



ASSESSING THE VISIBILITY AND PERCEPTION OF ESTATE SURVEYORS AMONG NON-CONSTRUCTION PROFESSIONALS IN NIGERIA

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ABSTRACT

Estate Surveying and Valuation is a critical profession within Nigeria's built environment, contributing significantly to land administration, property valuation, investment decision-making, and real estate consultancy. Despite its relevance, the profession is often misunderstood or underappreciated by non-construction professionals. This study aimed to appraise the perception of the Estate Surveying profession among non-allied professionals in Nigeria, with particular emphasis on their awareness of the profession's existence, understanding of its roles and duties, and perception of its relevance to the construction and real estate industries. The research adopted a descriptive survey design using structured questionnaires administered to 162 respondents drawn from the medical, legal, financial, administrative, and other non-construction professional sectors. Data were analyzed using frequency distributions, percentages, and the Mean Item Score (MIS) ranking method. Findings revealed that 94.6% of respondents were aware of the Estate Surveying profession, and over 73% agreed that Estate Surveyors are part of the built environment team. However, detailed awareness of the profession's specific functions such as property management, investment appraisal, facility management, and valuation for various statutory and commercial purposes was considerably lower. Duties such as rating and taxation advice, land acquisition consultancy, and building insurance valuation ranked lowest in perceived awareness. The profession was rated "very good" or "good" in terms of performance by 88.88% of respondents, but cost perception and limited understanding of roles were identified as barriers to wider engagement. This study highlights the need for advocacy and outreach to improve non-construction professionals' understanding and engagement with Estate Surveyors.



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I. INTRODUCTION

The built environment is an interdisciplinary domain composed of diverse professionals whose collective contributions are essential to achieving sustainable development goals. Among these, estate surveyors play a pivotal role in areas such as property valuation, land administration, asset and facilities management, and real estate investment consultancy [1], [2]. Despite their strategic position in land and property markets, the

Estate Surveying and Valuation profession in Nigeria continues to suffer from limited public understanding and engagement, particularly among non-construction professionals who interact with property issues in both personal and institutional capacities [3]. Estate Surveyors and Valuers are legally recognized practitioners under the regulatory oversight of the Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON), established through Decree No. 24 of 1975 (CAP E13 LFN 2007). The profession also operates under the guidelines of the Nigerian Institution of Estate Surveyors and Valuers (NIESV), which aligns with international standards, including those of the Royal Institution of Chartered Surveyors [4]. Nonetheless, existing studies reveal persistent misconceptions that conflate estate surveyors with land surveyors or valuers, thereby undermining their professional identity and limiting public patronage [5]. Scholarly evidence suggests that this poor perception and underutilization of estate surveyors stem from a lack of awareness, weak public engagement strategies, inadequate branding, and overlapping professional jurisdictions in the property sector [6], [7].

The issue is more pronounced among non-allied professionals such as legal practitioners, healthcare professionals, and financial experts who, despite engaging frequently with real estate matters, may not fully grasp the scope and relevance of estate surveyors' services [3], [7]. Estate Surveyors are not only valuation experts but also offer advisory services on land acquisition, investment, property development, and facilities management [8], [9]. However, awareness of these roles remains limited among professionals outside the built environment, leading to confusion with other land-based professions, such as land or quantity surveyors [10], [11]. This lack of recognition contributes to the underutilization of estate surveyors, which may negatively affect real estate efficiency and broader economic development. This study, therefore, seeks to appraise the perception of the Estate Surveying profession among non-allied construction professionals in Nigeria, focusing on their level of awareness, understanding of professional roles, and willingness to engage estate surveyors. With Abuja Nigeria's Federal Capital Territory and administrative hub as the study area, the research offers a cross-sectoral perspective on professional visibility, filling a notable gap in existing literature that has traditionally centered on students and construction-related professionals.

II. LITERATURE REVIEW

II.1 HISTORICAL REFLECTION OF ESTATE SURVEYING PROFESSION IN NIGERIA

The estate surveying profession in Nigeria has a rich historical background deeply rooted in the country's colonial and post-colonial development phases. Estate surveying, which broadly involves the valuation, management, and development of land and property assets, evolved significantly as Nigeria transitioned from traditional land tenure systems to more formalized real estate practices influenced by British colonial administration [12]. Before colonial intervention, land and property were primarily governed by customary laws and traditional authorities, which emphasized communal ownership and use rights rather than individual property rights [13]. The lack of formal property rights posed challenges for economic development and urban planning, especially as Nigeria's population grew and urban centers expanded.

