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Urban Development Practices in Ado-Ekiti, Ekiti State, Nigeria

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The current study evaluated the legal and institutional framework for development control practice in residential Areas of Ado-Ekiti. It identified and appraised development of control mechanisms and enforcement procedure in the study Areas. Also, the study evaluated residents' level of compliance with development control regulations in the different residential area and examined the factors influencing residents' level of compliance with development control regulation in the study area. These were with a view to developing a framework that could enhance orderly built environment in the study Area. Data for the study were from primary and secondary sources. Questionnaire was administered to obtain primary data. The first three residential buildings in each area identified were Traditional, Transition, Suburban and planning scheme zone. Therefore, for the administration of questionnaire, sample was drawn using systematic sampling technique. In this case, the first three residential buildings with the people living in them cursory to the main road with adequate standard setback were selected from each residential area. The first building to be sampled was chosen randomly while subsequent unit of investigation was the second and third residential buildings respectively. Where the sample buildings were not residential, the next residential building was chosen for questionnaire administration. A total of 111 residential buildings with the people living in them were sampled for the study. The study established that the planning law No3 of 2011 was the only regulatory document for controlling development but yet to be implemented. It was established that majority of residents (53.4%) in the four residential zones were aware of development control through negative sources such as carrying out of demolition exercise. The perception of the problem confronting development control agencies in the area measured on a seven-point Likert scale showed that lack of development master plan, poor monitoring, political interference, bribery and corruption and inadequate funding were the major problems respectively with a mean of 4.32, 4.28, 4.20 and 2.31.The study concluded that the problem of development control varied along the different residential zones and a very low level of compliance with development control regulation was recorded in the traditional zone of the four zones investigated.

Keywords: Urban, Planning, Development control, Residential Areas.

INTRODUCTION

All over the world and country there are numerous shrinking cities. The causes of this cannot be separated from the combination of natural increase, rural migration, technological advancement and socio-economic transformation Adeyemi, (2016). Globally sub-saharan Africa is presently witnessing an astronomically high population growth rate Fatusin, (2012). A Country like Kenya needs more than 17 years to double its population with major cities in Nigeria growing fast with a typical yearly increase of 10% Alabi, (2010). It has been established that population upsurge in cities accounts for lateral expansion, structural growth of settlement and associated problem. Lateral changes occur when the city expands in geographical boundaries leading to sprawl and peripheral development. Urban sprawl is characterized by haphazard development, squatter settlements and slums in most of our cities in Nigeria and other less develop nations of the world is attributed to a chain of factors, where both residential and commercial structure including filling stations constructed without planning permit in uncoordinated layout Olujinmi, (2009) and Ifatimehin, (2010). In Nigeria for instance (Fatusi, 2012) noted that the physical extent of Enugu was 180square Kilometers in 1982. Despite this rapid rate of expansion, much of the growths occur in an unplanned and unregulated manner (Owu, Obinna and Ede, (2010). If the condition of our cities is that bad today, one can only imagine what they will look if and when another 10% of their existing

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population is added. These facts should be brought to the attention of decision-makers and the citizenry so that the necessary importance will be attached to urbanization of cities. What has been the situation of our cities? Our cities have been inefficient and unlivable. The state of infrastructure is pitiable and the prospect for recovering not bright. There are large numbers of unemployed people who also are not or are poorly housed.

This category of people is prone to environmental challenges such as flood, housing congestion, urban violence among other. There is therefore insecurity of life and property. The state of the environment poor waste disposal, poor treatment of sewage among others is appalling. With respect to our cities, construction of filling station without respect to zoning, development control and institutional framework to regulates restraining and keeping in order or checking materials change on land Adeyemi, (2016).We have committed what Charles Abraham called URBICIDE meaning, the dearth of a city at hands of its own people through the misguided efforts of its officials and indifference and neglect of its citizens. If this is the situation today, can we then imagine what the situation would be in a few years time, when another 50% of the existing population of Ado –Ekiti added to them?

What has been happening from all the above is that the world is becoming more urban everyday and Nigeria too is becoming urban. That is the reason, the federal government in her effort to realize the United Nation Development Programme Agenda (2010) on Sustainable Environment formulated National Urban Development policy. This policy had been reviewed in Ekiti state thrice in 2001, 2009 and 2012. The goal is to develop a dynamic system of urban system which will foster sustainable economic growth, promote efficient urban and regional development across six geopolitical zones and ensure an improved standard of living and wellbeing of every citizenry, Popoola (2015).

