

# Identifying Key Significant Factors Predisposing Building Projects to Risks in Rivers State, Nigeria

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**Key words:** Building projects; construction stakeholders; Nigeria; project performance; risks.

## SUMMARY

It is highly desirable but hardly feasible to embark on building projects without encountering risks. In a bid to reduce projects risk exposure, this study was undertaken with the aim of assessing significant factors that predispose building projects to risk in order to enhance project performance. In this study, survey method was adopted with 284 questionnaires administered on the stakeholders involved on the projects within the study area, comprising the clients, consultants and contractors, in Rivers state, Nigeria. Percentile, Mean item score (MIS) and Kruskal Wallis H test were employed to analyze the data collected on a 5-point likert scale. The construct in the research instrument was subjected to reliability analysis and the alpha value shows 0.868, indicating a high degree reliability of the instrument used in collecting the data. Kruskal Wallis H test confirmed the divergent views of the respondents. Having ascertained the significant factors predisposing building projects to risk, construction stakeholders are enjoined to ensure flexibility in the project schedule yet operational and realistic; administrative bottlenecks in securing approvals should be reduced while client/designers are enjoined to cut the excesses of design and programme variations in its entirety.

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