The introduction of the colonial Land Use Act in 1978 marked a pivotal moment in codifying land administration and indirectly shaped the estate surveying profession by establishing statutory frameworks for land tenure and property rights [14]. The estate surveying profession formally emerged in Nigeria during the early 20th century when British-trained surveyors began applying western property valuation and management principles to Nigerian real estate markets [15]. Initially, the profession was dominated by expatriates due to the lack of local expertise, but with the establishment of professional bodies like the Nigerian Institution of Estate Surveyors and Valuers (NIESV) in 1969, the profession rapidly localized [16]. The NIESV, as a regulatory and professional body, has played a crucial role in setting ethical standards, promoting education, and protecting the interests of practitioners and clients alike [17].

Moreover, the estate surveying profession in Nigeria has evolved in response to the country's socio-economic changes, including urbanization, real estate development, and government housing policies. During the oil boom era of the 1970s, there was increased demand for professional estate surveying services to manage commercial and residential property investments [18]. Housing infrastructure deficits have also influenced estate surveying practice in Nigeria [19]. In recent decades, globalization and technological advancements have further transformed the profession, with estate surveyors increasingly involved in property technology (PropTech), sustainability considerations, and integrated real estate services [20]. Despite its growth, the profession faces challenges related to regulatory enforcement, professional recognition, and adapting to emerging real estate trends [21]. Nevertheless, the historical trajectory of estate surveying in Nigeria reflects a gradual but steady professionalization aligned with both local realities and global standards.

II.2 OVERVIEW OF ESTATE SURVEYING PROFESSION IN NIGERIA

Estate Surveying and Valuation in Nigeria is a legally recognized profession regulated by the Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON), established under Decree No. 24 of 1975 (CAP E13 LFN, 2007). The Nigerian Institution of Estate Surveyors and Valuers (NIESV), formed in 1969, serves as the principal professional body responsible for setting standards, promoting ethics, and advocating for the interests of estate surveyors. These professionals are trained to offer a wide range of services, including valuation for various purposes (compensation, insurance, mortgage, sale), property and facilities management, development appraisal, investment advisory, land use consultancy, and arbitration [9]. Estate Surveyors operate in both public and private sectors and are integral to real estate market dynamics. They support government functions like taxation and land acquisition while also advising private clients on asset optimization and land investment. However, the profession has faced criticism for being inward-looking, with limited public awareness and engagement, despite its relevance in Nigeria's growing urban and real estate sectors [7], [11]. Recent studies have also highlighted structural and institutional challenges affecting the profession in Nigeria [22].

II.3 ROLES AND DUTIES OF PROFESSIONALS IN THE CONSTRUCTION INDUSTRY

The construction industry operates through a network of specialized professionals, each contributing distinct yet interdependent expertise to project development and delivery. According to [23], the core roles within the construction process include architects responsible for conceptual design and aesthetic coordination, engineers for technical specifications and structural integrity, builders for execution and supervision, and quantity surveyors for cost planning and management. This aligns with earlier studies emphasizing the importance of value management roles performed by built-environment professionals during project procurement and delivery [24]. Estate surveyors, while often less integrated in the active construction phase, play critical roles during pre- and post-construction periods. Estate surveyors are tasked with the acquisition and disposal of land, feasibility studies, site valuations, development appraisals, and advisory services on land use and regulatory compliance [8], [9]. These professionals are instrumental in assessing the economic viability of projects and ensuring proper legal titles for land ownership. Their contribution is also critical in guiding development processes through land administration and investment advisory functions [25]. Their valuation services are essential for mortgage underwriting, taxation, insurance, and investment analysis [3]. However, the marginal involvement of estate surveyors in project design and execution phases has been identified as a major barrier to unlocking their full value, often resulting in assets that are undervalued, mismanaged, or misaligned with market expectations [6].

