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ANALYSIS OF STAKEHOLDERS INVOLVED IN PHYSICAL PLANNING ADMINISTRATION IN SOUTHWESTERN NIGERIA

Samuel Babatunde Adedotun, Rafiu Babatunde Ibrahim, Dele Sunday Ogundahunsi, Olubunmi Adebola Oluwadare, Adewale Olufunlola Yoade, and Helen Abidemi Faturoti

ABSTRACT

This study examined the developers' sources of awareness and indication of compliance with physical planning regulations in Southwestern Nigeria. Two types of data were obtained for the study. These are primary and secondary data. The primary data used for the study were generated from field survey through quantitative and qualitative techniques. Lagos and Osun States will be randomly selected from the two planning administration systems in South Western States. This research work therefore utilized 0.5% of the household size in the selected local governments which translates to a sample size of 2,682 persons. Both descriptive statistics and inferential tools were utilised for the study. The findings revealed that 64.3% were aware when seeking building approval while 35.7% stated otherwise; 32.3% were aware through contravention and stop work notices while 67.7% stated otherwise; 41.7% were aware through mass media while 58.3% stated otherwise; 23.8% were aware through building collapse while 76.2% stated otherwise; 47.5% were through outdoor billboard while 52.5% stated otherwise; 41.4% were aware through enlightenment campaign while 58.6% stated otherwise; 40.7% were aware through friends and neighbors while 59.3% stated otherwise; 37.6% were aware through demolition notices while 62.4% stated otherwise; 26.5% were aware through demolition exercise while 73.5% stated otherwise; and 23.2% were aware through conflict resolution while 76.2% stated otherwise. Based on the findings, it can be concluded that stakeholders in physical planning administration were distributed across the offices of the MDAs in Lagos State, Ondo State and Osun State.

Keywords: Physical, Planning, Compliance, Regulations, Administration

INTRODUCTION

Regularity and spatial order are naturally appealing to humans. The way the physical environment was developed during the palaeolithic and neolithic periods. This is evident in Greece, Rome, America, Russia, Germany, Italy, and Egypt, where physical environment was planned out of social control and religious discipline concomitantly with peace and affluence (Akkerman, 2019). Nigeria is not an exception to this rule, as the physical environment has been ordered from time immemorial, long before colonial rule (Nasidi, 2024). Communal land was vested in such community heads as *Obis*, *Obongs*, *Obas* and Emirs, while family land was vested in family heads whose legal status was that of a trustee (Daramola, 2019). The traditional rulers allocated, re-allocated, and supervised land by their subject and administration and control of the total environment was the joint administrative responsibility of the entire community (Wahab, 2017; Oluwadare, 2012; Maseko, 2016; Yoade and Olatunji, 2022).

It has been proven that the Yoruba tribe in Southwestern Nigeria had a distinctive style of physical environment organisation in the pre-colonial era. A quick glance at the ancient towns reveals that they had a centre where the king's palace. Markets were located at the centre of settlement for administration and commerce. The homes of the chiefs, who are ranked above the other locals and farmlands, are located near the centre. Each family received services and crafts identified with them as well as provided a way that promoted decentralisation (Babatola, 2020; UN-Habitat, 2012). The chief warrior's residence is purposefully and strategically placed on the town's outskirts to protect the indigenes from external threats. Actions were geared towards a clear direction for economy and convenience (Babatola, 2020).

Physical planning is an inclusive and systematic process that provides the framework for enhancing the quality of the environment and its residents (Owolabi, 2019). Physical planning, in a broader sense, entails balancing the provision of land use, the right to use land, development control duties, the provision and location of facilities, the preservation of services and goods, the protection and conservation of resources, as well as the preservation of heritage (Falade, 2011, Owolabi, 2019). Physical planning administration is in charge of controling the use of land in metropolitan areas and formulating policies for physical planning (Owolabi, 2019; Umezurike, 2015).

In order to attain environmental harmony, one of the main duties of the government is to ensure a high-quality environment where people can live, work, and have fun. It also has control over its citizens' physical development activities (Olujimi, 1993; Yoade, 2021; Abubakar et al., 2022). Government involvement at various levels must create a practical framework for the management of physical planning within their territorial purview in order to accomplish this. The fact that physical planning administration concerns in Nigeria are ineffectively handled, gives way to uncoordinated land uses, overcrowding, pressure on existing infrastructural facilities, environmental deterioration among others (Umezurike, 2015). These problems have plagued not only Nigerian cities, but also rural areas and have developed into complicated issues with long-term repercussions.

The modern Planning administration in Nigeria started with the advent of colonialism and independence. Among various laws and ordinances enacted for the part and whole of the country are 1863 Township Improvement Ordinance, Cantonment Proclamation of 1904, Township Ordinance No. 29 of 1917 and Nigerian Town and Country Planning Ordinance No. 4 of 1946. Others are: Land use Act of 1978, Urban Development Policy of 1992, Urban and Regional Planning CAP of 1992 and

was further amended as Decree no. 18 of 1999, Housing and Urban Development Policy of 2002. Also at various state levels, several planning laws were promulgated to guide land administration. Example of such state laws is Lagos State Urban and Regional Planning and Development law, 2010. However, Nigerian Urban and Regional Planning Law is yet to be domesticated in virtually all States of the federation apart from Lagos and Ogun states.

