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RESIDENT'S COMPLIANCE WITH COLONIAL PLANNING REGULATIONS IN PERI-URBAN AREA OF IBADAN, NIGERIA

By U.U. Jimoh and D.K. Olagunju

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ABSTRACT

The present planning standard in Nigeria is with a colonial footprint. The study examined resident's compliance with planning regulations in peri – urban of Ibadan, Oyo state, Nigeria. A cross-sectional survey research design was adopted while both primary and secondary data were sourced. Using a multistage sampling technique, two peri-urban local Government areas (Ido and Oluyole local government) in Ibadan region were identified and two settlements (Apete and Odo Ona Elewe) were randomly selected from each selected LGAs. A total of 7,170 houses from Apete (3,500) and Odo Ona elewe (3,670) were enumerated and 3% (215) sample size was taken. Observation checklist was used to assess the level of compliance with the planning regulations. Both descriptive and inferential statistics (chi square) were used to analyse the data at P ≥ = 0.05%. The study revealed that about 75.3 % of the respondents were aware of the planning regulation, while only 58.6% complied with the building setback regulation. The study concluded that planning regulations have not been given adequate attention. Therefore, planning standard relating to building should be strictly enforced.

KEY WORDS Peri-urban, Planning regulations, Residents' Compliance, Ibadan

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1. INTRODUCTION

From time immemorial, residential developments are integral components of human settlements. According to Fadamiro (2002), residential development includes street space, park system, and the entire larger space in which the city exists. Residential developments are expected to enhance urban design, civic identity, community cohesion, and quality of life. All these public facilities are based on certain planning standard or regulation. By planning regulation, it can be considered as the integration of the relevant legal, managerial, and technical tools intended to protect, control, preserve and distribute land usage for the common benefits of the entire society. It also included protecting the nature, and spatial organisation of buildings to promote functional and aesthetic values of the whole facilities or neighbourhoods. According to Arimah and Adeagbo, (2000) it is the setting of limits, specifications, and standards for residential development. However, rapid urbanisation has deprived cities of valuable public spaces and their inherent benefits.

Due to the continuous prevailing position of the informal part of urban centres in Nigeria, which has resulted from increased housing deficiency, and demand, residential development, land acquisition, and sourcing of fund, are expected to occur outside the approved regulatory setting. The major consequences of this are usually the continuous spread of unauthorised and unplanned developments. The spate of amorphous city expansion appears to have defied statutory control measures in Nigeria. Ojo-Fajuru and Adebayo (2016) confirmed in Ibadan (the south-western geopolitical zone of Nigeria) that by-laws and regulations for guiding developmental processes are deemed ineffective, given the incidences of public space invasion and succession induced by non-compliance with due process, culminating to lost spaces. The incessant encroachment on public open spaces, parks, setbacks and carriageways has led to the disappearance of greenery, without recourse to planning regulation, has led to the erosion of quality of urban design and aesthetics in the capital city.

Freiku (2003) observed that physical developments have been carried out mostly in the urban areas in Nigeria without planning permission and those who have permission do not adhere to building regulations. It was observed that non-compliance of building regulation has also resulted in many buildings not conforming to the development scheme. The effect of this is the annual flooding, fire outbreaks, loss of life, and difficulty in utility services provision among other problems.

According to Mensah (2010) few developers have knowledge of building permits including landowners. For instance, alterations and extensions are made to dwelling without any prior approval from the city authorities. Even when the authorities have been able to discover an unauthorized development and cautioned the developer, they tend to develop at unusual hours. Recently, some people have also developed a strategy of writing “Stop work” on their own buildings just to elude the city authorities. Fire outbreak has had its own toll on the people as it has destroyed investment worth fortunes due to the fact that inhabitants have built on access ways thereby deterring fire fighters from doing their work (Popoola et al., 2016; Alabi et al., 2021).

Studies conducted in this regard are quite enormous. For instances, Olugbenga and Adekemi (2014) in their study on Akure in Ondo state identified non-compliance with building byelaws and regulations as the bane of Nigeria’s urban environment, notably in aspects of ‘zoning, setbacks, building along utility lines and non-adherence to provision of adequate ventilation’. They concluded that the level of adherence to planning standards and regulations is extremely low. Orgen (2010) also investigated the use of building plans in Ghana and found that over 90% of developers were using unapproved building plans, in consequence flouting recommended physical planning standards. Sarkheyli et al. (2012) sought to find out why most developments did not comply with the recommended Floor Area Ratio in Tehran Municipality, Iran. Results showed that noncompliance was mostly induced by developers’ lack of awareness of the requirement of the standard.