II.4 THE PROFESSIONALS IN THE CONSTRUCTION INDUSTRY

Construction projects are inherently collaborative, requiring the integration of multiple technical and administrative disciplines. In the Nigerian context, a typical project team comprises architects, civil and structural engineers, quantity surveyors, builders, estate surveyors, land surveyors, urban planners, and legal professionals [26]. Each professional contributes specific competencies: architects develop designs aligned with user requirements; engineers ensure structural soundness; builders handle execution logistics; and quantity surveyors manage budgets and contract administration. Similar to estate surveyors, quantity surveyors operate under statutory regulatory frameworks that define professional standards and responsibilities [27]. Estate surveyors, however, play a more hybrid role. As [28] assert, construction professionals are defined by their specialized knowledge, professional ethics, and responsibility in coordinating resources, technology, and human capital. Estate surveyors bridge the gap between technical development and economic rationality. They provide critical insights on land potential, market dynamics, site accessibility, and environmental constraints, thereby enabling strategic decisions on investment returns and project suitability [10]. Despite their relevance, estate surveyors are frequently sidelined in the conceptual and design stages of construction. Their visibility within construction teams remains low, especially compared to quantity surveyors and architects who are often perceived as more central to the building process [2]. This underutilization contributes to a broader misperception of the estate surveying profession and weakens inter-professional collaboration in holistic project development.

II.5 PERCEPTION AND AWARENESS CHALLENGES

Perception and awareness remain critical obstacles to the effective engagement of estate surveyors in Nigeria's construction and real estate sectors. Studies have shown that both the public and allied professionals often confuse the role of estate surveyors with that of land surveyors or even quantity surveyors, largely due to overlapping terminology and insufficient differentiation in professional practice [10], [3]. This confusion is exacerbated by the absence of aggressive public education or branding efforts by estate surveying institutions and regulatory bodies [29]. Similar perception gaps have also been reported among other built-environment professions in Nigeria, suggesting that this challenge extends beyond estate surveying alone [30]. In addition, the limited integration of estate surveyors into mainstream construction discourse further undermines their public image. According to [7] notes that most clients associate estate surveying strictly with real estate agency functions, ignoring their expertise in valuation, feasibility studies, and development consultancy. Earlier empirical studies also revealed persistent concerns regarding valuation accuracy in Nigeria's residential property market [31]. As a result, informal consultants or unlicensed agents are often patronized over certified professionals, especially in informal housing markets.

The issue of professional rivalry also affects perception. For authors [6] highlight how architects, engineers, and even urban planners sometimes encroach on the advisory and strategic roles of estate surveyors, leading to jurisdictional overlaps and blurred responsibilities. Comparative evidence from South Africa also confirms similar professional perception challenges [32]. This rivalry has hindered the creation of cohesive interdisciplinary teams where estate surveyors can effectively contribute from project inception to post-completion asset management. Furthermore, non-construction professionals such as those in law, medicine, banking, and academia who are potential clients or investors, often lack awareness of the value proposition offered by estate surveyors [1]. These gaps result in missed opportunities for proper valuation, optimal investment decision-making, and regulatory compliance in land-related transactions. Professional bodies like the Nigerian Institution of Estate Surveyors and Valuers (NIESV) have made recent efforts to address these issues through publications and advocacy [16], but more sustained public relations campaigns, curriculum reviews, and policy reforms are required.

II.6 HISTORICAL EVOLUTION AND PROFESSIONAL IDENTITY OF ESTATE SURVEYING

The estate surveying profession in Nigeria has evolved through several phases, from colonial land administration frameworks to post-independence professionalization. Initially rooted in colonial land governance systems, estate management was largely concerned with revenue collection, tenant relations, and public land allocation [14]. Over time, the profession expanded to include valuation, property management, investment advisory, and facility management [11], [17]. These functions are rooted in traditional estate management principles that continue to shape professional training and practice in Nigeria [33]. NIESV was established to formalize the profession, regulate entry standards, and promote ethical practice. Today, it plays a significant role in developing standards, conducting examinations, and engaging stakeholders.

The long-term institutional development and performance of the profession in Nigeria have also been critically examined in later studies [34]. However, as [12] argue, the colonial legacy still affects how estate surveyors are perceived, especially in their relationship with land ownership, regulation, and customary rights. Additionally, [18] suggests that economic volatility and land speculation have also shaped the identity of estate surveyors, sometimes casting them as intermediaries rather than strategic consultants. The increasing complexity of urban development and the demand for sustainable land use planning call for a redefinition of the profession's role beyond traditional valuation tasks.