Effective planning administration considers the safeguarding, regulation, conservation, and distribution of land in a way that serves the interests of the entire community, both the present and future generations. It also controls the type of buildings that are constructed and how they are arranged to maximize utility and aesthetic appeal (Enoguanbhor *et al*, 2021; Yoade, Adeyemi and Adeyemi, 2020). It is crucial to stress that the Nigerian Town and Country Planning Ordinance No. 4 of 1946 gave planning administration a legal framework in Nigeria. Through the laws, there were administrative agencies such as the Town Planning Division of the Ministry of Lands and Housing and Town Planning Authorities (TPAs). The agencies were given the power to control and guide orderly development of the settlements within their jurisdiction.

Physical planning problems were not completely eliminated despite numerous techniques and laws that were developed to address the country's administrative concerns. This is corroborated by Abiodun *et al.* (2018); Okongwu and Imoisi (2010) that the application of the laws while limited to the states in which they were operative is still confronted with several challenges. This is why Oyesiku, (2010) noted that physical planning administration in Nigeria is not creating spatially effective, functionally efficient and aesthetically pleasing settlement because of the enormous challenges confronting it. This study therefore assesses the administration of physical planning in the Southwestern Nigeria with a view to examining its effectiveness and establishes acceptable recommendations for effective development in the study area.

STUDY AREA

The Southwest Geo-Political Zone

There are six (6) states in Nigeria's South-West geopolitical region: Ondo, Osun, Oyo, Ekiti, Lagos, and Ogun States (Figure 1.1). One hundred thirty-seven (137) Local Government Areas make up the zone (LGAs). There are twenty (20) LGAs in Lagos state, twenty (20) in Ogun state, twenty (20) in Ekiti state, thirty (30) in Osun state, thirty-three (33) in Oyo, and eighteen (18) in Ondo state. According to the 2006 population census, there are around thirty-eight (38) million people living in the entire region. Other than agriculture, which serves as the primary source of economic activity for the majority of rural communities, the region is renowned for its commerce and trading activities, with a preponderance of indigenous micro, small, and medium-sized businesses engaged in manufacturing, fabrication, and the production of agriculturally related goods. Because the area is blessed with fertile terrain, agriculture does quite well there. Yam, cassava, cocoyam, and maize are the principal food crops farmed in the region, while rubber, cocoa, bananas, and different fruits are the cash crops. The region is endowed with abundant natural resources and solid minerals, including granite, crude oil, sandstone, lignite, kaolin, clay, coal, tin, and others.

Southwest geopolitical zone has a humid tropical climate with distinct wet and dry seasons and is situated close to the upper edge of the tropical hinterland climate region. The dry season generally lasts from November to February, whereas the wet season typically lasts from March to October. The North-East (NE) trade wind dominates during the dry season whereas the South-Westerly wind rules during the wet season. About 80% of the time, relative humidity is the norm. There is rainfall for

about eight months of the year and annual rainfall figure ranges from 1200 to 1500 mm per annum, peaking in the month of September. About 1,300mm of rain falls on the average, each year. With multiple maxima in June/July and September/October, rainfall is primarily cyclonic. Convectional rainfall is also frequent as a result of the high solar radiation intensity and high humidity levels. The average annual temperature ranges from 27 to 32 degrees Celsius, with the highest temperature being recorded in April.

The southwest of Nigeria saw the advent of physical planning. It started after Lagos saw an epidemic of the bubonic plague in July 1924. As a result, the first law was passed to improve cleanliness and keep the public and colonial rulers' quarters apart. Several regulations that govern planning in the south-western region of the country and Nigeria have developed since this time.