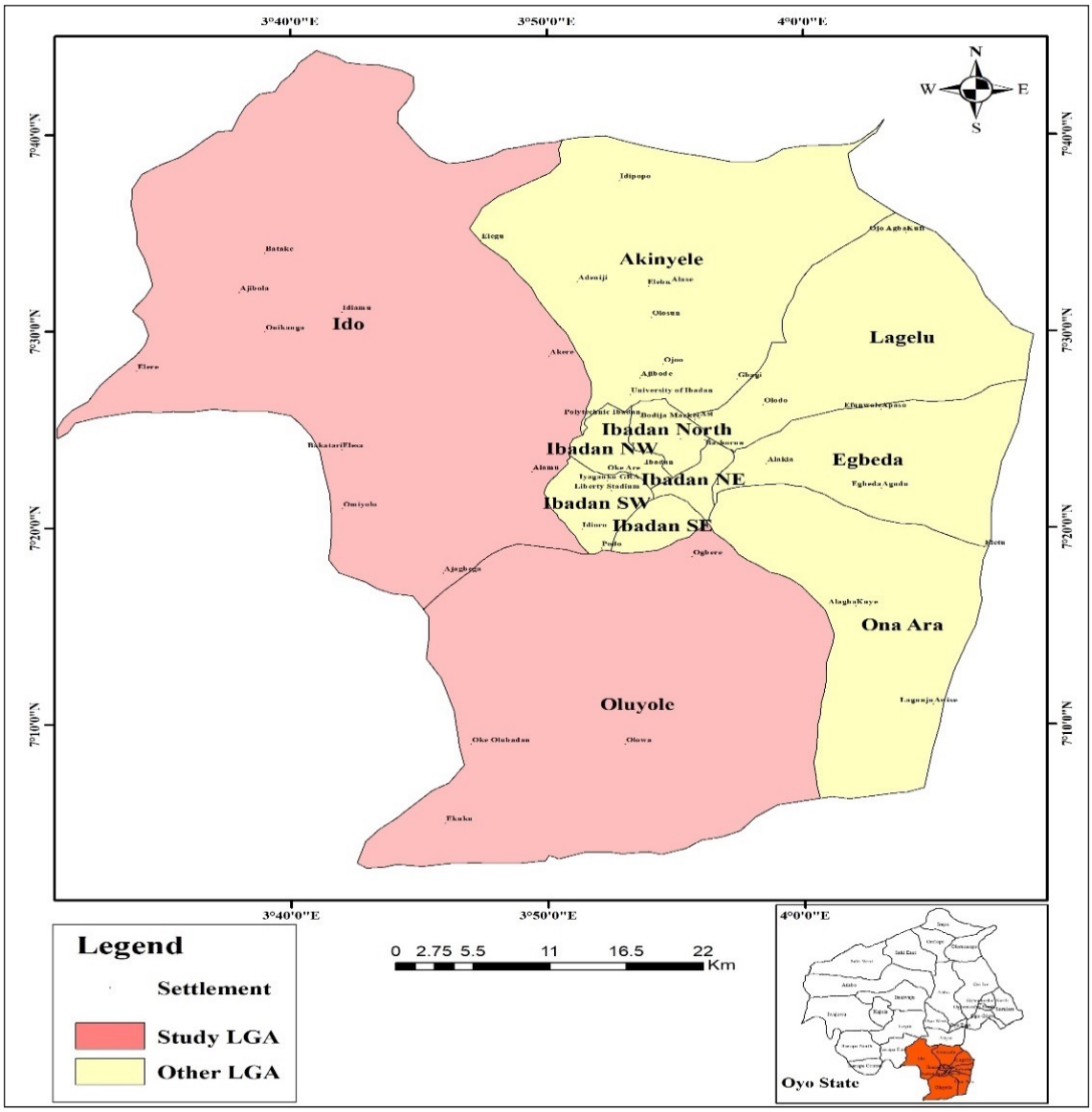
Although, Freiku (2003) and numerous others, have done researches on peri-urban. For instance, Nilsson and Nielsen (2011) worked on peri urban land use relationships- strategies and sustainability assessment tools for urban rural linkages. Mathew (2022) researched in the rea of Climate change, peri urban space and emerging infectious disease and economic linkage between urban development and livelihood of peri-urban farming communities in Ethiopia (policies) (Mohammed et al., 2020) but there is dearth of investigation on whether the non-compliance with urban and regional planning legislation is uniform throughout the peri-urban area of Ibadan or there are variations across the LGAs. This study, therefore, is designed to examine residents’ compliance with planning regulations in the peri-urban area of Ibadan Oyo State, Nigeria. With the aim of determining whether there is uniformity in the level of compliance with planning regulations.

2. STUDY AREA

Ibadan city is the capital city of Oyo State, the third largest metropolitan area, by population, in Nigeria, after Lagos and Kano (see Figure 1). The city is located in south-western Nigeria, approximately on latitude 7o23” North and on longitude 3o5” East of the Greenwich Meridian. The city has a total land area of 1,190 square miles (3,080 square kilometres) with a population of 1,338,659 according to the 2006 census (Ogunkan et al., 2015). The city is 128km inland northeast of Lagos and 530km southwest of Abuja, the federal capital Territory. The central location and accessibility from Lagos were major considerations in the choice of Ibadan as the headquarters of the Western Provinces, which became the Western Region of Nigeria in 1952. After

Independence in 1967, the regions were abolished and the area was sub-divided into Lagos and Western States. The city of Ibadan is made up of eleven (11) Local Government Areas, five (5) of which constitute urban local government areas (Ibadan North, Ibadan Northeast, Ibadan Northwest, Ibadan South East and Ibadan South West) while the remaining six (6) (Oluyole, Ona-ara, Ido, Akinyele, Egbeda, Lagelu) are rural local Government areas.

Just like anywhere in the world, urbanisation is a common phenomenon bringing with it negative impact like shortages in housing and development of slums in cities, the effects are even more in the peri-urban area of Ibadan, Nigeria were there worst case of scenario. Conceivably, a major trait of this housing crisis notable in urban centres in most developing nations is that of inadequate supply relative to demand and non-compliance to the planning standard and regulation are conventional (Olotuah, 2000).



Source: Oyo State Ministry of Land and Survey, 2017

3. THE SOCIO-SPATIAL CONCEPT OF PERI-URBAN ZONE

Socio-spatial concept of peri-urban zone which is often refers to as zone of transition from rural to urban land use is located between the outer limits of urban and regional centres and the rural environment (UNESCO 2021). Characterised with its particular "semiotics" that tell about policy, culture, society, economy, and about security, it operates as both a product and a producer of changes in the metropolitan environment.

The term 'peri-urban' denote a place, concept, or process (Narain and Nischal, 2007). As a place, it refers to rural agricultural areas located between urban built-up areas in cities and predominantly rural agricultural areas. As a concept, peri- urban could be seen as an interface between rural and urban activities and institutions where rural and urban development processes meet, mix and interact on the edge of cities. In this regard, it is difficult to establish a clear or less permanent institutional arrangement that strictly deals with the peri-urban land (Narain and Nischal, 2007). Consequently, peri-urban dwellers are confronted with both urban and rural laws and institutions which have been breeding a situation of legal pluralism and conflicts. For instance, in many African countries, statutory and customary laws co-exist in the transitional peri-urban areas, whereby both formal and informal land market transactions are equally important (Tacoli, 2002).