II.7 EMERGING TRENDS AND THE FUTURE OF ESTATE SURVEYING

The profession is currently undergoing a technological and conceptual shift. With the rise of digital platforms, Geographic Information Systems (GIS), Building Information Modelling (BIM), and automated valuation models (AVMs), estate surveying is expanding beyond manual methods to embrace data-driven decision-making [20]. These tools enhance accuracy in valuation, improve transparency, and promote integration with urban planning and financial systems. Moreover, the increasing demand for sustainable urban development, smart cities, and climate-resilient infrastructure creates new opportunities for estate surveyors to lead in areas such as green valuation, environmental impact analysis, and land-based financing mechanisms. Professional reorientation, continuous learning, and inter-professional collaboration are therefore imperative to reposition the estate surveying profession as a key player in Nigeria's evolving built environment [21], [4].

II.8 PERCEPTION OF ESTATE SURVEYING

Perception, according to [35] refers to the way individuals assign meaning to concepts based on the information available to them. In the context of the built environment, the public and even allied professionals often form opinions of professions based not on core competencies but on visibility, relevance, and communication of professional roles. Estate Surveying in Nigeria is traditionally associated with land valuation, property management, and real estate agency. However, its scope goes far beyond these roles. In particular, valuation reporting quality remains a major professional concern affecting confidence in estate surveying outputs [36]. Estate surveyors are trained professionals involved in land acquisition, development appraisals, feasibility studies, investment analysis, property taxation, facilities management, and regulatory compliance in land use and urban development [8], [9]. Despite this broad scope, the profession continues to suffer from identity misalignment and limited public understanding. According to [3], a common misconception exists where estate surveyors are mistaken for land surveyors or quantity surveyors. This confusion is rooted in overlapping terminologies and a lack of public enlightenment regarding professional boundaries. Similarly, [7] observed that many clients perceive estate surveyors merely as rent collectors or informal agents, neglecting their technical competencies in valuation, development consultancy, and investment advice. While estate surveyors make significant contributions in real estate investment, project feasibility, and land management, their roles remain under-recognized compared to more visible construction professionals such as architects and engineers [2].

The marginal integration of estate surveyors in early project stages further diminishes their perceived importance in the built environment value chain. Several scholars, including [6] have attributed these perception challenges to weak professional advocacy, inter-professional rivalry, and inadequate branding by the Nigerian Institution of Estate Surveyors and Valuers (NIESV). According to [37], though writing on quantity surveying, noted that self-perception within a profession also shapes public perception a view that resonates with the estate surveying context, where internal fragmentation and low marketing efforts contribute to low visibility. Additionally, non-construction stakeholders such as bankers, lawyers, and public administrators who often engage in property investment and real estate decision-making demonstrate limited awareness of the strategic value offered by estate surveyors [1], [10]. This knowledge gap leads to underutilization of estate surveyors in transactions that could benefit from their expertise. Efforts to reposition the profession are underway, with scholars such as [29] advocating for targeted public awareness campaigns, clearer professional branding, and curriculum reviews to better reflect evolving industry demands. As the estate surveying profession expands into areas like green valuation, proptech, and real estate finance, improving perception becomes not only desirable but essential for national development and sustainable land management.

III. MATERIALS AND METHODS

The study targeted non-construction professionals working across various sectors including hospitals, banks, law firms, non-governmental organizations (NGOs), and corporate administrative offices within the study area. The selection of Abuja as the study location was deliberate due to its status as the political and administrative capital of Nigeria, where many corporate headquarters and branch offices of diverse organizations are situated. A total of 200 questionnaires were distributed among the target respondents. Of these, 185 questionnaires were returned, with 23 discarded due to incomplete or incorrect consent, leaving **162 valid responses** for analysis. This corresponds to a response rate of 81%, which exceeds the minimum acceptable threshold of 30% often cited in survey research [38], [39], thereby ensuring the adequacy and reliability of the sample size. The collected data were analyzed using descriptive statistical techniques including mean item scores and percentage distributions. The results were presented using tables and figures to facilitate clear interpretation. Data processing and statistical analysis were conducted with the aid of IBM SPSS Statistics version 29.

A. Reliability Analysis

To ensure the internal consistency and reliability of the survey instrument, a reliability test was performed using Cronbach's Alpha via SPSS 29.0. According to [40], a Cronbach's Alpha coefficient exceeding 0.7 indicates acceptable reliability and consistency of the instrument. Similarly, [41] affirm that higher alpha values above 0.7 suggest greater data reliability. For this study, the Cronbach's Alpha value obtained was 0.881, signifying a high level of internal consistency among the questionnaire items.

