

Determine the Drivers to the Awareness and Compliance of Building Insurance Valuation (BIV) and Insurance Policy to the Selected Universities

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ABSTRACT

This research sought to determine the drivers to awareness and compliance of Building Insurance Valuation (BIV) and insurance policy to the selected universities and their environs. The survey design was used to collect the experienced opinion of estate surveyors and staff of asset and insurance units of some Universities on the awareness of BIV in some Nigerian Universities with the use of questionnaires. Data collected for the study was processed through the Statistical Packages for the Social Science (SPSS) and analysed using both descriptive and inferential statistics such as mean score, relative importance index, and Mann-Whitney U test in order to answer the research questions and the formulated hypotheses. The results revealed that Adequate Insurance Cover for organisations Assets (Ranked 1st), Improvement in Record Keeping by Organisations (Ranked 2nd), and Creating Awareness of Insurance Valuation for the Public (Ranked 3rd) were the most important drivers as agreed by the respondents. The result shows the outcome of the respondents' opinion (insurance unit staff) on the drivers to the awareness and compliance to BIV in the universities. It outlines that Adequate Insurance Cover for Organisations Assets, Improvement in Record Keeping by Organisations, and Creating Awareness of Insurance Valuation for the Public were the first three most ranked important drivers as agreed by the respondents. It can be seen that almost all the variables scored above the 0.60 R.I.I score except for two – Quarterly Updating Nigerian Inflation Rate by NIESV and Establishment of Many Fairly-Used Market for Various Categories of Assets; this shows that they are less useful as drivers to the awareness and compliance of BIV. Almost all the variables used for the drivers to the awareness and compliance to BIV among the staff in the selected universities shows that they are useful and important drivers to awareness and compliance to

BIV. This is in agreement with the study by Salue (2014), who recommended that the Federal Government should encourage the establishment of fairly-used market of plant, machinery, equipment and other accessories on regional basis, this will assist in obtaining direct depreciated replacement value assets and rather discourages arbitrary adoption of bourgeois depreciation rates by Valuers which may lead to under insurance or over insurance.

Key words: Awareness, Building Insurance, Valuation, Building Insurance Valuation (BIV), Nigerian Universities.

Background of the Study

Undertaking a correct and an accurate building valuation policy is the cornerstone for the adoption and establishment of efficient property insurance in real estate business. Bolwidt (1997) stated that insurance valuation is a type of valuation conducted for the purpose of determining the cost of restoring a property (building) back to its initial state in case of any loss suffered resulting from accident that may lead to partial or whole damage of the property. The property owner who is called the insured is saddled with the responsibility to pay an annual sum of money known as premium, in anticipation of claiming full compensation that would bring him back to his original condition, from his selected insurance company as if no loss was suffered where such destruction occurred (Belo, 2003). The valuation process adopts some basis to determine the actual value the building would be insured for, and this will in turn specify the amount for which an insurance cover on a building and the basis on which insurance premium are computed. According to Business Dictionary.com, insured value is the amount for which an insurance cover is bought on a building, and the basis on which insurance premium is computed. According to coinsurance clause, it must not be lower than a certain percentage (usually 80 percent) of the insurable value of the building to be able to claim a partial loss in full. Building Insurance valuation (BIV) is the prerequisite for insurance policy. It aimed at determining the compensation adequate enough to replace the insured building in a comparable state as it was prior to the occurrence of the loss, and at the same time address the two important issues that is of interest to the parties in the contract, that is, the average clause in insurance policy which absolves the insurer of any responsibility of excess payment arising from underinsurance and over-insurance which occurs due to insurance valuation that will lead to over payment of annual

premium by the insured. These two scenarios actually call for adequate insurance value to be arrived at, by the professional Estate Surveyors and Valuers (Salau, 2014).

Building insurance is a non-life insurance policy which comprises of building all risk policy, engineering comprehensive insurance, comprehensive policy and third party (or public) liability insurance. Two bases of valuation is required to determine the type of insurance contract suitable to the insured, and they are purely cost based. They are indemnity and reinstatement bases. And it is essential to be sure that the insurance value selected is accurate and adequate. It is normal to insure the building for their replacement value i.e. replacement as new (Ogunba, 2013). Inflation should be considered when calculating the insurance value. “Fire and full perils” coverage limits coverage to the normal range of hazard, i.e. fire lighting, explosion, riot, civil unrest, malicious damage, earthquake, storm, flood, and burst water pipes. The widest range of coverage is “all risk” which adds accidental damage Ademola (2010). The fact that property development is gradually coming up in Nigerian universities, insurance valuation importance cannot be overemphasized. The Nigerian Insurance Act directed all public properties to be fully covered by insurance; university buildings should strictly comply with this Act as they are not exempted from these categories of properties. This kind of insurance is compulsory in nature as it is made compulsory by Law, with the objective of providing protection to the third parties and the general public.