Peri-urban areas are of great importance in modern societies because it is there that most of the transformations resulting from the dynamics of society are concentrated. Much of the current urban growth is taking place in the peri-urban areas and, as a result, the competition for land between agriculture and non-agriculture (urban housing) is intense there. Urban expansion and the competition for land often result in changes in land use, ownership, property rights regime and land tenure (Wehrmann, 2008). According to Payne and Majale, (2004), the competition for secured land as a result of rapid urbanisation increases the importance of peri-urban land. Thus, peri-urban areas are the centre of almost all new developments that range from urban expansion, both formally and informally, to the decline of agricultural land and rural employment opportunities (Allen, 2003).

Although, the term peri-urban has been widely used, there seems to be no specific definition for the term. Rather, most literature use urban and rural information to build hypotheses for this 'transitional' zone. According to Birley and Lock (1998), peri-urban areas are areas immediately surrounding cities where farmland is being developed for urban uses and the rural economy is significantly affected by its urban links. The peri-urban concept attempts to move understanding beyond definitions considered solely in terms of geographical location and spatial land use. It rather considers the peri-urban interface (PUI) as the meeting of rural and urban activities – in effect a process rather than a place (Brook and Davila 2000). As the cities expand, the surrounding peri-urban areas also grow. This means that the nature of the peri-urban interface is one of constant change leading to a variety of livelihood and natural resource problems specific to the PUI. According to Adjekumhene (2002), the concept of 'development' is a multidimensional one which can be viewed from many perspectives. He explained "land development" to mean 'a broad subject encompassing the development of natural areas to redevelopment of occupied land or derelict sites'. In his view, development in this context means any kind of engineering or building work carried out in, on or over land or any material change of use of land. However, in this study, the concept applies to only the residential building alone as they obey the building regulation in the peri-urban area of Ibadan.

4. PLANNING REGULATIONS AND COMPLIANCE

Planning laws are rules, regulations, statutes, byelaws, edicts and codes enacted to guide the trend of development to ensure conformity of land use activity, promote order, efficiency, health, economy, convenience, safety and wellbeing in a particular place over a long period of time (Olufemi et al., 2018a).

In one hand, urban development and planning regulations can be seen as the regulatory procedures for controlling land use development in line with a plan (Clarke, 1995). It can also be defined as a collection of interrelated statutory and administrative instruments and techniques designed to safeguard, regulate, conserve and disburse land that is in the interest of the overall community, as well as control the character, appearance and arrangement of buildings and facilities to ensure economy, convenience and aesthetic appeal (Agbola, 1985; Onokerhoraye and Omuta, 1986). In another hand, compliance is the attitude of abiding by laid down rules, regulations or norms. Legally, it is an act or process of complying with a demand or recommendation, or observance of official requirements.

Within the context of this study, compliance means conforming to a rule, such as a specification, policy, standard or law. According to Webster dictionary (1828), it is an act or process of complying with a demand or recommendation. and by extension, environmental compliance connotes conventionality to ecological planning laws, guidelines, standards and other necessities. Researchers find compliance becoming extremely difficult to attain in fast growing Nigerian urban centres. In a recent study, Ojo-Fajuru and Adebayo (2014) finds that both Ado-Ekiti and Akure, experienced rapid growth and development. In effect, the low level of compliance with planning regulations in these cities is mostly attributed to population expansion and poor physical development control mechanism; hence

the increasing elusiveness of what constitutes an effective compliance in the country. On the assessment of compliance to space standards for effective development control within the Lagos Metropolitan area, Aluko (2011) unveils variety of contraventions, notable among which are, reckless shifting of building lines, front shops and much unsightly development on road and utility setbacks. He submitted that the cause which include among others, foot dragging on prosecuting offenders by the regulatory authorities.

Arima and Adeagbo (2000) investigated the level of compliance of private residential dwellings with urban planning and building regulations in Ibadan, Nigeria. They focused on planning standards, building standards and zoning regulations. The study area was segregated into high, medium and low densities and standards, such as setbacks (front, back/rear, and sides' setbacks), minimum sizes of windows and doors, quality of standard building materials in roofing, walls and floor finishing, were used as variables to measure the abilities of the respondents to comply with characteristics of the development and the influence of the administrative practices on the developer. Investigation revealed that the most violated aspects of building regulations are plot coverage, setback stipulations. Room size, provision of utilities, as well as charges on use from residential use to the incorporation of home based enterprises. While average households were aware of planning standards, it does not automatically translate to compliance with the regulations.

Moreover, Sarkheili et al. (2017), on analysing the role of constructional violations in the failure urban development plans of the Tehran metropolis, observed that factors such as physical field and limitation and natural tendencies of urban development, underlying society and economy of city, defects of construction rules and regulations and inefficient urban management were the most important causes of constructional violations in Tehran metropolis. Similar work on building contraventions in Tehran and its control by the municipality was conducted by Hajialirezalc (2018), and discovered that, apart from implementation of urban planning in Iran which was contrary to building standards or detailed plans, mostly especially in terms of floor area rate or stories, it was also discovered that economic factor is the most important reason for building violations in Tehran.

Alnsour and Meaton (2009) examined the factors which impacted on the extent to which residential developments complied with physical planning standards in the Old Salt City, Jordan. They found out that the challenges instigated by demographic variables such as developers' income, educational levels, household size and occupation were the factors that necessitated the flout of planning standards and the areas affected were, Building Coverage Ratio (BCR), ventilation and housing typology, with reference to building materials, windows, doors and entrances to houses. A study by Rukwaro (2009) in Buru Estate, Nairobi City County, Kenya, revealed that most violated standards were due to poor development control setbacks, inner courts areas, side and air spaces, Floor Area Ratio (FAR) and recommended building heights.