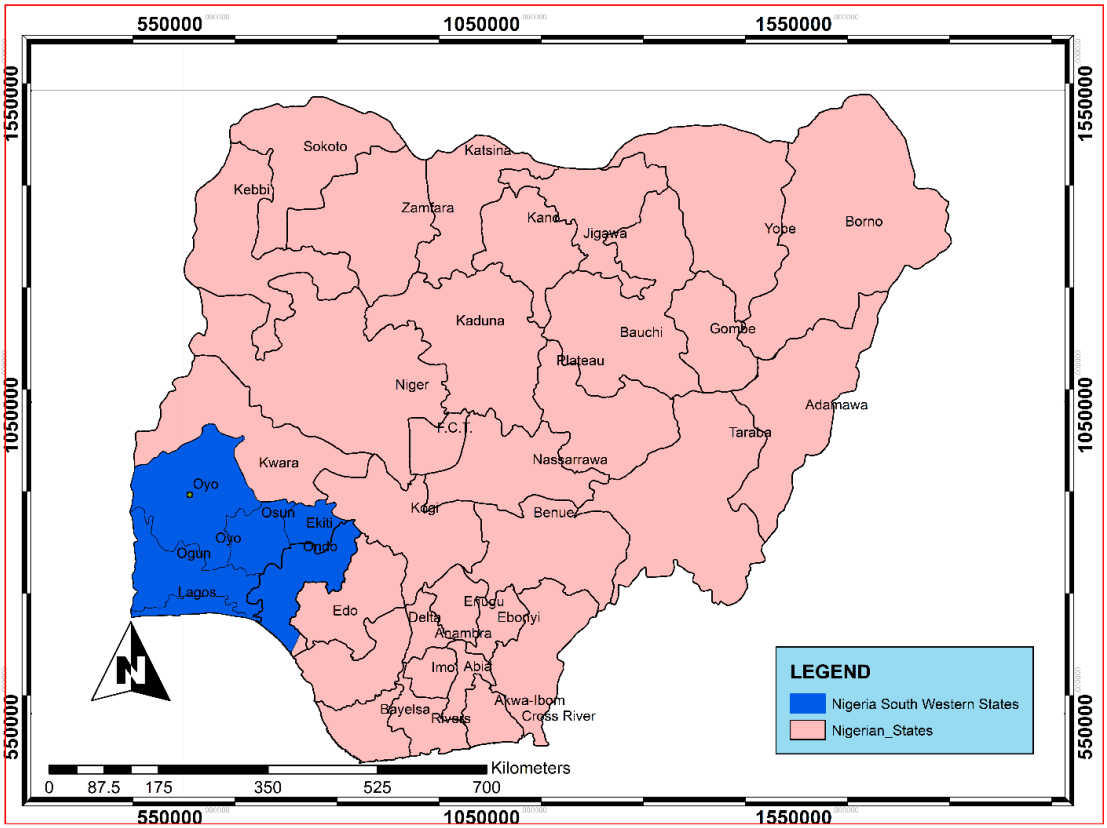

Figure 1.1: Showing Nigeria Inset South Western States

Source: Gifsola Consults, 2023.

States under consideration

Lagos, Ondo and Osun states have been chosen as case study (Fig. 1.2). The three states that serve as a case study for the research area's physical planning administrative processes were evaluated. Yoruba is the primary language spoken in the states, though there are numerous varieties even within a single state. The two separate seasons in Nigeria—the dry season (December

to February) and the rainy season (March to November)—have an impact on the weather in the three states (November - February). The harmattan dust is also brought by the dry season, which is when chilly, dry winds from the northern deserts blow towards the southern regions.

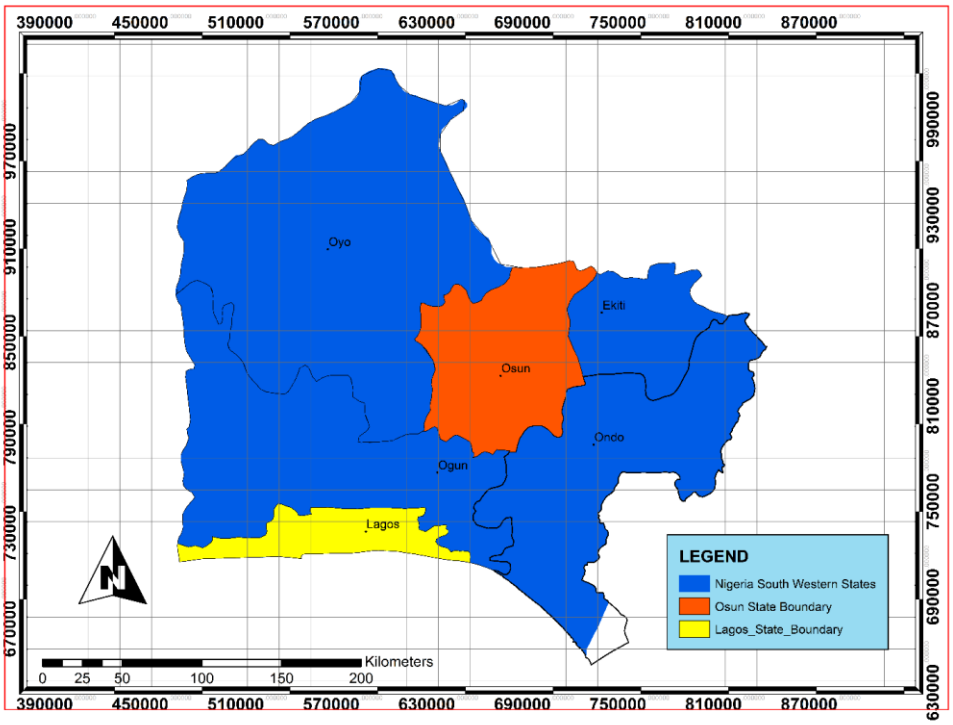

Figure 1.2: Lagos, Ondo and Osun States in the Context of SouthWestern, Nigeria.

Source: Gifsola Consults, 2023

METHODOLOGY

Two types of data were obtained for the study. These are primary and secondary data. The primary data used for the study were generated from field survey through quantitative and qualitative techniques. The quantitative data were got through the use of two sets of structured questionnaire which served as instrument of data collection in the study area. The first set of questionnaire was for the government officials in the Physical Planning Institutions: Ministries, Departments and Agencies (MDAs). Equally, the second set of questionnaire was used to harvest data from the residents on socio economic attributes, planning mechanism, residents' perception on the administrative practices for the enforcement of physical planning regulations as well as awareness and compliance to physical planning regulations.