Despite these efforts aimed at ameliorating the urban problems through the enactment of planning laws and regulation, the administration and implementation of these laws and regulation are being problematic, Popoola (2013). The persistence of uncontrolled expansion of Ado-Ekiti has led planners and stakeholder to accept that development policies for urban and rural areas have not worked as expected. A cursory study of research on urban development is revealing-poorly coordinated urbanization is evident in the high rate of insecurity, improper waste management and overburdened public infrastructure in many cities of developing nations.

These problems that continue to defy all known solutions suggests that a new insight as to addressing modern urban environmental problems is required. The field of development control is not new but it is one that requires continual exploration to understand emerging challenges and the state-of-the-art responses that can advance city planning and management especially in the ever-dynamic context of developing nations such as Nigeria particularly Ado-Ekiti.

Aim and Objectives of the study

The aim of this study is to examine the development control activities in Ado-Ekiti Nigeria with a view to develop a framework that could enhance orderly built environment. To achieve the aim, objectives are to determine;

a) residents' source of awareness of development control agency.
b) the requirement to be fulfilled before permit is granted.

CONCEPTUAL FRAMEWORK FOR THE STUDY

The state of environment particularly in the urban centers today is a major source of global concern. The concern is greater in respect of developing nations like Nigeria due to the high rate of urbanization but weak institutional capacity to address the associated challenges (Ogundele, *et al,.* (2011). Research in development control has attracted interest among leading scholars in city planning and allied disciplines. Extensive works have been carried out on the dimension of mechanism and strategies for implementation, procedural and compliance challenges and regulatory and capacity issues that can inform an effective implementation of development control instruments.

Despite these significant efforts, information on comparative studies across jurisdiction and regulatory context is hardly available. In essence, most studies in Nigeria are centered on individual urban context for instance, Adedibu, (1985); Olajuyin and Olayiwola, (1985); Omisore and Akande, (2004) established that unpatriotic attitude of citizens among other factors often leads to chaos in cities. This was inferred from the study based on development control practice in Kwara state. Olajuyin and Olayiwola (1985) in their study based on Ile-Ife also concluded that lack of a master plan to channel the course of development contributed to the City's planning problems. Obabori *et al*,. (2007) attributed the problem of development control in Ekpoma to inadequate machinery and shortage of qualified manpower to monitor the fast-growing physical development.

A study by Omole and Akinbamijo [2012] established that as the law No 4 of 1946 was retained for almost fifty years, so also were the problem of discriminatory legislation, inappropriate standards and effective administrative framework in the post-independence development plans. An attempt at addressing these inherent problems came with the enactment of the Nigerian Urban and Regional Planning Decree No 88 of 1992. The law provided for the establishment of multidisciplinary Development Control department at each level of government (Federal, State and Local).

Recent studies have also linked poverty to the low level of compliance with planning requirement in Nigeria. For instance, a recent report by United Nations Habitat (2010) showed that development of informal settlements in many urban centers of developing nations cannot be divorced from a high rate of poverty. In a study based on Ibadan, Agbola (2013) established that existing minimum standards were not what the poor could achieve with available resources and consequently, attempts were made to circumvent the law through mass squatting and illegal construction and on occasions violate building control regulations.

Other recent studies on development control include. Eja *et a*l,. (2010) who investigated effects of commercial land- use on the physical environment in Calabar, Cross River State, Nigeria. The study noted that high influx of people into the city for recreation and tourism resulted in the indiscriminate use of land without recourse to physical planning laws. The study is however limited in scope as it only focused on commercial development while other developments such as residential, industrial and institutional that are capable of impacting on the physical environment were not considered. Olujinmi (2009) and Ujo *et al,.* (2010) worked on urban sprawl in Akure and Abuja respectively.