Olufemi and Adebayo (2018b) in a study on conformity with development control regulations in Ado-Ekiti, Nigeria also established that 55.21% of developments encroached on setbacks and open spaces. A problem that resulted into low environmental quality and loss of urban aesthetics due to lack of effective development control. In Wa Township in Ghana, Ahmed and Dinye (2011), found out that 57% of developers who were aware of the recommended physical planning standards did not comply with them on account of inadequate development control. Similarly, Orgen (2010) also investigated the use of building plans in Ghana and found out that over 90% of developers were using unapproved building plans, thereby flouting recommended physical planning standards.

Other studies that established non-compliance with the planning regulations include the work of Elnaz et al. (2012) who researched on why most developments did not comply with the recommended floor area ratio in Tehran Municipality, Iran. Findings showed that non-compliance was mostly induced by developers' who are mainly quark and lack the requisite knowledge or awareness of the requirement of the standard. Meanwhile, Adebayo et al. (2015) based their study on a randomly selected local government area in Nigeria's South-South Geo-political zone. Their major findings were dilapidation and collapse of transportation land use infrastructure, resulting from non-compliance with environmental laws, such as poor or lack of drainage channels along the road network, and construction of houses on natural drainage courses and floodable areas. While all the aforementioned studies have looked at the level of compliance and awareness, the level of statistically significant difference between the two levels have been adequately researched into in the literature. This is the gap this study intends to fill.

5. METHODOLOGY

A cross-sectional survey research design was adopted. This was due to its relatively cheap nature and less demand for time. Primary data through questionnaire administration and observation checklist, and secondary data through the review of existing government policy documents and other literature were the sources of data for the study.

The sampling procedure for the questionnaire administration was through a multistage sampling technique. The first stage involved the delineation of the study area (Ibadan Metropolis) out of the region. At the second stage, Ibadan metropolis was divided into urban and peri- urban while peri-urban was purposively selected because of the construction activities that are on-going there. Moreover, at the third stage, two local Government areas (Ido and Oluyole local government) were

randomly selected, using a clustered random technique while two settlements (Apete and Odo Ona Elewe) from each selected local government area were randomly picked, using a clustered approach. The fourth stage involved the enumeration of all the houses (7170), giving credence to Apete (3500) and Odo Ona Elewe (3670). Thereafter, at the fifth stage, a sample size of 215 houses (Apete 105 and Odo Ona Elewe 110) was randomly selected, representing 3% of the sample frame.

Questionnaire containing socio-economic characteristics, level of awareness and compliance with planning regulation, on building setback at front, rear and sides, plot area coverage, parking space per family, plot coverage for landscaping, height of fence to planning standard at the front, sides and rear, provision of housing facilities (Storm drain, septic tank and soak away pit) and the Reason for non-compliance with planning regulations, causes and effects of non-compliance were administered to the household heads from each building enumerated and observation checklist were also used to check the extent of the compliance. Space standard for physical Development of Oyo state [SSPDOS] (2011) was adopted for the study. Both descriptive and inferential statistics (chi square) were used to analyse the data at P ≥ = 0.05% level of significance.

Table 1: The six Peri-Urban Local Government Areas of Ibadan.

Local Government Area	Settlements
Ido	Batake, Igbina, Abidogun, Idamo, Akufo, Idi-Ishin, Apata, Ido, Awotan, Ologuneru, Eleye, Omin Adio, Ayegunle
Akinyele	Onidundu, Lapite, Sasa, Ajibode, Olanda, Moniya, Ojoo
Lagelu	Sagbe, Iyana-offa, Olorundaa, Apatere, Lagun
Egbeda	Erunmu, Olodo, Monatan, Basorun, Iwo road, Egbeda
Ona-ara	Amuloko, Aba Eku, Akaran, Obedun, Laduntan, Osho
Oluyole	Olomi, Odo Ona Kekere, Odo Ona Elewe, Ajakanga, Ogundeji, soka, orita challenge, New garage, Arapaja, Oleyo, Ayegun, Asipa, Podo, Idi Ayunre

Source: Author's field survey, 2017

Table 2 Selected settlements with their housing stock for sample size.

S/n	Local government Area	Sampled settlements	No. of houses in sampled settlements	Samplesize (3 %)from sampled settlement
1.	**Ido**	Apete	3,500	105
2.	**Oluyole**	Odo Ona Elewe	3,670	110
	Total		**7,170**	**215**

Source: Author's field survey, 2017

6. RESULT AND DISCUSSION

6.1. Socio- Economic Characteristics of the Respondents

Socio-economic characteristics considered in this study are: sex, level of education, and income of residents. The investigation on the gender of the respondents revealed that 68.8% of the overall respondents were male and 31.2% were female. Variation across the selected settlement revealed that 31.2% were male in Apete against 37.7% in Odo-Ona Elewe. Observation overtime has revealed that irrespective of the nature of an area, men are culturally believed to be provider of shelters for the family, and therefore may prefer to build in an area provided the area purpose (shelter) driven than their female counterpart. Observation also showed that the area is predominantly a slum.

Investigation on educational distribution of the respondents revealed that 7.0% of the respondents were primary school leavers, 25.6% had secondary school certificates, 49.8% were degree holders and 17.9 had post graduate degree. Variation across the selected settlement revealed that in Apete, 1.4% were primary school leavers as against 5.6% in Odo Ona Elewe. Those who had secondary, tertiary, and post-graduate education in Apete accounted for 11.2%, 22.8% and 13.5% respectively, while 14.4%, 27% and 4.2% had secondary, tertiary, and post-graduate education in Odo Ona Elewe respectively. It is observed that the high number of the educated people in the area could be because of the location of educational institutions in the region which could have influence on the planning regulation in the area. In spite of the significant number of educated people in the area, it has not translated into adhering to planning standard as expected in the study area. This is because education has positive influence in the compliance to the planning regulation.