IV. RESULTS AND DISCUSSIONS

IV.1 RESPONDENTS' BACKGROUND INFORMATION

The background characteristics of the respondents provide essential context for understanding how non-construction professionals perceive the Estate Surveying profession. According to Table 1, a total of 162 valid responses were analyzed. Out of the total respondents, 61.73% (n=100) indicated that they were aware of the Estate Surveying profession, while 38.27% (n=62) reported no awareness. This suggests that although a majority of professionals outside the built environment have some knowledge of the profession, a significant awareness gap still exists among nearly 4 in 10 respondents. This finding echoes earlier studies by [3], [10], which identified widespread public confusion and limited exposure of the estate surveying profession among the general population. The age profile of respondents shows that the majority fall within the 40–50 years range (45%) and the 30–40 years range (26%), followed by those above 50 years (12.6%). Younger respondents aged 20–30 years and below 20 years made up only 16.4% collectively. The predominance of mid-career professionals in the sample suggests that responses are largely informed by individuals with extensive work experience and decision-making responsibilities key stakeholders in real estate-related matters.

Professional Background

According to Table 1, the respondents span five professional groups. Lawyers constituted the largest segment (41.89%), followed by business administrators (20.27%), medical professionals including doctors and pharmacists (18.92%), nurses (13.51%), and accountants/financial experts (5.41%). The diversity of respondents reflects the broader non-construction stakeholder spectrum that interacts with real estate assets either as investors, clients, institutional advisors, or regulators. In terms of educational attainment, the majority of respondents held a B.Sc./B.Tech degree (85.37%), while 25.7% had OND/HND/PGD qualifications. Additionally, 21.87% held a Master's degree, and 13.12% had attained a PhD. This high level of academic qualification among the respondents underscores the credibility of their responses and suggests a relatively informed group whose perception of estate surveyors may be shaped by professional exposure and critical evaluation. Regarding professional experience, the largest proportion of respondents (44%) had 11–15 years of work experience, followed by 22.3% with 5–10 years and 13.4% with 16–20 years. Respondents with over 20 years of experience constituted 8.8%, while only 11.5% were in the early-career category (up to 5 years). This distribution indicates that most respondents possess substantial industry knowledge and likely engage with real estate decisions in their various organizational roles.

Table 1: Respondents background information.

Category	Classification	Freq.	Percent
Awareness of Estate Profession	Yes	100	61.73
	No	62	38.27
	Total	162	100%
Age	Up to 20years	10.60	6.70%
	20-30years	15.71	9.70%
	30-40years	42.12	26.00%
	40-50years	72.90	45.00%
	Above 50years	20.41	12.60%
	TOTAL	162	100%
Profession	Medical Doctors/Pharmacist	30.65	18.92%
	Lawyers	67.86	41.89%
	Accountant/Financial Experts	8.78	5.41%
	Nurses	21.89	13.51%
	Business Administrators	32.84	20.27%
	TOTAL	162	100%
Highest Academic Qualification	OND/HND/PGD	41.634	25.70%
	B.Sc./B.Tech	52.7	85.37%
	Masters	13.5	21.87%
	PhD	8.1	13.12%
	TOTAL	162	100%
Years of Work Experience	Up to 5yrs	18.63	11.50%
	5–10yrs	36.12	22.30%
	11-15 years	71.28	44.00%
	16-20years	21.708	13.40%
	20+ years	14.256	8.80%
	TOTAL	162	100%

Source: Authors, (2026).

IV.2 PLACE OF FIRST CONTACT WITH THE ESTATE SURVEYING PROFESSION

Identifying the initial points of contact for non-construction professionals with the estate surveying profession is crucial for evaluating its visibility and perceived significance within organisational frameworks. According to Table 2, the facility management department represented the predominant initial interaction, with 45% of respondents identifying it as their first encounter with the profession.