For the qualitative technique, information was sourced through oral interview with a guide. This involves relevant stakeholders, majorly allied professionals in physical planning administration. Secondary data were extracted from the urban and regional planning laws, development plans of the cities, documentary and records of planning agencies, journals books and internet. Data extracted were majorly the financial contribution of Government as capital votes and the ones released

for the implementation of physical planning. Maps and estimated number of houses as well as population figures were also obtained from secondary sources.

The South West region comprising of Lagos, Ogun, Oyo, Osun, Ondo and Ekiti is selected for this study because it is the most urbanized of all the geo-political regions in Nigeria (Nwaka, 2005). Adeyemi (2016) revealed that administration of physical planning in Lagos, Ogun, Ondo and Ekiti States is close due to its centralized planning system, while in Oyo and Osun States still operate Local Planning Authority System. Lagos and Osun States will be randomly selected from the two planning administration systems in South Western States. The unit of analysis for this study was households. Systematic sampling technique was used to select houses. Structured questionnaire was administered to the household head notably, the landlord. In case the landlord is unavailable, the questionnaire will be administered to tenant who has been resident in the house for a considerable number of years. This technique requires the selection of every kth case from a population list in a systematic manner. This research work therefore utilized 0.5% of the household size in the selected local governments which translates to a sample size of 2,682 persons. Information obtained among others are socio economic characteristics of the developers and residents but as well as their perception on how physical planning administration affect level of enforcement and compliance to existing planning laws in the study areas. Both descriptive statistics and inferential tools were utilised for the study.

DATA ANALYSIS AND PRESENTATION OF FINDINGS

Distributions of Physical Planning Administrators across the Ministries, Departments and Agencies (MDAs)

Across the MDAs in Lagos State, findings, as presented in Table 1 revealed that 34.5% of the respondents were employed at Ministries of Physical Planning and Urban and Development (MPPUD), 12.7% at Lagos State Development and Property Corporation (LSDPC), 20.0% at New Town Development Agency (NTDA), 12.7% at Lagos State Physical Planning Permit Agency (LASPPPA), 6.5% at Federal Ministry of Works and Housing (FMWH), 6.4% at Lagos State Urban Renewal Agency (LASURA), and 8.1% at Lagos State Building Control Agency (LASBCA). Regarding the respondents' MDA in Ondo State, 77.8% worked at Ministry of Physical Planning and Urban Development (MPP&UD), which is the majority; 11% worked with the Federal Ministry of Works and Housing (FMWH); and the remaining 11.1% worked at Ondo State Property Development Corporation (OSPDC).

For the respondents in Osun State, 23.8% of them were employed by the Ministry of Lands and Physical Planning (MLPP); for those working with the local government, respondents in Ede Local Government (EDELG) comprised 33.3% of the total number of respondents while it was 14.3% for each of the Osogbo LG. Also, 9.5% of the respondents were employed with the Federal Ministry of Works and Housing (FMWH) (9.5%), 9.5% also with the Osun State Captial Territory Development Authority (OSCTDA) while the remaining 4.8% of the respondents were employed by the Osun State Property Development Corporation (OSPDC). This distribution of the respondents into various MDAs across the state affords a better understanding of their socioeconomic characteristics and also serves as the basis for the discussion of the subject matter of the study.

Table 1: Distribution of Physical Planning Administrators across the MDAs

	State	Lagos	Ondo	Osun	Total
		Freq. (%)	Freq. (%)	Freq. (%)	Freq. (%)
MDA	FMWH	6 (6.5)	2(11.1)	2(9.5)	10(6.7)
	LASBCA	9(8.1)	-	-	9(6.3)
	LASPPPA	14(12.7)	-	-	14(9.3)
	LASURA	7(6.4)	-	-	7(4.6)
	LSDPC	14(12.7)	-	-	14(9.3)
	MPPUD	38(34.5)	14(77.8)	-	52(34.8)
	NTDA	22(20.0)	-	-	22(14.7)
	OSDPC	-	2(11.1)	1(4.8)	3(2.0)
	MLPP	-	-	7(33.3)	7(4.6)
	OSCTDA	-	-	2(9.5)	2(1.4)
	LGPA	-	-	9(42.9)	9(6.3)
	Total	**110(100.0)**	**18(100.0)**	**21(100.0)**	**149(100.0)**

Source: Author's Fieldwork, 2024

Gender of Physical Planning Administrators

Gender plays a significant role in the assessment of peoples' perception on environmental issues, including physical planning. Studies such as Stern, Dietz and Kalof (1993), Alnsour and Meaton (2009), Ergas and York (2012) Somja (2013), Offiong (2014) and Xiao and Mcright (2015) establish this idea. As presented in Table 2, across the states serving as the study area, the major MDAs involved in physical planning administration are well represented. The findings on gender revealed that the majority (64.5%) of the physical planning administrators were male, while 35.5% of them were female in Lagos State. The gender breakdown of the respondents indicates that a significant majority (72.2%) were male, while the remaining 27.8% identified as female in Ondo State. According to the gender data, 23.8% of respondents were female, while the majority of respondents (76.2%) were male in Osun State.

These findings imply the dominance of male town planners in the civil service of the states and this can be attributed to the fact that physical planning was originally believed to be a profession for male before more inclusion of females in the profession. However, the representation of the two genders among the respondents is an indication of the presence of both male and female physical planning administrators across the states and will afford the research to probe into the experience of these administrators based on gender.