Salau (2014) stated that it will not only provide basis for determining annual premium payable by the insured but also afford the property owner to have a comprehensive details of all the properties owned for effective and efficient management purposes. According to Olawale (2001), in carrying out a valuation for insurance purposes, there is no hard and fast rule. For this reason, the valuation may be conducted in-house (by company staff) where the risk does not require specialized technical skill(s) and the sum insured is not of high value. In cases where the insurer is presented with a specialized property risk, professional valuers are engaged. However, the client (i.e. the prospective insured involved) is a major determinant of whether the professional valuation of the risk should be carried out. Thus, where the prospect has a vast asset base, the use of a professional valuer deserves serious consideration. However, Jones (2002) observes that the service of professional valuer is not needed in determining the insured value as the insurer has nothing to lose in the event of under insurance as he/she will rely on the Average Cause. Kalu (2009) opined that such practice will encourage quackery and the interest of the

insured would not be protected by the opinion of Jone (2002) above. To ensure adequate insurance cover, insured value determined by the professional valuer is needed by the insured. Therefore property owners together with their prospective insurance companies would depend on the valuation of Estate Surveyors and valuers to ascertain the amount the building should be insured for. This type of valuation will make use of costing and for this reason, in the United Kingdom; it is performed by valuation surveyor and quantity surveyor. In the UK, the Royal Institute of Chartered Surveyors (RICS) is increasingly classifying insurance ‘valuations’ as reinstatement cost assessments rather than valuations. In Nigeria, the function performed wholly by valuation surveyors with some pockets of perturbation in this regard from the quantity surveyors who would without any argument want to solely perform the whole valuation functions. The position of the estate surveyors and valuers in Nigeria, according to Ogunba (2013), is that valuation exercise has some costing inputs which can be conveniently handle or taking care of by estate surveyors and valuers by mere consultation with the quantity surveyor or the use of building cost indexes. Insured value of the building together with other items is to be carried out by the professional estate valuer. Different categories of assets are to be classified under different groupings based on their vulnerability or susceptibility to fire hazards. This will normally assist the insurer in risk management assessment and in the determination of premium (Taiwo 2003).

Based on these works, the importance of the study is based on the fact that there has been little or no BIV exposure among the various stakeholders in Nigeria which could be traced to the seeming lack of knowledge of its operating mechanism (Wilson, 2004). Other pertinent issues such as failure of the government to fully implement the BIV Laws, low patronage of the general public in both life and non-life insurance policy in the country, agitation among the professionals in the building industry of whose function it really was to carry out BIV and so on. There is need for proper documentation of BIV in Nigeria Universities, hence this research work seek to assess the knowledge which would enhance compliance in the full implementation of BIV in the study areas and other higher institutions in Nigeria.

Statement of Research Problem

There are many and giant university buildings in the Nigeria University Campuses purposely built for lecture halls, laboratories, library, bookshop, conference centres, administrative offices, information and communication technology (ICT), auditorium, cafeteria, shopping mall, health centre, studios and others. Over the years some of the buildings have suffered from fire outbreaks and other disasters be it man or artificial. Most of these university buildings are specialised purpose buildings constructed to aid educational activities. Also colossal amount of money have been expended in the development and general maintenance of these buildings.

Any time fire disaster takes place, the university suffers loss of life (sometimes) and properties worth millions of naira. Typical examples of universities that have suffered from fire disaster in the country include university of Uyo, Akwa Ibom State that had experienced three incidences of ravaging fire outbreak between years 2013-2015. The first fire disaster occurred on June 12, 2013 and three buildings were affected (the Vice Chancellor's Office and a section of the Offices of the Deputy Vice Chancellor Administration and the Registrar, the entire building hosting the offices of the DVC Academic, Director of Academic Planning, the building hosting Student Record and Senate Secretariat in the town Campus). The second fire disaster occurred on January 10, 2015 also in Town Campus, where the building hosting the Home Management Unit of the Department of Human Ecology, Nutrition and Dietetics was completely razed with all equipment, furniture and personal effects of Students and staff who use the facility was lost in the fire while the most recent fire disaster occurred on January 10, 2015 in a wing of the female students' hostel (WI) in the Town Campus Annexe, where one room was completely razed and two adjacent rooms seriously impacted with massive loss of personal effects of the occupants. University of Jos, plateau State which its fire disaster occurred on October 8, 2016. The library at the permanent site (Naraguta) campus as well as six departments of the faculties of management science and social science was burnt down by fire. Federal university of Technology Minna, Niger State, also had fire disaster that razed down the Community Radio Station of the institution in January, 2013 and others.

