Title of Article: EVALUATION OF THE LEVEL OF COMPLIANCE WITH CONSTRUCTION DESIGN MANAGEMENT (CDM 2007) REGULATIONS BY CLIENTS IN NIGERIA

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Abstract: The study evaluated the level of compliance with Construction Design Management (CDM) regulation by Nigerian clients based on the main duties of the client as stipulated in CDM regulation specification. To achieve this goal, sixty (60) questionnaires were distributed among construction firms and clients involved in the execution of projects in Lagos State in Nigeria. The survey showed that the client’s level of compliance based on the CDM regulation on client duty’s requirement has not been encouraging. The regulation requires that enough information should be given by the client; the study found that clients did not give enough information especially on building and number of the floor to be constructed also on the units of accommodation, land survey and report on soil investigation. Most of the respondents believed that the problem associated with the level of client compliance to CDM, includes poor level of communication and inadequate time allowed by the client at every stage in the construction process. In addition, some of the amenities that exist on the construction site are toilets and changing rooms while the sickbay which is important is the least to be found in the construction sites. Also the necessary amenities and are not place in the construction sites. The level of awareness of CDM regulation among the construction workers is low but client is meant to make the information available adequately as contained in the CDM regulation. It should be noted that however, that the problems on the health and safety might have effect on performance of the construction industry in terms of cost, time and quality of the construction. It is therefore concluded that Construction Design Management (CDM) regulation is not fully known among the construction industry’s
client, contractors and site workers. The study recommended that for improved services, efforts should be made by project managers to create the awareness while clients attend short course and seminars on CDM regulation. The consulting firms of the project manager are enjoyed to improve on the necessary amenities available on the construction site and at the same time, the construction design management regulation should be conspicuously placed so that construction workers can have access to and be fully aware of the regulations. Finally, the client should appoint a CDM co-coordinator for each project site and that there should be agencies to monitor the implementation of the CDM regulation.

*Key Words: Clients, Construction, Design, Management, Regulations.*