Table 2: Gender of Physical Planning Administrators

		Lagos	Ondo	Osun	Total
		Freq. (%)	Freq. (%)	Freq. (%)	Freq. (%)
Gender	Male	71(64.5)	13(72.2)	16(76.2)	100(67.1)
	Female	39(35.5)	5(27.8)	5(23.8)	49(32.9)
	Total	**110(100.0)**	**18(100.0)**	**21(100.0)**	**149(100.0)**

Source: Author's Fieldwork, 2024

Age of Physical Planning Administrators

Data collected and as presented Table 3, on the age of the physical planning administrators in the study area were categorized into 19 years to 30 years, 31 years to 40 years, 41 years to 50 years and those that were 51 years and above.

Table 3: Age of Physical Planning Administrators

		Lagos	Ondo	Osun	Total
		Freq. (%)	Freq. (%)	Freq. (%)	Freq. (%)
Age	19-30 years	12(10.9)	-	1(4.8)	13(8.7)
	31-40 years	43(39.1)	2(11.1)	4(19.0)	49(32.9)
	41-50 years	36(32.7)	11(61.1)	12(57.1)	59(39.6)
	51 years & Above	19(17.2)	5(27.8)	4(19.0)	28(18.8)
	Total	**110(100.0)**	**18(100.0)**	**21(100.0)**	**149(100.0)**

Source: Author's Fieldwork, 2024

As presented in Table 3, In Lagos State, 39.1% of the respondents were between 31 and 40 years old, 32.7% were between 41 and 50 years old, 10.9% were between 19 and 30 years old, and 17.2% were 51 years and older in Lagos State. In Ondo State, 11.1% of the participants were between the ages of 31 and 40, 61.1% were between the ages of 41 and 50, and 27.8% were 51 years of age or older. In terms of age, 57.1% of respondents were between the ages of 41 and 50, 19.0% were between the ages of 31 and 40, 4.8% were between the ages of 19 and 30, and 19.0% were older than 51 in Osun State. This shows that almost all age groups are well represented across the study area with majority of them (58.4%) more than 40 years of age. This implies that people of such age group would be with good experience in physical planning administration.

Academic Qualifications of Physical Planning Administrators

Academic qualification or educational level plays a significant role in awareness of residents on environmental issues such as physical planning. Studies such as Savag (1993), Arimah and Adeagbo (2000), Dunlap and Jones (2002), Kuen-Tsing (2005), Alnsour and Meaton (2009) Elrick-Barr, Smith, Thomsen and Preston (2015), Daramola and Olowoporoku (2016), among others, have recognized educational level as a factor for assessing perception on physical planning issues.

Findings on academic qualifications revealed that, 46.3% had B.Sc. or B.Tech. Degree, 33.6% had Higher National Diploma (HND), 18.2% had M.Sc. or M.Tech. Degree, 0.9% had a postgraduate diploma, and 0.9% have a PhD qualification in Lagos State. In Ondo State, further findings revealed that 44.4% of individuals possess a B.Sc. or B.Tech. Degree, 11.1% have a Higher National Diploma (HND), 33.3% have obtained a Postgraduate Diploma (PGD), and 11.1% have achieved an M.Sc. or M.Tech. Degree in Ondo State. In Osun State, findings on academic qualifications, 47.6% of individuals possess a B.Sc. or B.Tech. Degree, 19.0% have a Higher National Diploma (HND), 19.0% have a Postgraduate Diploma (PGD), 4.8% have an M.Sc. or M.Tech. Degree, and 9.5% have a National Diploma. The research revealed that the respondents possess adequate education to provide meaningful information across the study area.

Table 4: Academic Qualifications of Physical Planning Administrators

		Lagos	**Ondo**	**Osun**	**Total**
		Freq. (%)	Freq. (%)	Freq. (%)	Freq. (%)
Academic qualification	OND	-	-	2(9.5%)	2(1.4%)
	HND	37(33.6%)	2(11.1%)	4(19.0%)	43(28.8%)
	PGD	1(0.9%)	6(33.3%)	4(19.0%)	11(7.4%)
	B.Sc/B.Tech	51(46.3%)	8(44.4%)	10(47.6%)	69(46.3%)
	M.Sc/M.Tech	20(18.2%)	2(11.1%)	1(4.8%)	23(15.7%)
	PhD	1(0.9%)	-		1(0.7%)
	Total	**110(100.0%)**	**18(100.0%)**	**21(100.0%)**	**149(100.0%)**

Source: Author's Fieldwork, 2024

Income of Physical Planning Administrators

Income was considered relevant to the study as it has been established by Riad et al. (1999) Peacock et al. (2005), Olofsson and Öhman (2006), Afon (2011), Daramola (2015), Daramola and Olowoporoku (2016) as an attribute that shape people's their perception on specific environmental attributes. Findings from the field survey conducted across the states of study are as contained in Table 5. in Lagos State, results indicated that 33.6% of the respondents earned more than ₦61,000–90,000 monthly, while 26.4% of the respondents earned between ₦91,000 and 120,000. Those that earned between ₦121,000 and above were 23.6%, while those that earned between ₦31,000 and 60,000 were 15.5% of the respondents. The remaining 9% of the respondents in Lagos State earned ₦30,000 and below. In Ondo State, 5.6% of the respondents between than ₦31,000–60,000 monthly, while 55.6% of the respondents earned between ₦61,000 and 90,000. Those that earned between ₦91,000 and 120,000 and above were 27.6%. The remaining 11.2% earned ₦121,0000 and above. In Osun State, 38.1% of the participants reported earning more than 31,000–60,000 per month, while 33.3% of the participants reported earning between 61,000 and 90,000. 19.1% of the population earned between ₦91,000 and ₦120,000 or more. The study further reveals that 9.5% of the remaining people made less than ₦30,000 per month.