The Nigerian Insurance Act of 2003 section 65 (1) of insurance act states as follows:

“Every public building shall be insured with a registered insurer against the hazards of collapse, fire, earthquake, storm and flood”. This Act mandates all public properties to be adequately covered by insurance. But there are pertinent issues that needed to be resolved as regards the valuation of these government-owned properties for insurance purpose. For example, the average

clause in insurance policy clears the insurer of any responsibility of excess payment coming from underinsurance. In addition, over-insurance which may occur due to insurance valuation will lead to over payment of annual premium by the insured. These two scenarios make it complex for adequate insurance value to be arrived at, by the professional Estate Surveyors and Valuers (Salau 2011). It is understood that before the public building or property is insured with a registered insurer, insurance valuation should have been carried out on the property. There is dearth of information concerning the valuation of the public buildings which are found in the Nigerian University system for insurance purpose. Thus, it is very important for this research to be carried out to establish whether Building Insurance Valuation (BIV) has been carried out in the public buildings in the Nigerian Universities, whether the buildings have been insured with registered insurers, whether the universities and valuation professionals are aware of the various roles they have to play to ensure the buildings are insured and have they played their role, the functionality of the policy, that is to establish if actually the university did insure the buildings. It is in view of these that the research “An assessment of the awareness and compliance to building insurance valuation (BIV) in Nigerian Universities” has become necessary now.

Aim and Objectives of the Study

The aim of the study is to investigate the awareness and compliance to Building Insurance Valuation in selected universities in Nigeria. The specific objectives were to determine the drivers to the awareness and compliance of Building Insurance Valuation (BIV) and insurance policy to the selected universities and their environs.

LITERATURE REVIEW

The Drivers to the Awareness and Compliance of BIV

Guardian News Monday, January 16, 2017 wrote on the visit of the Registered Brokers Body extends propagation of insurance to the university of Lagos, Lagos State and Lagos State Polytechnic, Lagos State. The visit was led by the president, Nigerian Council of Registered Insurance Brokers (NCRIB), Emmanuel Kayode Okunoren. The Council observed that the low penetration of insurance and attendant poor contribution to the nation’s gross domestic product (GDP), has often been attributed to lack of awareness of the importance of insurance to individuals and corporate bodies. The aim of the exercise according to the president was to

engage strategic stakeholders about the value of insurance. “We reckon that students constitute a critical stakeholder in the propagation of insurance, as they represent the future providers and consumers of insurance.” He further stated that the Council would not relent on its oars to deepening insurance awareness among the populace because of its importance to the development of the nation’s economy.

Also vanguard news Wednesday, March 6, 2017 wrote by Favour Nnabugwu titled NAICOM boost insurance education with donations, grants. National Insurance Commission (NAICOM) has donated N10million to the Federal Polytechnic offa, Kwara State to boost the institution’s ICT Centre and a grant of N5.4m for the purchase of insurance textbooks for insurance education. The Commission’s donation to propagate insurance education helps the sector deepen insurance reach in tertiary institutions in the country. NAICOM had granted financial supports to Ahmadu Bello University Zaria, Lagos State University, Niger Delta University Evans Ewerem University, among others.

This, according to the head of Communication of the Commission, AbudulRasaqSalmi, is aimed at instilling insurance knowledge and understanding among the younger generation and thereby deepening insurance education. He said that NAICOM is insurance textbooks for insurance education. The commission’s donation is to propagate insurance education and help the sector deepen insurance reach in tertiary institutions in the country.

Furthermore, Garba and Abdulsalam (2011) investigated the Factors affecting the patronage of insurance services in Borno state, Nigeria. They administered 400 questionnaires to the respondents and used percentage and mean as basis for their analysis. Based on the findings of the study it was discovered that there were numerous factors affecting the patronage of insurance services in Borno State. These factors range from social to economic factors. Insurance can also be seen as a product that is valued subjectively by its customer. In a society in which the economic activities, namely private sector activities are underestimated and the role of government is overestimated, the insurance cannot find its good position in such an economy structure (Shojaei, Jahanifar and Tehrani, 2012).