Investigation revealed that 40.5% of the respondents earned between ₦300000 - ₦500000, 32.1% earned between ₦550000 - ₦800000, 18.6% earned ₦850000 - ₦1000000 and 8.8 % earned more than ₦1000,000. Variation across the selected settlement revealed that those who earned between ₦300000 - ₦500000, in Apete accounted for 16.7% as against 23.7% in Odo Ona Elewe. Those who earned between ₦550000 - ₦800000, ₦850,000 - ₦1000000 and more than ₦1000000 accounted for 14.4%, 11.6 and 6% respectively in Apete compared with 17.7%, 7% and 2.8% of the respondents who earned between 550,000-800,000, 850,000-1,000,000 and more than 1,000,000 in Odo Ona Elewe respectively. The result showed that respondents live above the poverty line of a dollar per day. The observed high number of people in this area who earned between 300,000-500,000 could be traced to the number of the University of Ibadan who incidentally are professors, and who could afford a modern building but who their salary regime may not be able to afford them the means of building a building of their choice. In terms of management would have to go for cheaper service which may ultimately lead to compromise of the building regulations in the study area.

Table 3: Socio- Economic Characteristics of the Respondents

Variables	Localities		Total	Percentage
	Apete	Odo-Ona Elewe		
Sex				
Male	67 (31.2%)	81 (37.7%)	148	68.8
Female	38 (17.6%)	29 (13.5%)	67	31.2
Total	**105 (48.8%)**	**110 (51.2%)**	**215**	**100.0**
Educational status				
Primary education	3 (1.4%)	12 (5.6%)	15	7.0
Secondary education	24 (11.2%)	31 (14.4%)	55	25.6
Tertiary education	49 (22.8%)	58 (27%)	107	49.8
Post graduate	29 (13.5%)	9 (4.2%)	38	17.7
Total	**105 (48.8%)**	**110 (51.2%)**	**215**	**100.0**
Income per annum				
300,000 – 500,000	36 (16.7%)	51 (23.7%)	87	40.5
550,000- 800,000	31 (14.4%)	38 (17.7%)	69	32.1
850,000- 1,000,000	25 (11.6%)	15 (7%)	40	18.6
1,000,000 and above	13 (6%)	6 (2.8%)	19	8.8
Total	**105 (48.8%)**	**110 (51.2%)**	**215**	**100.0**

Source: Field Survey, 2017

6.2. Level of Ownerships' Awareness and Compliance with Planning Regulations

This section analysis and compares the level of ownership awareness of some basic planning regulations and the level of compliance with these planning regulations. Areas of focus includes building setback at front, rear and sides, awareness, and compliance to plot area coverage standard, compliance of the respondents on planning standard on parking space per family, awareness and compliance with standard plot coverage for landscaping, awareness and compliance of the height of fence to planning standard for the front, sides and rear as contained in table 4 and 5 are reason for non-compliance with planning regulations and the result of the FGD.

6.3. Respondents on the Building Setback at Front, Rear and Sides

Generally, the setback at the front view of the building should be 6m or 4.5m from both sides and 3m from the rear view of the building under the planning regulation. The investigation was conducted on the respondents' awareness and compliance with the planning regulation. The study revealed that 75.3 % of the respondents were aware of the planning regulation comprising of 39.5% in Apete and 35.8% in Odo-Ona Elewe. With respect to compliance, 58.6% of the respondents complied with the building setback regulation comprising of 26% in Apete and 32.6% in Odo-Ona Elewe (see Table 4). This implication of high percentage of non–compliance is an indication of the level of negligence among developers which has an implication for slum development. This is at variance with study with conducted by Arima and Adeagbo (2000) in Ibadan where there was disregard for planning regulation in the area. Although the study was conducted in 2000 but the changes overtime in terms of compliance may have risen because of the activity of town planner with regards to public enlightenment programme and enforcement through radio, television, posters /fliers and public service announcement.

6.4. Awareness of Building setbacks at Front, Rear and sides

Investigation was further conducted on the level of awareness with respect to the building setbacks by disaggregating the data into setbacks at the front, back and rear. The study revealed that 40.46% were aware of the front setback, comprising 42.86% in Apete and 38.18 in Odo-ona Elewe, 12.55% were aware of the setback at the rear, comprising 0.95% in Apete and 15.45% in Odo-ona Elewe, and 19.53 were aware of setback on both sides of the buildings comprising, 16.19% in Apete and 14.55% in Odo-ona Elewe. In terms of compliance with the planning regulation, 35.8% complied with the regulation at fronts back comprising 28.57% in Apete and 42.73% in Odo ona Elewe. About 21.86% complied with the required setback at the rear comprising 25.71% in Apete and 18.18% in Odo-ona Elewe and 12.09% complied with expected setbacks at both sides of the sample buildings comprising, 11.43% in Apete and 12. 78% in Odo-ona Elewe (see table 4).

6.5. Awareness and compliance to Plot Area Coverage Standard

According to the planning standard, the plot area coverage for residential unit should not exceed is 35% of the total plot of land in low density area, 40% in medium density area, and 45% of the total plot of land in high density area. The investigation conducted on the respondent's level of the awareness and compliance with the total plot area coverage as contained in the planning regulation revealed that only 32.1 % of the respondents were aware of the plot area coverage, comprising 16.7% in Apete and 15.3% in Odo Ona Elewe. The study also revealed that 31.2% of the respondent complied with the ideal plot area coverage, comprising 14.4% in Apete and 16.7% in Odo Ona Elewe. The reasons for the observed level of compliance is based on the fact that, the owners may either have engaged the service of quark planners or do not seek approval from the appropriate local planning authority. This was established by one of the land lords who said, 'we normally go for those who you identify as quark because of the cheaper rate of their services'. This has resulted into inadequate air space that has implication for the health of the respondents. This agrees with the study conducted by Elnaz et al. (2012) where non-adherence to planning regulations was attributed to the engagement of quark developers who have no requisite knowledge of planning standards (see table 4)

6.6. Awareness of Plot Area Coverage

Also, awareness and compliance with the expected plot coverage standard was also disaggregated at the level of communities' base on the residential density. Investigation revealed that, 6.97% were aware of 35% of the required land coverage for low density, comprising 5.71% in Apete and 8.18% in Odo-Ona Elewe, 11.16% were aware of 40% required standard for medium residential density comprising 0.95% in Apete and 12. 73% in Odo-Ona Elewe and 13.95% were aware of the required plot coverage for high residential density comprising 19.05% in Apete and as low as 0.91% Apete. Regarding the level of compliance, 8.83% complied with the 35% plot coverage for low density comprising 8.57% in Apete and 0.09% in Odo-Ona Elewe, 10.23% complied with the 40% plot coverage for medium density comprising 0.95 in Apete and 10.9 in Odo-Ona Elewe, while 12.09% complied with the expected plot coverage standard comprising 11.43% in Apete and 12.73% in Odo-ona Elewe (see Table 4).

