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TOWARD INDUSTRIALIZED BUILDING SYSTEM (IBS) IMPLEMENTATION IN THE NIGERIAN CONSTRUCTION INDUSTRY

Nigeria, like any other developing country, considers the construction industry as one the main contributors to its Gross Domestic Product (GDP). However, there are unresolved issues arising from the ongoing and widespread adoption of the traditional method of construction such as; poor workmanship, delays in production and delivery time, unnecessary wastages and lack of sustainability practice. The Nigerian Government has to take the leading role to persuade the construction industry to engage a more systematic approach and methodology in construction. As such the Nigerian Government has to adopt a rigid policy toward the implementation of IBS thereby encouraging the construction industry to abide by the policy, which is considered to be an important part of sustainable construction initiative. An important issue which is likely to influence the wider and successful implementation of IBS is the role that knowledge management plays in this regard. This relates to such issues as the knowledge ability and skills of the workforce, and the role that knowledge sharing plays in effective decision making processes to do with IBS implementation in its many and different disguises. Through comprehensive review of literature and from a knowledge management perspective, this paper highlights some of the main issues that may contribute to the implementation of IBS in the Nigerian construction industry. It also reviews existing strategies associated with the adoption for IBS, especially as they relate to lack of knowledge and awareness among industry players and stakeholders. Some conclusions are offered relating to the level of knowledge needed to change the readiness and perception of key stakeholders toward successful and wide adoption of IBS. These include, the need for improvement of existing university curricular related to design and construction process, continuous learning among professionals, training and knowledge sharing initiatives. This paper recommends that a robust and holistic approach to the adoption of IBS is vital in order to tackle the many and related issues to do with both the adoption and implementation of IBS in Nigeria. This integrated approach should consider the knowledge awareness, strategic procurement, production process philosophies, contractual arrangement, strategic policy and decision making process to mention but a few.

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