Table 1. Residential Areas in Ado-Ekiti and their Wards

Ward	Traditional	Transitional	Suburban	Planning scheme	Total
1	Ureje	Ajilosun	Omolayo and Ajisola		12
2	Odo-ado				3
3		Odo and Ago-igbira			6
4	Idolofin	Ojido			6
5			Oke-oniyo		3
6	Oke-iyinmi	Odundun and Afin			9
7	Oke-ila	Ilamuo, and Itanla	Ayoko		12
8			Basiri		3
9		Irasa	Opopogbooro	Housing lane	9
10		Egbewa and Okesa	Onigiri		9
11		Irona,Oke-osun and Okeaso			9
12	Ogirigiri	Igimokoko	Idege		9
13	Aso	Ayegunle and Ago-aduloju	Kajola and Bolrunduro	El;emi and Erinfun	21
Ground total	7	17	10	3	111

Source: *Author's field survey, 2017*

Table 2: Residents source of awareness of development control agency

Source of information	Traditional Zone	Transition	Suburban	Planning scheme	Total
Demolition	5(5)	2(1.8)	7(6.3)	11(10)	25(23)
Television	4(3.6)	3(2.7)	5(5)	7(6.3)	19(17)
demolition notice	3(2.7)	4(3.6)	7(6.3)	9(8)	23(21)
education institution	1(0.9)	5(5)	4(3.6)	7(6.3)	17(15)
Government official	2(1.8)	1(0.9)	3(2.7)	9((8)	15(14)
Service of contravention	1(0.9)	3(2.7)	2(1.8)	6(5.4)	12(10)
Ground total	**16(14)**	**18(16)**	**28(25)**	**49(44)**	**111 (100)**

Source: *Author's field survey, 2017*

Table 3: Residents perception of level of services' on the part of development control agency

Problem of dev control	Traditional Zone	Transition	Suburban	Planning scheme	Total
Bribery and corruption	6(5.4)	2(1.8)	3(2.7)	5(5)	16(14)
Poor staff strength	4(3.6)	3(2.7)	5(5)	4(3.6)	16(14)
Shortage of tool	3(2.7)	3(2.7)	4(3.6)	4(3.6)	14(13)
Political interference	2(1.8)	2(1.8)	4(3.6)	4(3.6)	12(11)
Lack of corporation from public	2(1.8)	4(3.6)	3(2.7)	2(1.8)	11(10)
Poor founding	2(1.8)	2(1.8)	3(2.7)	4(3.6)	11(10)
Lack of master plan	2(1.8)	2(1.8)	4(3.6)	4(3.6)	13(12)
Poor monitoring	3(2.7)	1(0.9)	4(3.6)	2(1.8)	9(8)
Delay in response to petition	2(1.8)	1(0.9)	3(2.7)	3(2.7)	9(8)
Ground total	**26(23)**	**20(18)**	**33(30)**	**32(29)**	**111(100)**

Source: *Author's field survey, 2017*

Table 4: Residents with survey plan before construction across the residential zone

Survey plan	Traditional Zone	Transition	Suburban	Planning scheme	Total
Yes	11(10)	9(8.1)	17(15.3)	27(24.3)	64(58.0)
No	18(16.2)	14(13)	13(12.0)	21(19.0)	47(42.0)
Ground total	**29(26.0)**	**23(21.0)**	**30(27.0)**	**29(26.0)**	**111(100)**

Source: *Author's field survey, 2017*

Both studies inferred that urban sprawl incidences in Nigerian were a direct consequence of uncontrolled urbanization, with factors such as lack of political will to implement development control measures insufficient number of staff to carry out effective monitoring and lack of equipment such as development control monitoring vehicles as major barriers to effectiveness. In order to have a sustainable urban development, it is highly imperative planners intervene in the urban land use system. Ideally, the process of intervention and implementation of development control should encompass collaboration of planning agencies, developers and the community, however the methods of controlling urban development and the existing planning framework in the study area has have been investigated.

Background Information (Study Area)

The population of Ekiti State was put at 1,647,822 (NPC1991) before the state was created after which was put at 2,384,212 as at 2006 census by the National Population Commission. Presently in 2016, the estimated population of Ekiti State can be put at 2,980,265 using 2.5% growth rate. Ekiti State is made up of three senatorial districts namely: Ekiti Central, Ekiti North and Ekiti South senatorial districts. The state is located in the tropical climate with distinct wet and dry season (Bankole, 2011). It is located between latitude 5º 25 and 7ºN 80 and between longitude 4º 45 and 5º 46E. It is bound to the north of Kwara and Kogi State, Osun state to the west, Edo state to the east and Ondo state to the South.

The landlocked nature of Ekiti State made it not to have coastal boundary .The administrative areas of Ekiti State is located at Ado-Ekiti. Agriculture is the main occupation of the people of Ekiti. This provides income and employment for more than 75% of the population. Some of the agricultural cash crop include Tree crops, such as cocoa, oil palm, Kolanut, Plantain, banana, cashew, citrus and timber while food crops include rice, yam, cassava, maize, cowpea among others.