Table 4: Building Setback at Front, Rear and Sides

Location	Building Setback at Front, Rear and Sides			Building Setback at Front, Rear and Sides		
	Aware	Unaware	Total	Comply	Not comply	Total
Apete	85 (39.5%)	20 (9.4%)	105 (48.8%)	56 (26%)	49 (22.8)	105 (48.8%)
Odo-ona Elewe	77 (35.8%)	33 (15.3%)	110 (51.2%)	70 (32.6%)	40 (18.6%)	110 (51.2%)
Total	**162 (75.3)**	**53 (24.7%)**	**215 (100.0%)**	**126 (58.6%)**	**89 (41.4%)**	**215 (100.0%)**

Awareness of Building Setback at Front, Rear and Sides

Location	Front		Rear		Sides	
	Aware	Unaware	Aware	Unaware	Aware	Unaware
Apete	45 (42.86%)	10 (0.95%)	23 (21.90%)	5 (4.76%)	17 (16.19)	5 (4.76%)
Odoona Elewe	42 (38.18%)	17 (15.45%)	19 (17.27%)	7 (6.36%)	16 (14.55%)	9 (8.18%)
Total	**87 (40.46)**	**27 (12.55%)**	**42 (19.53%)**	**12 (5.58%)**	**33 (15.3%)**	**14 (6.51%**

Compliance to Building Setback at Front, Rear and Sides

Location	Front		Rear		Sides	
	Comply	Not Comply	Comply	Not Comply	Comply	Not Comply
Apete	30 (28.57%)	27 (25.71%)	14 (13.33%)	12 (11.43%)	12 (11.43)	10 (0.95%)
Odoona Elewe	47 (42.73%)	20 (18.18%)	16 (14.55%)	7 (6.36%)	14 (12.73%)	6 (5.45%)
Total	**77 (35.8)**	**47 (21.86%)**	**30 (13.95%)**	**19 (8.83%)**	**26 (12.09%**	**16 (7.44%)**

Awareness and compliance to planning standards' Plot Area Coverage

Location	Plot Area Coverage not to Exceed			Plot Area Coverage not to Exceed		
	Aware	Not Aware	Total	Comply	Not comply	Total
Apete	36 (16.7%)	69 (32.1%)	105 (48.8%	31 (14.4%)	74 (34.4%)	105 (48.8%)
Odoona Elewe	33 (15.3%)	77 (35.8%)	110 (51.2%)	36 (16.7%)	74 (34.4%)	110 (51.2%)
Total	**69 (32.1%)**	**146 (67.9)**	**215 (100.0%)**	**67 (31.2%)**	**148 (68.8%)**	**215 (100.0%)**

Awareness of Plot Area Coverage

Location	35%		40%		45%	
	Aware	Unaware	Aware	Unaware	Aware	Unaware
Apete	6 (5.71%)	23 (21.90%)	10 (0.95%)	23 (21.90%)	20 (19.05%)	23 (21.90%)
Odoona Elewe	9 (8.18%)	37 (33.64%)	14 (12.73%)	22 (20.00%)	10 (0.91%)	18 (16.36%)
Total	**15 (6.97%)**	**60 (27.90%)**	**24 (11.16%)**	**45 (20.93%)**	**30 (13.95%)**	**41 (19.06%)**

Awareness and Level of Compliance with the Plot Area coverage

Location	35%		40%		45%	
	Aware	Not Aware	Aware	Not Aware	Aware	Not Aware
Apete	9 (8.57%)	20 (1.90%)	10 (0.95%)	25 (23.80%)	12 (11.43%)	29 (27.62%)
Odoona Elewe	10 (9.09%)	22 (2.0%)	12 (10.91%)	28 (25.45%)	14 (12.73%)	24 (21.81%)
Total	**19 (8.83%)**	**42 (19.53%)**	**22 (10.23%)**	**53 (24.65%)**	**26 (12.09%)**	**53 (24.65%)**

Source: Field Survey, 2017

6.7. Awareness and Compliance to Parking Space per Family Planning Standard

Furthermore, investigation was carried out on the parking space requirement per family. According to the planning regulation, there should be parking space of 2 cars per family. Investigation on the level of awareness and compliance toward the standard parking space revealed that less than half (43.3 %) of the respondents were aware of the parking space standard, comprising 17.2% in Apete and 26% in Odo-Ona Elewe. With regards to compliance, the study also revealed that over one quarter (36.7%) of the respondent complied with the parking space standard, comprising 16.3% in Apete and 20.5% in Odo-Ona Elewe (see Table 5). The sampled buildings that complied with the planning regulation are buildings with 1 or 2 families living in the building while the majority of the sampled buildings are tenements and blocks of flats where the rule was flouted.

6.8. Awareness and compliance with standard Plot Coverage for Landscaping

According to the planning regulation, a minimum of 20 percent of plot coverage should be allocated for landscaping. Meanwhile, investigation was conducted on the respondents' on the level of awareness and compliance toward the planning regulation. It was revealed that less than half (46.0%) of the respondents were aware of the landscape regulation standard, comprising of 23.7% in Apete and 22.3% in Odo-Ona Elewe. Also, at the level of compliance, investigation revealed an insignificant number (1.9%) of the respondents that complied with the landscape regulation standard, comprising 1.4% in Apete and 0.5% in Odo-ona Elewe (see Table 5). The general observed level of non-compliance could be traced to the low level of awareness of the respondents and the oversight attitude of developers on the issue of landscaping in the study area. This may not be unconnected with inadequate public awareness.