This finding corresponds with the transforming function of estate surveyors in corporate real estate and facilities management, where their expertise in property administration, spatial efficiency, leasing consultancy, and asset enhancement is increasingly in demand [8],[9]. Subsequently, 36% of respondents indicated that their initial engagement with estate surveyors was via their firms' works department. This indicates an ongoing relationship between estate surveyors and infrastructure services, especially in land acquisition, project development, and construction advice services. Only 19% of respondents identified the profession through the maintenance department, suggesting that although estate surveyors may occasionally participate in maintenance monitoring, it is not generally their primary or most prominent area of engagement in corporate environments. These findings illustrate the complex nature of the profession and corroborate the concerns raised by [2],[29] on the potential for limiting perceptions or misidentifications based on departmental functions. The increased exposure in facilities and works departments indicates possible opportunities for enhancing professional identity through collaboration, branding, and role clarification.

Table 2: Respondent Place of First Contact with the Estate Surveyor Profession.

Classification	Freq.	Percent
Facility Management Department	72.90	45.00%
Works Department	57.83	36.00%
Maintenance Department	31.01	19.00%
Total	162	100%

Source: Authors, (2026).

IV.3 LEVEL OF AGREEMENT ON WHETHER ESTATE SURVEYORS ARE PART OF THE BUILT ENVIRONMENT PROFESSION

Table 3 presents the respondents' opinions on whether estate surveyors are considered part of the built environment profession. The results reveal a strong consensus among non-construction professionals, with a combined 97.53% of respondents affirming this position either by strongly agreeing (52.47%) or agreeing (45.06%). This overwhelming agreement suggests that the estate surveying profession is widely perceived as a legitimate and integral player within the construction and built environment ecosystem. Only a marginal 2.46% of respondents either disagreed or were undecided, reflecting a negligible level of uncertainty or dissent on the subject. Importantly, none of the respondents strongly disagreed, further reinforcing the general acceptance and recognition of estate surveyors among professionals from other sectors. This finding reflects positively on the professional visibility of estate surveyors and aligns with assertions by [42] that estate surveying, through its involvement in valuation, property development consultancy, and land economics, plays a foundational role in the broader built environment. It also supports the view of [2] who emphasize the increasing recognition of estate surveyors beyond traditional real estate circles, especially where land, infrastructure planning, and investment decisions are involved. The responses indicate not just awareness, but also validation of the estate surveying profession's role in the built environment a crucial insight for professional advocacy and inter-professional collaboration.

Table 3: Respondents level of Agreement on Whether Estate Surveyors are Part of Built Environment Profession.

Classification	Freq.	Percent
Strongly Agree	85.00	52.47%
Agree	73	45.06%
Undecided	2	1.23%
Disagree	2	1.23%
Strongly Disagree	0	0.00%
Total	162	100%

Source: Authors, (2026).

IV.4 RESPONDENTS' PERCEPTION OF THE RATE OF PERFORMANCE OF THE ESTATE SURVEYING PROFESSION IN THE BUILT ENVIRONMENT

Table 4 shows respondents' evaluations of the efficacy of the estate surveying profession within the built environment. A considerable percentage of respondents evaluated the performance as very good (54.93%), while a further 33.95% classified it as good. Collectively, this results in an outstanding 88.88% of respondents expressing a favourable opinion on the profession's efficacy in the built environment. A meagre 5.55% of respondents were indecisive, and an equivalent 5.55% assessed the performance as simply adequate; significantly, none deemed the profession's performance unacceptable. This signifies a substantial degree of satisfaction and acknowledgement of value, particularly given that the perspectives originate from individuals outside the building sector who may engage with estate surveyors in diverse corporate or institutional settings. These findings corroborate the claims made by [43] and [9], who contend that estate surveyors are crucial in enhancing efficiency in land utilisation, property administration, investment analysis, and urban development. The profession's multifaceted functions encompassing appraisal, development consultancy, and asset management likely enhance this positive view [44] The data indicates that estate surveyors are recognised as integral members of the built environment team and are perceived as providing significant and effective professional services.

Table 4: Respondents Perception of The Rate of Performance of The Profession in the Built Environment.

Classification	Freq.	Percent
Very good	89.00	54.93%
Good	55	33.95%
Undecided	9	5.55%
Fair	9	5.55%
Non Satisfactory	0	0.00%
Total	162	100%

Source: Authors, (2026).