Abdalelah and Zaid (2011) investigated critical factors responsible for issues and problems faced by Saudi Insurance industry. During their investigation they administered 980 questionnaires to assess political, economic, social, technological, environmental and legal factors by conducting percentage analysis, mean, factor analysis and cluster analysis. The result of their study shows

that the social and regulatory factors played crucial role in the consumer's decision in purchasing insurance. However it was also found that the public at large was unaware about the benefits of insurance, and various types of insurance products.

Sunday (2014) opined that a holistic approach to financial risk management will enables a company to have a high level of awareness as well as uniformly assess, professionally managed and suitably control all of its financial risks. Hence, the author set out to study financial risk management approaches in the manufacturing industry with the aim to explore the effective and efficient approaches in which the manufacturing industries applies in their financial risk management. By using content analysis to explore materials relevant to actualize the objectives, it was observed that; appropriate financial risk management impacts the industrial development positively; industrialist seeks for alternative approaches for handling risk due to lack of confidence on insurance industry, insurance transfer as a means of transferring risk is of benefit to the industrialists and so on. It was therefore recommended that; policies should be developed to regulate the fraudulent practices in insurance industry; hence, no exemption should be placed on any geographical location rather insurance cover should be made to accommodate every geographical area among others. The institutions' budget in relation with its financial risk management would be a driver to the awareness and compliance of insurance product.

In a similar work, Ebitu, Ibok, Mbum (2012) studied factors affecting insurance consumption in AkwaIbom State, Nigeria by examining factors within insurance institutional framework that affect insurance consumption. To actualise the objectives of the study, Primary data were collected from 80 insurance consumers judgmentally drawn from 10 insurance companies located in the state using a well-structured questionnaire. Data were also collected on: accessibility and prompt payment of claims, knowledge of the use and importance of insurance, professional activities by those selling insurance, nature of insurance policy statement and the overall corporate image. The data were later analysed by adoption of both descriptive (Tables, Percentages among others) and inferential statistics (Multiple Regression Analysis). The socio-economic characteristics of insurance consumers revealed that most of them were literate, mostly public servants, married and were still in their active ages. The results support the established relationship between insurance consumption and institutional performance. Realising these problems as they affect insurance patronage and development in the state, the study recommends a general overhauling of insurance institution

framework as a way forward for the development of a vibrant insurance market in AkwaIbom State.

Yusuf, Gbadamosi, Hamadu (2009) studied on Nigerians attitudes towards the insurance institution. It discusses such social-cultural factors that account for these attitudes and what role marketing strategies can play to change such negative tide. Survey exploratory research design method is used to meet our research objectives and ascertain the veracity of research hypotheses stated above. Simple random sampling technique is used to select a sample of 500 respondents in Lagos, Nigeria. The choice of Lagos is due to its nature as a metropolitan city where most Nigerian ethnic groups are largely represented. Moreover, with Cronbach-Alpha coefficient of 0.79 the seven items attitudinal scale (which is above 0.70) can be considered quite reliable with the sample (Pallant, 2001). In addition, the analysis of variance F-distribution and the independent t-distribution tests are used to test the hypotheses under study. The findings present different demographical factors and their attitudes towards insurance companies and their services. It is expected that findings from such survey would constitute vital input for insurers in designing marketing strategies that would further stimulate and boost patronage and perception of insurance services.

Ibrahim (2013) studied on assessment of determinants of insurance companies' performance in Nigeria to assess the determinants of insurance companies' performance in Nigeria. This study is descriptive in nature and used both primary and secondary sources of data collection. The secondary data for this study were obtained from the annual accounts of the insurance companies for the years 2007 to 2014. Multiple regression analysis was performed on the data. From the findings of the study, equity capital make the strongest contribution which contradicted the general opinion that Gross written premium was the major determinant of insurance companies' performance in Nigeria. It is therefore, recommended that stakeholders in the Nigerian insurance industry in collaboration with their regulatory body; National Insurance Commission should consider further consolidation in the Nigerian insurance industry.

The existing literature shows little or no insurance valuation has been conducted in Nigerian university for the purposes of entering or buying insurance cover for the university building. There is seriously dearth of information on BIV in the Nigeria Universities. Though building insurance policy may be in existence but insurance valuation documentation will be lacking. This left one to some question. What are the bases of undertaken BIV in an organization? Does the

university actually know the benefit of BIV? If the universities have Building Insurance Policy (BIP), how functional was it? What are the Estate Surveyors and Valuers in these localities doing as regard to BIV in the study areas? Are the insurance companies really involved in the policy of the institution’s building? And so on. Also from the available literature, it was obvious that the demand for various types of insurance is affected by number of factors such as income and consumption. Education promotes an understanding of risk and hence aids insurance demand.