DATA SOURCE, COLLECTION PROCEDURE AND ANALYSES

Multistage sampling techniques were used in the collection of primary data from residents. Information was also sourced from staff of the respective planning agencies in the study areas. In order words, two sets of questionnaire were administered for the purpose of this study. One set on the residents and the other on the staff of the development control agencies in the study areas. The focus of this study was the state capital. It is assumed that physical development activities are more prominent in the cities than elsewhere.

The state capital was likely therefore, facing with development control challenges than any other part of the state. Various techniques have been employed in delineating the residential areas of the urban centers into zones. These include delineation using aerial photograph method and historical and physical attributes (Afon, 2005). This paper adopts historical and physical attributes, the whole capital city of Ado-Ekiti was stratified into four residential zones.

These are Traditional, Transition, Suburban and the Planning schemes zone. The traditional area is predominately made up of old structures, most of the residential properties in the area are generally old, poorly ventilated, dilapidated among others. The transition zone is characterized by a strong mix of land uses such as commercial, administrative and residential. In the same vein, Suburban areas are located at the outskirt and the residential property is mostly of modern design and structurally sounds and the planning schemes in this context include all the public estates and GRAs within the city. Faniran, (2012).

Selection of Residential Building and Household Survey

The unit of analysis in this study is the household. Thus, household head was selected through systematic random sampling technique adopted for this study. The choice of this was anchored on the fact that physical planning activities were not effective in these areas especially traditional and transition zones. However, it has been observed that most houses are built without approved survey plans; approved building plans and the areas are inaccessible thereby leading to incessant flood occurrence experience in the city each time it rains. The sampling interval is the ratio of the number of cases in the population to the desired sample size. The first K was chosen randomly and subsequent selection of the residential buildings along the line of movement. In these respect, there were 111 residential buildings with the people living in them sampled for the study. The first residential areas (traditional zone) consist of twenty-one (21) residential buildings, the second residential areas (transitional zone) consist of fifty-one (51) residential buildings; the third residential areas consist of thirty (30) residential buildings while the fourth residential area (Planning scheme) consists of nine residential buildings in the study areas.

Therefore, for the administration of questionnaire, sample was drawn using systematic sampling technique. In this case, the first three residential buildings with the people living in them cursory to the main road with adequate standard setback was selected from each residential area. The first building to be sampled was chosen randomly while subsequent unit of investigation was the second and third residential buildings. Where the sample buildings were not residential, the next residential building was chosen for questionnaire administration. Details of questionnaires administered in each stratum as presented in Table 1 below.

FINDINGS

Presented in these is the discussion of research findings under the various sub-sections. Unless otherwise stated, all the tables originated from the survey carried out by the authors.

Residents source of awareness of development control agency

Summary in Table 1 above revealed the various residents' source of awareness of development control agency in the city of Ado-Ekiti. It was shown clearly that the major source of awareness of development control agency accounted for 23% of respondents' awareness as a result of demolition exercise at the time of this survey. Next to this was demolition notice (21%). While 15% of the respondent awareness was through education institution, only 14% out of 111 of respondents sampled for the study in Ado-Ekiti lived in traditional zone of residential areas (see table 2). And the highest proportion of which lived in the planning scheme of 44% of respondents that were aware of development control agency activities. The implication of this was that there was a direct variation between the residents' awareness status of development control activities and increase in different residential zones.

Residents perception of level of services' on the part of development control agency

Closely related to resident's awareness of the activities of development control Agency in Ado Ekiti is the perception status which is presented in table 3. To determine residents' perception status, residential areas were classified as traditional zone, transitional suburban and planning scheme. 29% of respondents that lived in the planning scheme had good perception of the service of development control agency in the study areas classified. While, larger percentage (71%) of respondents lived across traditional, transitional and suburban and had a very low perception of the service of development control agency. Those that could be termed low perception were high when compared to residents that highly perceived

the activities of development control. The proportion of respondents in the low perception showed that there was a decrease in resident perception as residential zone increased from the first towards the fourth zone.

Result of one way ANOVA computed (F= value of 147.213, significant at 0.000) also revealed that perception varied significantly in the four residential zones of Ado-Ekiti. With variation in the perception of residents, factors responsible for difference perception may also differ. Indeed, studies have shown that those who have high perception are ready to contribute their quota towards ensuring flood free environment than those with low perception respondents.