Table 5: Income of Physical Planning Administrators

		LAGOS	Ondo	Osun	Total
		Freq. (%)	Freq. (%)	Freq. (%)	Freq. (%)
Monthly income ranged	N30,000 & Below	1(0.9)	-	2(9.5)	3(2.0)
	N31,000 – N60,000	17(15.5)	8(5.6)	8(38.1)	33(22.1)
	N61,000-N90,000	37(33.6)	7(55.6)	7(33.3)	51(34.2)
	N91,0000-N120,000	29(26.4)	4(27.8)	4(19.1)	37(24.8)
	N121,000 & Above	26(23.6)	2(11.1)	-	28(16.9)
	Total	**110(100.0)**	**18(100.0)**	**21(100.0)**	**149(100.0)**

Source: Author's Fieldwork, 2024

Marital Status of Physical Planning Administrators

Findings on the marital status of the respondents across the states are as presented in Table 6 with the respondents only having single and married marital statuses. In Lagos State, majority of the respondents (84.5%) were married while the remaining of the respondents (15.5%) were single. It was also discovered that all the respondents in Ondo State and Osun State were married. This marital statuses of the respondents could be expected considering the age of the respondents, among other socioeconomic characteristics. Majority of the respondents are adults of more than 40 years old and at that age, they are expected to be married.

Table 6: Marital Status of Physical Planning Administrators

		Lagos	Ondo	Osun	Total
		Freq. (%)	Freq. (%)	Freq. (%)	Freq. (%)
Marital Status	Single	17(15.5)	-	-	17(11.4)
	Married	93(84.5)	18(100.0)	21(100.0)	132(88.6)
	Total	**110(100.0)**	**18(100.0)**	**21(100.0)**	**149(100.0)**

Source: Author's Fieldwork, 2024

Year of Experience of Physical Planning Administrators

Year of experience connotes the number of years a physical planning administrator has been engaged in physical planning administration in the study area and it is considered relevant to this study. This is because the number of years of experience of a person is a determinant of the level of job experience. In other words, the longer the period people stay on a job, the more they are likely to understand the prevailing challenges associated with their job. Findings made regarding years of experience

of the respondents are presented in Table 4.7 across the states considered in the study. These findings in Lagos State revealed that 13.6% of the respondents had 5 years or less, 26.4% had 6–10 years, 26.4% had 11–15 years, 15.4% had 16–20 years, and 18.2% had 21 years or more. In Ondo State, 11.1% of individuals have 5 years or less of working experience, 5.6% have 6–10 years of working experience, 22.2% have 11–15 years of working experience, 11.1% have 16–20 years of working experience, and 50.0% have 21 years or above. In Osun State, 23.8% have worked for 6 to 10 years, 33.3% for 11 to 15 years, 38.1% for 16 to 20 years of experience, and 4.8% for 21 years and above. These findings imply that the respondents are well-equipped to provide valuable information for this research.

Table 4.9: Year of Experience of Physical Planning Administrators

		Lagos	**Ondo**	**Osun**	**Total**
		Freq. (%)	Freq. (%)	Freq. (%)	Freq. (%)
Years of	5 years & below	15(13.6)	2(11.1)		17(11.4)
work	6-10 years	29(26.4)	1(5.6)	5(23.8)	35(23.5)
experience	11-15 years	29(26.4)	4(22.2)	7(33.3)	40(26.8)
	16-20 years	17(15.4)	2(11.1)	8(38.1)	27(18.1)
	21 years & above	20(18.2)	9(50.0)	1(4.8)	30(20.2)
	Total	**110(100.0)**	**18(100.0)**	**21(100.0)**	**149(100.0)**

Source: Author's Fieldwork, 2024

Analysis of the socio-economic characteristics of developers in the selected states of south-western Nigeria. The socio-economic characteristics of developers include age, income, highest level of education, and length of stay in their areas. These socio-economic variables are being considered for discussion because of their imperative in evaluating the perception of the developers on the physical planning implication of the activities of the developers. These socioeconomic attributes are also important in order to serve as the bases for testing the hypothesis set for the study.

Age of Developers

Findings on the age of developers are as presented in Table 4.10 across the states of Lagos, Ondo and Osun. In Lagos State, 37.9% of the respondents were between 41 and 50 years old, 42.8% were 51 years and older, 15.3% were between 31 and 40 years old, 3.6% were between 19 and 30 years old, and 0.3% were 18 years and below. In Ondo State, 33.6% of the respondents were between 41 and 50 years old, 27.1% were 51 years or older, 24.4% were between 31 and 40 years old, and 14.7% were between 19 and 30 years old. In Osun State, 25.2% of the participants were aged 41 to 50, 37.2% were aged 51 and above, 31.5% were aged 31 to 40, 5.7% were aged 19 to 30, and the remaining 0.4% were aged 18 or younger. This shows that almost all age groups are well represented. The respondents that were minors (less than 18 years in age) were few but significant proportion of the respondents that were youths (19-40 years), while majority of the respondents were elderly adults with their ages more than 40 years.

