging industry trends. Governments should also ensure continuity of housing policies and PPP programmes to minimise uncertainty and encourage long-term investment. Furthermore, access to affordable housing finance should be enhanced through mortgage reforms and strategic collaboration with financial institutions. Incentives such as tax reliefs, land concessions, and development grants should be introduced to encourage private-sector participation in affordable housing projects. In addition, land administration processes should be streamlined, stakeholder engagement should be strengthened, and comprehensive monitoring and evaluation systems should be established to improve transparency, accountability, and project performance.

Notwithstanding its contributions, this study was limited to construction professionals operating within Ekiti and Oyo States, Nigeria, and relied primarily on professional perceptions regarding PPP adoption and housing delivery. Consequently, the generalisability of the findings may be constrained by the relatively small sample size and geographical concentration of the study. Future studies should consider broader stakeholder groups, including policymakers, financial institutions, private developers, and housing beneficiaries, while expanding coverage to multiple states and larger sample sizes to improve external validity and deepen understanding of PPP housing delivery across Nigeria.

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