Residents' with survey plan before construction across the residential zone

The residents' with survey plan before construction across the residential zone were presented in the table above. It was revealed that 8.1% of respondents at the time of this survey had their survey plan before construction of their residential building in the transition zone, while 16%, 12% and 19% of respondents across traditional, suburban and planning scheme zone constructed residential building without survey plan.

Furthermore, 58% of respondents in the study areas had survey plan before construction began and 47% of respondents' response to survey plan before construction is very low. Deductively the percentage of residents that had their survey plan with them before construction in the study areas increase as the distance increase from the traditional zone toward the fourth zone. The purpose of this variable among the residents of Ado-Ekiti is resulted in blocked drains, gutters, and waterways which subsequently result to flood.

Residents' requirement to be fulfilled before permit is granted

Presented in the Table 5 below is the resident's requirement to be fulfilled before a permit is granted in the study areas.13% of respondents that had their survey plan before construction began signed their plan from an Architect. Only 10% of these residents across the residential zone fulfilled their permit application for stamp and seal and 10% meet-up with the payment of assessment fee and registration of their building plan before construction take place in the study areas. Meanwhile 10% of respondents were only meet-up with site inspection before starting construction.

Only (6.3%) of respondents site recommendation by site officer for final approval before construction began in the study areas. Based on the information received from Ekiti State Ministries of physical planning and urban development and from the study it is evident that the level of development control in this areas is very low while its physical development is on the increase. Considering the cost of purchasing a plot of land including the cost incurred on it and time taken to get the necessary documents with regards to the land is very discouraging.

Residents' level of level of compliance with Building plan approved

The information on Table 6 revealed that residents' level of compliance with building plan approved. It was revealed from the table that only 19% of respondents in planning scheme zone complied with the building plan approved. While 17% and 22% of respondents lived in traditional and transitional residential zones didn't compliance with building plan approved at the time of construction. Therefore, 48% of respondents in the study areas did not comply with the building plan approved by development control agency before construction. The implication of this is that development of residential structure spring up everywhere in the study areas with adequate information on the part of owner all of which resulted in various environmental problems within the study areas.

Time taken to obtain planning permit in the study Area

The time taken to obtain planning permit in the neighborhood had a significant impact on resident's response toward obtaining planning permit on residential buildings in the study areas. Table 7 indicates the time taken for planning permit to be granted. 27% of the respondents across the four residential zones were of the opinion that planning permit below a month.12% of the respondents residing in traditional and suburban zone obtain planning permit on residential building more than nine months, while 21% of the respondents that lived in the transitional zone obtain their planning permit within three months. Only 18% of the respondents obtain planning permit between six-months. Summarily, a larger proportion of respondents in the study areas obtains their planning permit before construction without unnecessary delay in the city.

In addition, the study area does not have a Masterplan guiding its physical development. It is clear that the State government has not found a permanent solution to the problem of flooding in the areas but always shows concern any time there is flood in the area. Some of the inhabitants affected are relocated to safer communities within the state. Invariably most people that are rehabilitated after the flood events moved back to their previous places of abode irrespective of their precariousness thereby recycling this teething problem. At the moment the government has resumed drastic effort at rehabilitating and reconstruction of inter-community roads within the local government. This is part of the efforts of the government at eradicating the menace and devastating effect of flood in the the cities of Ado-Ekiti.

SUMMARY OF FINDINGS, CONCLUSION AND RECOMMENDATIONS

Summary of Findings

The study established that majority of respondents (44%) became aware of planning and development activities through negative sources like carrying out of demolition exercise (23%), serving of demolition notice 14% and collapse 14%. The proportion of respondents who became aware through these sources decreased as distance increases from transaction to planning scheme.

The study further ascertained that respondents' level of awareness of function development control agency can perform differently across the cities in Ado-Ekiti. Only one function control physical development gained a wide acceptability by respondents in the Zones. Findings in the study areas revealed that the planning Board was not put in place at the state level, while zonal planning Authorities were established at the local level for the purpose of controlling development.

Generally, all development activities were to obtain Planning permit from appropriate planning agencies. The study found that the procedure for granting planning permit differed across the zones.