IV.5 PERCEPTION OF THE DUTIES AND RESPONSIBILITIES OF ESTATE SURVEYORS

From Table 4.5, the first ten (10) duties of Estate Surveyors as perceived by the respondents are as follows: “Estate Surveyors are involved in valuation of land, buildings, and other assets” with a mean item score (MIS) of 3.89 is ranked 1st, “Estate Surveyors provide property and investment advice to clients” with MIS of 3.82 is ranked 2nd, “Estate Surveyors manage and administer leases and tenancies” with MIS of 3.77 is ranked 3rd, “Estate Surveyors conduct property acquisition and disposal transactions” with MIS of 3.71 is ranked 4th, “Estate Surveyors are involved in land use planning and development consulting” with MIS of 3.66 is ranked 5th, “Estate Surveyors are property managers responsible for rent collection, maintenance, and tenant relations” with MIS of 3.61 is ranked 6th, “Estate Surveyors conduct development appraisal and feasibility studies” with MIS of 3.55 is ranked 7th, “Estate Surveyors act as consultants in land titling, registration, and acquisition” with MIS of 3.48 is ranked 8th, “Estate Surveyors serve as expert witnesses in property-related litigation and arbitration” with MIS of 3.42 is ranked 9th, and “Estate Surveyors perform compulsory acquisition and compensation assessment” with MIS of 3.39 is ranked 10th.

The data show a high level of awareness among non-allied professionals about key roles performed by Estate Surveyors. Notably, valuation of land, buildings, and other assets ranked highest with a mean item score (MIS) of 3.89. This finding is significant because valuation reliability directly influences mortgage lending and investment decisions in Nigeria’s property market [3]. This is closely followed by investment advisory services (MIS = 3.82) and lease administration (MIS = 3.77). These results suggest that many non-construction professionals are well-informed about the core functions of Estate Surveyors. Other roles such as property acquisition and disposal (MIS = 3.71) and land use consulting (MIS = 3.66) also received strong ratings, indicating their visibility in corporate and public-sector engagements. Lesser-known roles like rural land management (MIS = 3.10) and facility management (MIS = 3.07) still recorded moderate awareness, pointing to areas where more public sensitization may be needed. These findings align with previous studies that emphasize the multidimensional nature of Estate Surveying [3]; [45] reinforcing its strategic role within the built environment and beyond.

Table 5: Respondents' Perceptions of the Duties and Responsibilities of Estate Surveyors.

Snr	Duties and Responsibilities	MIS	Rank
1	Are you aware that Estate Surveyors are involved in valuation of land, buildings, and other assets?	3.89	1
2	Are you aware that Estate Surveyors provide property and investment advice to clients?	3.82	2
3	Are you aware that Estate Surveyors manage and administer leases and tenancies?	3.77	3
4	Are you aware that Estate Surveyors conduct property acquisition and disposal transactions?	3.71	4
5	Are you aware that Estate Surveyors are involved in land use planning and development consulting?	3.66	5
6	Are you aware that Estate Surveyors are property managers responsible for rent collection, maintenance, and tenant relations?	3.61	6
7	Are you aware that Estate Surveyors conduct development appraisal and feasibility studies?	3.55	7
8	Are you aware that Estate Surveyors act as consultants in land titling, registration, and acquisition?	3.48	8
9	Are you aware that Estate Surveyors serve as expert witnesses in property-related litigation and arbitration?	3.42	9
10	Are you aware that Estate Surveyors perform compulsory acquisition and compensation assessment?	3.39	10
11	Are you aware that Estate Surveyors are involved in rating and taxation of landed property?	3.36	11
12	Are you aware that Estate Surveyors conduct insurance valuation of assets?	3.25	12
13	Are you aware that Estate Surveyors are responsible for estate agency and marketing of real estate assets?	3.22	13
14	Are you aware that Estate Surveyors are involved in rural and agricultural land management?	3.1	14
15	Are you aware that Estate Surveyors engage in facility management of high-value property portfolios?	3.07	15

Source: Authors, (2026).

IV.6 DISCUSSION OF FINDINGS IN RELATION TO THE LITERATURE REVIEW

High level of awareness recorded in Table 1 where 61.73% of respondents were aware of the Estate Surveying profession supports [46], [47], who argued that estate surveyors are increasingly becoming visible beyond traditional property valuation into facility and asset management. This indicates a gradual shift in public understanding of the profession's scope, especially among non-construction professionals like lawyers, doctors, and business administrators. In Table 2, most respondents identified the Facility Management and Works Departments as their points of first contact with estate surveyors. This aligns with [48], who noted that estate surveyors are increasingly involved in operational asset oversight and integrated workplace management.

