

## **SUMMARY OF LITERATURE REVIEW**

Nwosu (2019) listed three important periods which occurred prior to the intervention of the federal government of Nigeria in public housing in the 1970s namely; during the colonial era where government program in the housing sector provided quarters for expatriate staff of police and railways, during the first civilian administration from 1960 to 1967 which saw the beginning of the 5 year national development plan at providing constant and viable economic expansion in Nigeria and between 1967 to 1969 during which the attention of the government was on the civil war. According to him, this period marked the beginning of development of housing units for the country, the creation of the National Council on Housing between 1970 to 1974 ushered in the proposal for 59,000 housing units which came to light after the establishment of the Federal Housing Authority in 1973. Further to this the National Building Code was introduced in 1987 in order to improve on the existing condition of the environment and enforce adherence to building standards. Upon signing of the Building Code into law in 2007 by Obasanjo, it served as a yardstick for apprehending and punishing defaulters.

Nwosu (2019), listed a number of problems facing housing delivery in Nigeria such as housing deficit in the formal sector, persistent rise in rental values, expansion and spread of slum settlements, inadequate strategies for housing supply and high cost of building materials. Consequently, in 1978 the Land Use Act was postulated so as to meet the housing needs, establish suitable policies and partner with private sectors to promote private investment in housing. As the government gradually left housing development in the hands of private investors, more serious problems started arising due to the financial limitation of private investors. Thereafter, the National Housing Fund was established under a new administration by the Federal Mortgage Bank of

Nigeria, their activities improved remarkably over a long period of time resulting to restructuring activities in the Bank and general reform program in the housing sector.

Hillary and Benedict (2021) expressed that the monetary policy was introduced during the administration of Obasanjo as a result of the increasing wastage and mismanagement exhibited by public servants of all categories which further exacerbated the rate of funding on recurrent expenses against the capital expenses. The main objective of the monetization policy was to promote quality service delivery in Nigeria, enhance productivity and channel more resources into other sectors for the development of the economy. According to Fayomi (2000 as cited in Hillary & Benedict, 2021) for some time the policy has been poorly executed and has affected the level of productivity of public officers, he also said that as of date the monetary policy was yet to scratch the surface neither has it met its major objectives which was to reduce the high cost of government administration in the country, to improve productivity and reduce mismanagement of resources. In Nweke (2012)'s opinion, major significant challenges must be addressed if the policy is to yield the desired result as envisaged; this includes ameliorating the frustration of most public servants which is to increase their take home pay to help in meeting their daily expenses, especially in the aspect of affording suitable accommodation and improving their current standard of living.

The above literatures failed to mention the imminent structures and strategies set out by the current administration in combating the challenges of public servants and the successive approach in tackling problems of inadequate housing supply in the country, particularly in Enugu urban, this is a gap that this study intends to fill.