RESEARCH METHODOLOGY

The survey design was used to collect the experienced opinion of estate surveyors and staff of asset and insurance units of some Universities on the awareness of BIV in some Nigerian Universities. Whenever the primary data is sourced from the views and perceptions of members of a particular/selected group, a survey becomes necessary (Ohaja, 2003). Hence this research design helped the researcher to empirically analyse the respondents’ opinion on the focus theme.

The study was carried out in Plateau and Akwa Ibom States, Nigeria. These are the states where the federal universities under consideration are located. University of Uyo having experienced three or more incidences of ravaging fire outbreak between years 2013 - till date makes choosing the institutions for this kind of study considered a rational decision.

The population of this study was the staff of the asset and insurance unit, heads of physical planning department, works department, board of survey, general administration directorate and the Universities guest house and staff of the housing Unit in the Universities of Uyo and Jos. It was also made up of the registered estate surveyors and valuers in Universities of Uyo and Jos respectively. The distribution of the respondents were as shown on table 1 below.

Table.1: Population and Sample Size

Universities Professional Dep’t/Unit	University of Uyo	University of Jos	Total Population
Physical Planning	1	1	2
Works	1	1	2
Board of Survey	1	1	2
General Administration/ Guest House	1	1	2
Staff Housing	-	1	1

Insurance unit	4	8	12
Total	8	13	21

(Source: Directories of the Selected Universities' Professional Department/Unit)

In addition, the registered Estate surveyors and valuers in Akwa Ibom and Plateau States, formed the other part of the population frame which made use of the quantitative form of research only. These are the two States where the university of Uyo and university of Jos are respectively located; hence, they may have valued the university buildings for insurance and their participation in insurance valuation. According to the directories of the Nigerian Institution of Estate Surveyors and Valuers in the two selected study area, they were eighty four (84) and twenty one (21) registered Estate surveyors and valuers in Akwa Ibom and Plateau States, respectively. The addition of these two numbers was equal to one hundred and five (105) as sample size.

The study was carried out using the total enumeration sampling technique, since the population frame was Questionnaire was used as instrument for data collection. Babbie (2001) explained that the questionnaire contains questions and other items needed to acquire information for data analysis. The questionnaire was structured into five (5) sections with forty-five (45) items. It used a five-point Likert scale for measurement of perceptions ranging from “very weak” to “very strong” and “strongly disagree” to “strongly agree”, “very low” to “very high”. The rating to be used was based on a numerical scale of 5 for highest and 1 for lowest. Section “A” addressed the demographic data of the respondents; section “B” dealt with variables on the of awareness of building insurance valuation (BIV). Hence, the number of questionnaire self-administered on the respondents was one hundred and twenty-six (126)

Data collected for the study was processed through the Statistical Packages for the Social Science (SPSS) and analysed using both descriptive and inferential statistics such as mean score, relative importance index, and Mann-Whitney U test in order to answer the research questions and the formulated hypotheses. The Relative Importance Index (R.I.I) technique is such that If $R.I < 0.60$, it indicates low frequency in use; $0.60 \leq R.I < 0.80$, it indicates high frequency in use; $R.I \geq 0.80$, it indicates a very high frequency in use.

RESULT AND DISCUSSION

The Drivers to the Awareness and Compliance to BIV in the Universities

The result in Table 1 shows the outcome of the respondents’ opinion (insurance unit workers) on the drivers to the awareness and compliance to BIV in the universities. It outlines that Adequate Insurance Cover for organisations Assets (Ranked 1st), Improvement in Record Keeping by Organisations (Ranked 2nd), and Creating Awareness of Insurance Valuation for the Public (Ranked 3rd) were the most important drivers as agreed by the respondents. It can be seen that almost all the variables scored above the 0.60 R.I.I score except for two – Quarterly Updating Nigerian Inflation Rate by NIESV (0.59) and Establishment of Many Fairly-Used Market for Various Categories of Assets (0.56); this shows that they are less useful as drivers to the awareness and compliance of BIV.