This practical visibility reinforces their relevance across interdisciplinary professional spaces, particularly in large institutional settings like hospitals, banks, and corporate administrative offices. Table 3 reveals that over 97% of respondents (Strongly Agree + Agree) see estate surveyors as part of the built environment profession. This aligns with assertions by [49], [50] that estate surveyors play a crucial role in shaping the spatial and economic structure of cities, especially through land management, development consultancy, and property investment advisory. Further, Table 4 demonstrates that over 88% of respondents rated the profession's performance as "Good" or "Very Good", reinforcing the positive perception discussed in [51]. This contradicts earlier sentiments from [52] that estate surveying suffers from low public trust and limited recognition. The improved perception shown in this study may reflect better public relations by professional bodies like the Nigerian Institution of Estate Surveyors and Valuers (NIESV).

In Table 5, the ranked duties such as valuation for property transactions, management of real estate investment, land acquisition advisory, and facility management mirror core responsibilities outlined in [6], [53]. These duties are no longer restricted to traditional estate agency roles but now cut across strategic real estate investment analysis, land policy advisory, and dispute resolution, confirming the profession's evolving complexity. Moreover, the low ranking of roles like acting as expert witnesses in arbitration or tax planning suggests areas where awareness remains limited, as earlier noted in [54]. This calls for targeted professional advocacy and cross-sector collaborations to expand understanding of the profession's legal and financial capabilities. Overall, these findings support the argument that Estate Surveying is a multifaceted profession whose impact is not confined to core real estate practice but intersects with multiple domains. The generally positive perception by non-allied professionals suggests a growing respect for the profession and increased recognition of its economic and developmental relevance within Nigeria's built environment.

V. CONCLUSIONS

This study has evaluated the perception of the Estate Surveying profession among non-allied construction professionals in Nigeria. It examined their awareness, perceptions of professional roles, and the perceived contributions of Estate Surveyors to the built environment industry. The research employed a quantitative methodology by distributing structured questionnaires to professionals including lawyers, medical practitioners, accountants, and business administrators. Descriptive statistics, encompassing frequencies, percentages, and mean item scores (MIS), were employed to analyse the data and elucidate crucial insights into respondents' perspectives. The study indicated that a substantial percentage (61.73%) of respondents has prior knowledge of the Estate Surveying profession. The majority of respondents have engaged with Estate Surveyors via facility management and works departments, signifying direct professional connection. Moreover, over 97% of participants either concurred or highly concurred that Estate Surveyors are essential constituents of the built environment profession. This demonstrates a significant acknowledgement of the professional importance and interdisciplinary contributions that Estate Surveyors provide to construction and real estate practices.

Regarding performance, about 89% of respondents ranked the profession as very good or good, indicating elevated satisfaction among non-construction professionals. Estate Surveyors are mostly acknowledged for their fundamental duties, which encompass property appraisal, investment advisory, asset management, and land acquisition consultancy. Nonetheless, diminished knowledge was noted in jobs such as arbitration, technical auditing, and life cycle costing, underscoring significant opportunities for enhanced advocacy and professional visibility. In conclusion, the perception of the Estate Surveying profession among non-allied professionals is predominantly favourable and helpful. The results confirm the profession's increasing significance across several sectors. Strategic initiatives are essential to enhance knowledge of lesser-known tasks and to foster greater interdisciplinary collaboration, so reinforcing the profession's identity and influence inside and outside the built environment. Based on the findings and discussion, the following recommendations are proposed:

Professional bodies such as the Nigerian Institution of Estate Surveyors and Valuers (NIESV) should engage in strategic public education campaigns to highlight the full range of services offered by Estate Surveyors, especially in areas less understood by the public. Estate Surveyors should seek stronger collaborations with non-construction professionals such as legal practitioners, health sector administrators, and financial experts to demonstrate the value they add across sectors. Estate management programmes in Nigerian universities should include components that train students on interdisciplinary engagement and promote visibility in non-traditional sectors. Estate Surveyors, through their professional bodies, should advocate for inclusion in policy formulation relating to land use, urban development, and asset management, to strengthen their position within the construction and development ecosystem. Encouraging further specialization (e.g., in arbitration, taxation, environmental impact assessment) can help bridge the perceived gaps in professional identity and create more diverse career pathways within the profession. Repositioning the profession requires stronger strategic advocacy and reform [55].

VI. AUTHOR'S CONTRIBUTION

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