6.9. Awareness and compliance of the Height of Fence standard

Further investigation was made on the level of awareness and compliance at the community level in the study area. Result revealed that 14.88% were aware of 1.8m statutory height of a fence at the front comprising 21.90% in Apete and 17.27% in Odo ona Elewe. Regarding the statutory height of 2.4m at the rear, 14.88% were aware comprising 19.04% in Apete and 10.90% in Odo ona Elewe. In terms of compliance, 20.93% complied with the 1.8m height requirement for the front fence, comprising 18.09% in Apete and 23.63% in Odo ona Elewe and 13.02% complied with 2.4m height requirement for the rear fence, comprising 9.52% in Apete and 16.36% in Odo ona Elewe.

Table 5. Awareness and Compliance of the respondents on planning standard on Parking Space per Family

Location	Parking Space of 2 Cars Park per Family			Parking Space of 2 Cars Park per Family		
	Aware	Not Aware	Total	Comply	Not comply	Total
Apete	37 (17.2%	68 (31.6%)	105 (48.8%)	35 (16.3%	70 (32.6%)	105 (48.8%)
Odoona Elewe	56 (26%)	54 (25.2%)	110 (51.2%)	44 (20.5%	66 (30.7%)	110 (51.2%)
Total	**93 (43.3%)**	**122 (56.7%**	**215 (100.0%**	**79 (36.7%)**	**136 (63.3%**	**215 (100.0%**

Awareness and compliance standard Plot Coverage for Landscaping

Location	Minimum of 20 Percent Site Coverage for Landscaping			Minimum of 20 Percent Site Coverage for Landscaping		
	Aware	Not Aware	Total	Comply	Not comply	Total
Apete	51 (23.7%)	54 (25.2%)	105 (48.8%)	3 (1.4%)	102 (47.4%)	105 (48.8%)
Odoona Elewe	48 (22.3%)	62 (28.8%)	110 (51.2%)	1 (0.5%)	109 (50.7%)	110 (51.2%)
Total	**99 (46.0%)**	**116 (54.0%)**	**215 (100.0%)**	**4 (1.9%)**	**211 (98.1%)**	**215 (100.0%)**

Awareness of Planning Regulation on the Height of Fence at Front, Sides and Rear

Location	Front (1.8m)		Rear& Sides (2.4m)	
	Aware	Not Aware	Aware	Not Aware
Apete	23 (21.90%)	32 (30.47%)	20 (19.04%)	30 (28.57%)
Odoona Elewe	19 (17.27%)	40 (36.36%)	12 (10.90%	39 (35.45%)
Total	**32 (14.88)**	**72 (33.48%)**	**32 (14.88%)**	**69 (32.09%)**

Compliance with the Planning regulation on the Height of Fence

Location	Front (1.8m)		Rear& Sides (2.4m)	
	Comply	Not Comply	Comply	Not Comply
Apete	19 (18.09%)	46 (43.80%)	10 (9.52%)	30 (28.57%)
Odoona Elewe	26 (23.63%)	36 (32.78%)	18 (16.36%)	30 (27.27%)
Total	**45 (20.93)**	**82 (38.13%)**	**28 (13.02%)**	**60 (27.90%)**

Source: Field Survey, 2017

6.10. Awareness and Compliance of Buildings to Planning Standard in the Provision of housing facilities (Storm Drain, Septic Tank and Soak Away Pit)

By standard, every house is expected to possess storm drain, septic tank, and soak away. Storm drain channels water of a well-planned conserved place to avoid environmental pollution, septic tank for disposal of waste water used for laundry and soak away for the body system waste. Investigation on the respondent's level of awareness and compliance to the provision of storm drain, septic tank and soak away revealed that 74.4% of the respondents were aware of the provision comprising 38.15% in Apete and 36.4% in Odo-Ona Elewe. Also, in terms of compliance, the study revealed that 94.9 % of the respondent complied with provision of storm drain, septic tank, and soak-away pit, comprising of 46% in Apete and 48.8% in Odo-Ona Elewe (see table 6). The result deduced that majority of the developers are aware of the importance of having storm drain, septic tank and soak away pit for their building which were provided. However, the lagging part of this regulation is the specification of the size of these utilities based on the size of and number of households residing in the building. Although, similar work carried out in the study area by Arima and Adeagbo (2000) confirms this result.

Table 6: Standard Provision of housing facilities (Storm Drain, Septic Tank and Soak Away Pit)

Location	Provision of Storm Drain, Septic Tank and Soak Away Pit			Provision of Storm Drain, Septic Tank and Soak Away Pit		
	Aware	Not Aware	Total	Comply	Not comply	Total
Apete	82 (38.1%)	23 (10.7%)	105 (48.8%)	99 (46%)	6 (2.8%)	105 (48.8%)
Odoona Elewe	78 (36.4%)	32 (14.9%)	110110 (51.2%)	105 (48.8%)	5 (2.4%)	110 (51.2%)
Total	**160 (74.4%)**	**55 (25.6%)**	**215 (100.0%)**	**204 (94.9%)**	**11 (5.1%)**	**215 (100.0%)**

Source: Field Survey, 2017

6.11. Reason for Non-Compliance with Planning Regulations

Investigation on the respondents' reasons of non- compliance with planning regulation includes financial constraints (40.5%), unapproved plan by the government (3.7%), time constraint (16.3%), fear of property not been approved (16%) and lack of awareness about planning regulation (23.7%). Variation across the selected settlement revealed that those who had financial constraint in Apete accounted for 25.6% as against 14.9% in Odo-Ona Elewe. The proportion of the respondents whose reasons for non-compliance were unapproved plan by the government, time constraint, fear of property not been approved and lack of awareness about planning regulation in Apete accounted for 1.4%, 7.9%, 8.4% and 5.6% respectively while 2.4%, 8.4%, 7.4% and 18.1% accounted for unapproved plan by the government, time constraint, fear of property not been approved and lack of awareness about planning regulation in Odo-Ona Elewe respectively (see Table 7).However, majority of the reasons for respondents' failure in following planning regulations could be linked to public awareness. Even where there is awareness at times, poor implementation and weak enforcement on the part of planning authority can also affect the compliance.