Table 4.10: Age of Developers

		Lagos	Ondo	Osun	Total
Age	18 years & below	4(0.3%)	-	2(0.4)	6 (0.2%)
	19-30 years	44(3.6%)	149(14.7%)	26(5.7%)	219(8.2%)
	31-40 years	186(15.3%)	248(24.4%)	144(31.5%)	578(21. 6%)
	41-50 years	460(37.9%)	340(33.6%)	115(25.2%)	915(34.1%)
	51 years & above	520(42.8%)	274(27.1%)	170(27.2%)	964(35.9%)
	Total	**1214(100.0%)**	**1011(100.0%)**	**457(100.0%)**	**2682(100.0%)**

Source: Author's Fieldwork, 2024

Year of Education of Developers

As earlier stated, studies have recognized the importance of education and the number of years of education in assessment of physical planning issues (Savag, 1993; Arimah & Adeagbo, 2000; Dunlap & Jones, 2002; Kuen-Tsing, 2005; Alnsour & Meaton, 2009; Daramola & Olowoporoku, 2016). In Lagos State, regarding the number of years of education, 36.1 spent a period of 16–20 years, 22.6% spent a period of 11–15 years, 33.4% spent a period of 6–10 years, 5.8% spent 21 years and above, and the remaining 2.0% spent a period of 5 years and below. In Ondo State, 37.35% of individuals dedicated a period of 16–20 years to education, while 32.9% devoted a time of 11–15 years. Additionally, 16.8% invested a period of 6–10 years, 10.5% allocated 21 years or more, and the remaining 2.6% dedicated a period of 5 years or less to education. In Osun State, 29.5 percent spent 16–20 years, 29.3% spent 11–15 years, 23.9% spent 6–10 years, 12.5% spent 21 years and beyond, and the remaining 4.8% spent 5 years or less. The foregoing data implies that the respondents were mostly well educated and they could understand the issue under consideration and provide relevant information for the purpose of the study.

Table 4.11: Year of Education of Developers

		Lagos	Ondo	Osun	Total
		Freq. (%)	Freq. (%)	Freq. (%)	Freq. (%)
Years of	5 years & below	24(2.0)	26(2.6)	22(14.8)	72(2.7)
Education	6-10 years	406(33.4)	159(16.8)	109(23.9)	674(25.1)
	11-15 years	275(22.6)	311(32.9)	134(29.3)	720(26.8)
	16-20 years	439(36.1)	366(37.3)	135(29.5)	940 (35.1)
	21 years & above	70(5.8)	149(14.7)	57(12.5)	276(10.3)
	Total	**1214(100.0)**	**1011(100.0)**	**457(100.0)**	**2682(100.0)**

Source: Author's Fieldwork, 2024

Income of Developers

Findings on income of developers are as presented in Table The result of the field survey, as shown in Table 4.2, indicates that 60.5% of the respondents earned more than ₦51,000 and above monthly, while 17.1% of the respondents earned between ₦41,000 and 50,000. Those that earned between ₦19,000 and 30,000 were 8.7%, while those that earned between ₦31,000 and 40,000 were 13.1% of the respondents. The remaining 0.8% earned ₦18,000 and below. In Osun State, 49.9% of the participants reported earning a monthly income of ₦51,000 or more, while 15.8% reported earning between ₦41,000 and 50,000. Of the respondents, 17.1% had earnings ranging from ₦19,000 to ₦30,000, while 13.4% had salaries ranging from ₦31,000 to ₦40,000. Only 3.8% of the population earned ₦18,000 or less.

Table 4.12: Income of Developers

		Lagos	**Ondo**	**Osun**	**Total**
		Freq. (%)	Freq. (%)	Freq. (%)	Freq. (%)
Monthly Income	N18,000 & below	8(0.7)	38(3.8)	16(3.5)	62(2.4)
	N19,000-30,000	106(8.7)	173(17.1)	48(10.5)	327(12.2)
	N31,000-40,000	159(13.1)	135(13.4)	84(18.4)	378(14.1)
	N41,000-50,000	207(17.1)	159(15.8)	122(26.7)	488(18.2)
	N51,000 & above	734(60.5)	504(49.9)	187(40.9)	1425(53.1)
	Total	**1214(100.0)**	**1011(100.0)**	**457(100.0)**	**2682(100.0)**

Source: Author's Fieldwork, 2024

Length of Stay Year of Developers

The findings of the length of stay in the study area revealed that 37.7% of the respondents have been staying in the study area for a period of 10 years and below, 32.4% for a period of 11–20 years, 14.0% for a period of 21–30 years, 6.8% for a period of 31–40 years, and the remaining 9.1% for a period of 41 years and above in Lagos State. In Ondo State, 52.9% of the participants have lived in the study area for 10 years or less, 20.4% for 11–20 years, 11.6% for 21–30 years, 8.8% for 31–40 years, and the remaining 8.3% for 41 years or more.