Table 5: Residents' requirement to be fulfilled before permit is granted

Payment of bulk sum	Traditional Zone	Transition	Suburban	Planning scheme	Total
Payment of registration fee	4(3.6)	3(2.7)	5(5)	4(3.6)	16(14)
Plan sign by Architect	2(1.8)	3(2.7)	3(2.7)	6(5.4)	14(13)
Application of approved stamp and seal	-	4(3.6)	3(2.7)	4(3.6)	11(10)
Payment of assement fee registration with plan number	3(2.7)	4(3.6)	3(2.7)	5(5)	15(14)
Payment of proceesing fee	-	3(2.7)	4(3.6)	3(2.7)	10(9.0)
Opening of file	-	2	3(2.7)	2(1.8)	7(6.3)
Assement of the proposal	2(1.8)	4(3.6)	2(1.8)	3(2.7)	11(10)
Site inspection	2(1.8)	3(2.7)	4(3.6)	2(1.8)	11(10)
Payment of bulk sum	1(0.9)	3(2.7)	3(2.7)	2(1.8)	9((8.1)
Site recommendation by site officer	1(0.9)	2(1.8)	3(2.7)	1(0.9)	7(6.3)
Ground total	**15(14)**	**31(28)**	**33(30)**	**32(29)**	**111(100)**

Source: *Author's field survey, 2017*

Table 6: Residents' level of compliance with Building plan approved

Survey plan	Traditional Zone	Transition	Suburban	Planning scheme	Total
Yes	7(6.3)	13(12)	17(15.3)	21(19)	58(52)
No	19(17)	24(22)	6(5.4)	4(3.6)	53(48)
Ground total	**26(23)**	**37(33**	**23(21.0)**	**25(23)**	**111(100)**

Source: *Author's field survey, 2017*

Table 7: Time taken to obtain planning permit in the study Area

Time grant approval	Traditional Zone	Transition	Suburban	Planning scheme	Total
>1month	2(1.8)	5(5.))	11(10)	12(11)	30(27)
1-3 month	4(3.6)	3(2.7)	5(5.0)	11(10)	23(21)
3.01-6 months	3(2.7)	7(6.3)	3(2.7)	7(6.3)	20(18)
6.01-9 months	3(2.7)	5(5.0)	4(3.6)	13(12)	25(22)
Above 9months	1(0.9)	6(5.4)	4(3.6)	2(1.8)	13(12)
Ground total	**13**(12)	**26(23)**	**27(24.3)**	**47(42.7)**	**111(100)**

Source: *Author's field survey, 2017*

All major commercial, industrial, and institutional excess development in of 18m in length can only be approved by the state ministry of Regional Authority. Other development application outside these will be approved by the zonal planning Authority in the city. Every development application must first obtain Land use permit from Capital Urban Development Authority. Where such development is a major commercial, industrial or institutional, it must obtain an interim permit from Ministry of land before approved can be granted by the Local planning authority.

Conclusion

The study showed that the planning agencies in the areas under investigation adopted different strategies for controlling physical development. However, lack of development of a masterplan, poor monitoring, political interference, bribery and corruption and inadequate funding were the major problems confronting development control activities in the study areas. The study concluded that the problem of development control varied along the different residential zone and a very low level of compliance with development control regulation was recorded in the traditional zone of the four zones investigated.

The variations had been identified to be due to the differences in socioeconomic status of residents across the residential zone. Further research is therefore required to provide designed on the level of monitoring of development control activities. Information is also required on the level of citizen participation in development control activities and residents' level of environmental awareness. Conclusively, it is germane that development control activities in Nigeria cities be properly regulated. This will not only enable the cities to perform the economic, social and cultural functions, it will also guarantee an aesthicaly pleasing environment for living, working and recreating.

Recommendation

Based on the analyses of results and major findings in this study, it is imperative at this stage to make some recommendations that will address the issue haphazard development in the study areas. In views of the foregoing, the following recommendations are put toward as policy guidelines for a physical development management of the areas of study.

i. The system of Plan approval processes for private sector participation should be reviewed to minimize cost and time.
ii. Verily, institutions should be enacted to regulate the activities of the private sector in the provision of housing infrastructure that would enhance citizen standard of living.
iii. The Government should sponsor informed research into the particular issue of physical development

management so that policy formulation can be better informed.

iv. Professionals in different types of physical development management should be part of the planning process right from its earliest stage.

v. According to section 3 of Decree No 88 of 1992 the three bodies to be set up for the purpose of effective coordination of development control are federal planning commission, state planning Board and local planning Authority. Based on the provision of this law there should be synergy between and within the planning agencies from the commission to Board and Local Planning Authority.

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