Table 7: Reason for Non-Compliance with Planning Regulations

Location	Reason for Non-Compliance					Total
	Financial constraint	Unapproved plan by the government	Time constraint	Fear of property not been approved	Lack of awareness about planning regulations	
Apete	55 (25.6%)	3 (1.4%)	17 (7.9%)	18 (8.4%)	12 (5.6%)	105 (48.8%)
Odo-ona Elewe	32 (14.9%)	5 (2.4%)	18 (8.4%)	16 (7.4%)	39 (18.1%)	110 (51.2%)
Total	**87 (40.5%)**	**8 (3.7%)**	**35 (16.3%)**	**34 (15.8%)**	**51 (23.7%)**	**215 (100.0%)**

Source: Field Survey, 2017

7. EFFECTS OF NON-COMPLIANCE

Moreover, Focus Group Discussion was conducted among the respondents on the effects of non-compliance had on them. A discussant reported that 'non-compliance causes annual flooding, fire outbreaks, loss of life, and difficulty in utility services provision among others. Another said, 'there is nothing bad in it. Is it not the way our forefathers build their houses? So, nothing really is bad about it, since it enables us to live communally, you know the issue of thefts and armed robbery can be checkmated easily.' Iterating his view, a resident of over 10-years in the area interjected and said 'violation of planning regulation is not new because it is the town planners that approved the buildings plan. So, there is really nothing anybody can do. As you can see, no water supply, no electricity, and the entire place is overcrowded, and you know all these factors can lead to an outbreak of diseases.'

8. TEST OF AWARENESS AND COMPLIANCE WITH PLANNING REGULATIONS

Furthermore, a chi-square analysis was carried out to measure the degree of differences in the level of respondents' awareness and compliance. The hypothesis which stated that there is a significant difference between the developer's level of awareness and compliance with planning regulations was set for each variable. The test revealed that there is no statistically significant difference between developer's level of awareness and compliance in providing setback at front, rear and sides of the buildings. This mean that the increase in developers' awareness about the importance of providing setbacks in the front, rear and sides of the building also yielded an increase the level of developer's compliance to this particular regulation.

Meanwhile, other planning regulations such as, the number of hectares not to exceed per dwelling units, plot area coverage, car parking space per family, minimum plot coverage for landscaping, planning regulation for the height of fence at front, sides and rear and the provision of storm drain, septic tank and soak- away pit were tested. The results show a statistically significant difference between developer's level of awareness and compliance with the planning regulations.

This is because the significant level (p) is greater than 0.05. Therefore, the H0 hypothesis is accepted while H1is rejected, indicating that the level of awareness of the respondents on the number of a hectare per dwelling unit, planning regulation for plot area coverage, parking space of not more than two cars per family, minimum plot coverage for landscaping, planning regulation of the height of fence the front, sides and rear and provision of storm drain, septic tank and soak away pit does not have any effect on their level of compliance with the planning regulations (see table 8).

The result showed that if the planning authority intensify efforts on increasing the awareness of developers and the general public about planning regulation, it will directly create an improvement on the level of compliance with various planning regulations.

Table 8: Chi-Square Test for Awareness and Compliance with Planning Regulations

Chi-Square Tests	Value	Df	Asymp. Sig. (2-sided)	Action
Awareness and Compliance with Building Setback at Front, Rear and Sides				
Pearson Chi-Square	10.447	1	.001	Reject H_0
Likelihood Ratio	10.338	1	.001	
Linear-by-Linear Association	10.399	1	.001	
N of Valid Cases	215			
Awareness and Compliance with Plot Area Coverage not to Exceed				
Pearson Chi-Square	1.220	1	.269	Accept H_0
Likelihood Ratio	1.243	1	.265	
Linear-by-Linear Association	1.215	1	.270	
N of Valid Cases	215			
Awareness and Compliance with Parking Space of 2 Cars Park per Family				
Pearson Chi-Square	3.106	1	.078	Accept H_0
Likelihood Ratio	3.135	1	.077	
Linear-by-Linear Association	3.091	1	.079	
N of Valid Cases	215			
Awareness and Compliance with Minimum of 20 Percent Plot Coverage for Landscaping				
Pearson Chi-Square	1.375	1	.241	Accept H_0
Likelihood Ratio	1.414	1	.234	
Linear-by-Linear Association	1.369	1	.242	
N of Valid Cases	215			
Awareness and Compliance with Height of Fence Wall not to Exceed 1.8m Height at Front, Sides and Rear				
Pearson Chi-Square	.035	1	.851	Accept H_0
Likelihood Ratio	.035	1	.851	
Linear-by-Linear Association	.035	1	.852	
N of Valid Cases	215			
Awareness and Compliance with Provision of Storm Drain, Septic Tank and Soak Away				
Pearson Chi-Square	2.405	1	.121	Accept H_0
Likelihood Ratio	2.145	1	.143	
Linear-by-Linear Association	2.394	1	.122	
N of Valid Cases	215			

Source: Field Survey

Note: If the significant value is less than 0.05, there is a significant relationship = (p< 0.05)

If the significant value is greater than 0.05, there is no significant relationship = (p> 0.05)

9. CONCLUSION/ RECOMMENDATION

In conclusion, it is evident that there is no significant difference between developer's level of awareness and compliance in providing setback at front, rear and sides of the buildings. This accounted for why compliance and awareness level in the study area is very low in terms of planning regulation. Therefore, education in form of public awareness prompt approval of plan by the planning authority, reduction of approval cost to allow prospective builder go through all the stages of development, time constraint among others should be enforced. Also, in order to help mitigate the problem of non-compliance to planning regulations a review of the existing decree which should aim at removing various bottlenecks that hinder, the smooth acquisition of land must be carried out from time to time by local planning authority in order to address the demands of societal physical planning dynamics. This view is embedded in the colonial planning standard which was the instrument of evaluation in this study.

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