Table 4.13: Length of Stay Year of Developers

		Lagos	**Ondo**	**Osun**	**Total**
		Freq. (%)	Freq. (%)	Freq. (%)	Freq. (%)
Length of Stay in the Area	10 years & below	458(37.7)	535(52.9)	189(41.4)	1182(44.1)
	11-20 years	393(32.4)	206(20.4)	116(25.4)	715(26.7)
	21-30 years	170(14.0)	117(11.6)	35(7.7)	322(12.0)
	31-40 years	82(6.8)	69(8.8)	50 (10.9)	201(7.5)
	41 years & above	111(9.1)	84(8.3)	67(14.7)	262(9.2)
	Total	**1214(100.0)**	**1011(100.0)**	**457(100.0)**	**2682(100.0)**

Source: Author's Fieldwork, 2024

Household Size of Developers

Regarding the household size of the respondents, the majority (65.5%) had a household size of 4-6 members, 11.0% had 3 members of household and below, 18.2% had 7–10 members, 2.2% had 15 members, and the remaining 3.1% had 11–14 members of household in Lagos State. In Ondo State, 57.1% had 4-6 members, 26.3% had 3 members or less, 14.6% had 7–10 people, 1.2% had 15 members, and the remaining 0.8% had 11–14 members. In Osun State, 51.4% of them had four to six members, 8.8% had three or fewer, 30.6% had seven to ten people, 6.1% had fifteen members, and 3.1% had eleven to fourteen members. In 2019, President Muhammadu Buhari signed into law an increase in Nigeria's monthly minimum wage to ₦30,000 ($20.2) from ₦18,000, which is now the current approved minimum wage by the Federal Government of Nigeria. Since 2023, the World Bank has defined extreme poverty as people living on less than $2.15 a day, as measured by the international poverty line. In other words, the majority of the respondents (60.5%) can be classified as medium-income earners because they live a little above $2.15 (₦2964) a day in the sampled states in the study area. The finding reveals that the average household size in Lagos, Ondo, and Osun states was computed at 6 people. The finding here agrees with Olajuyigbe *et al.* (2015) in the urban core of Akure, Nigeria, which revealed that 45.1% of the respondents sampled had between 5-7 people per household.

Table 4.14: Household Size of Developers

		Lagos	**Ondo**	**Osun**	**Total**
		Freq. (%)	Freq. (%)	Freq. (%)	Freq. (%)
Household Size	3 & below	133(11.0)	266(26.3)	40(8.8)	439(16.4)
	4-6	795(65.5)	577(57.1)	235(51.4)	1607(59.9)
	7-10	221(18.2)	148(14.6)	140(30.6)	509(19.0)
	11-14	38(3.1)	8(0.8)	14(3.1)	600(2.2)
	15 & above	27(2.2)	12(1.2)	28(6.1)	670(2.5)
	Total	**1214(100.0)**	**1011(100.0)**	**457(100.0)**	**2682(100.0)**

Source: Author's Fieldwork, 2024

CONCLUSION AND RECOMMENDATIONS

Based on the findings, it can be concluded that stakeholders in physical planning administration were distributed across the offices of the MDAs in Lagos State, Ondo State and Osun State. Also, these MDAs include the federal government offices located in the states; the planning agencies owned by and location in the states, and the departments of local of government areas that are under consideration. Also, these stakeholders were of varying socioeconomic characteristics but they had what it takes to provide valuable information for this research. Against this background of the respondents and based on the findings from the study, the following recommendations are made:

i. The legal and administrative frameworks of physical planning administration in Southwestern Nigeria comprise the laws used in the administration of physical planning in Lagos, Ondo, and Osun states. These include the Urban and Regional Planning Law (Decree No.88) of 1992. However, the law has not been domesticated and implemented in Ondo and Osun States. Other legislations are the Land Use Decree No. 6 of 1978, the Nigerian Building Code and National and State Environmental Law representing respectively.

ii. Government is the major financial driver of the physical planning projects through a combination of budget allocations, grants, partnerships, international aid, revenue generation mechanisms, and specialized financing vehicles. By investing in urban development and infrastructure, governments aim to promote sustainable growth, improve living standards, and enhance the overall quality of life for residents in the region.

iii. The level of financial contribution of government towards physical planning projects determines the level of implementation of physical planning activities in the study area.

iv. The determinants of residents' and developers' awareness of physical planning administrative practices in Southwestern Nigeria are their socioeconomic characteristics such as gender, age, years of education, income, and length of stay in the area.

v. The socio-economic attributes of the developers in the study area had strong impacts on the level of compliance with development control significantly in the study area.

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ABOUT THE AUTHORS

Samuel Babatunde ADEDOTUN, Lecturer, Osun State University, Osogbo, Nigeria

Rafiu Babatunde IBRAHIM, Lecturer, Osun State University, Osogbo, Nigeria

Dele Sunday OGUNDAHUNSI, Lecturer, Osun State University, Osogbo, Nigeria

Olubunmi Adebola OLUWADARE, G.M, Osun State Capital Development Authority, Osogbo, Nigeria

Adewale Olufunlola YOADE, Lecturer, Lagos State University, Ojo Nigeria

Helen Abidemi FATUROTI, Lecturer, Lagos State University, Ojo Nigeria