Table 1: The drivers to the awareness and compliance to BIV in the universities

			SA	A	D	SD	Tt*	M.S*	R.I.I	Rank
BIV Drivers			4	3	2	1				
Adequate Insurance Cover for Organisations Assets			10	10	1	0	21	3.43	0.86	1
Improvement in Record Keeping by Organisations			8	13	0	0	21	3.38	0.85	2
Creating Awareness of Insurance Valuation for the Public			8	8	5	0	21	3.14	0.79	3
Strict Penalty for Non – Observance of Insurance of Organization’s Assets by NAICOM			3	18	0	0	21	3.14	0.79	3
Review of Depreciation Methods by NIESV			2	18	1	0	21	3.05	0.76	5
Proper Segregation of Personal Properties from Organization’s Assets during Enumerations			0	21	0	0	21	3.00	0.75	6
Prompt Payment of Insurance Claims by Insurance Company and Premium Payment by the Organization			2	18	1	0	21	3.00	0.75	6
Proper Assets Identification by Valuers			1	9	11	0	21	2.52	0.63	8

Quarterly Updating Nigerian Inflation Rate by NIESV	3	3	14	1	21	2.38	0.59	9
Establishment of Many Fairly – Used Market for Various Categories of Assets	2	4	12	3	21	2.24	0.56	10

*Tt: Total; M.S: Mean Score; R.I.I: Relative Importance Index

(Source: Author’s Survey, 2018)

The registered estate surveyors and valuers also gave their opinion on the improvement strategies to the awareness and compliance to BIV in the universities. The outcome can be seen in Table 3. The result showed that Improvement in Record Keeping by Organisations (Ranked 1st), Prompt Payment of Insurance Claims by Insurance Company and Premium Payment by the Organisation (Ranked 1st), and Strict Penalty for Non – Observance of Insurance of Organisation’s Assets by NAICOM (Ranked 3rd), were the most important strategies as agreed by the respondents. However, two of the variables had scores below the 0.60 R.I.I score which shows that the respondents did not agree that they are useful strategies.

Table 2: The strategies to the awareness and compliance to BIV in the universities

BIV Strategies	SA	A	D	SD	Tt*	M.S*	R.I.I	Rank
Improvement in Record Keeping by Organisations	36	27	0	0	63	3.57	0.89	1
Prompt Payment of Insurance Claims by Insurance Company and Premium Payment by the Organization	37	26	0	0	63	3.59	0.89	1
Strict Penalty for Non – Observance of Insurance of Organization’s Assets by NAICOM	33	30	0	0	63	3.52	0.88	3
Creating Awareness of Insurance Valuation for the Public	31	31	1	0	63	3.48	0.87	4
Adequate Insurance Cover for Organisations Assets	25	38	0	0	63	3.40	0.85	5
Proper Segregation of Personal	20	43	0	0	63	3.32	0.83	6

Properties from Organization's Assets during Enumerations	Tt	M.S	R.I.I
Proper Assets Identification by Valuers	16	32	15
Establishment of Many Fairly – Used Market for Various Categories of Assets	3	39	21
Review of Depreciation Methods by NIESV	2	23	17
Quarterly Updating Nigerian Inflation Rate by NIESV	2	6	51

*Tt: Total; M.S: Mean Score; R.I.I: Relative Importance Index

(Source: Author's Survey, 2018)

The Drivers to the Awareness and Compliance to BIV

The study on the drivers to the awareness and compliance to BIV among some key staff in the selected Universities in Nigerian Universities system revealed that there is compliance to BIV. The result shows the outcome of the respondents' opinion (insurance unit staff) on the drivers to the awareness and compliance to BIV in the universities. It outlines that Adequate Insurance Cover for Organisations Assets, Improvement in Record Keeping by Organisations, and Creating Awareness of Insurance Valuation for the Public were the first three most ranked important drivers as agreed by the respondents. It can be seen that almost all the variables scored above the 0.60 R.I.I score except for two – Quarterly Updating Nigerian Inflation Rate by NIESV and Establishment of Many Fairly-Used Market for Various Categories of Assets; this shows that they are less useful as drivers to the awareness and compliance of BIV. Almost all the variables used for the drivers to the awareness and compliance to BIV among the staff in the selected universities shows that they are useful and important drivers to awareness and compliance to BIV. This is in agreement with the study by Salue (2014), who recommended that the Federal Government should encourage the establishment of fairly-used market of plant, machinery, equipment and other accessories on regional basis, this will assist in obtaining direct depreciated replacement value assets and rather discourages arbitrary adoption of bourgeois depreciation rates by Valuers which may lead to under insurance or over insurance.

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