Residents' Perception and Response to Development Control Activities in Nigerian Cities: The Case of Ibadan and Akure, South-West, Nigeria

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ABSTRACT

This study assessed residents' perception and response to development control activities in Ibadan and Akure Nigeria. This was with a view to suggesting policy a response capable of enhancing orderly control of development in the cities and others with similar background. A local government was selected in each of the two cities. This is followed by the selection of two wards in each of the selected local governments across the two cities. In the four selected wards, every 20th residential building was sampled sequel to listing of buildings based on street numbering system and counting of buildings where houses were not numbered. For the study, 106 residents were sampled on whom questionnaires were administered. This sample comprised 55 respondents in Ibadan and 51 residents in Akure. Data analysis was done using descriptive statistics. Findings revealed that demolition exercise was the major source of awareness of development control activities across the two cities. However, there were differences in residents' perception of roles of development control agencies in Ibadan and Akure. The study also found that majority of the residents across the two cities do not have survey plans neither do they prepare building plans before embarking on construction. This study established the divergent views on satisfaction with conduct of development control activities among residents of Ibadan and Akure. The study recommended that development control agencies in the two cities should cultivate a cordial relationship with the residents in order to motivate them to fulfil land administration requirements before embarking on construction exercises.

Keywords: Development control, physical planning, residents, urbanization, urban centres

1.0. Introduction

Urban centres throughout the world exhibit an incredible diversity of characteristics, economic, structure, levels of infrastructure, historical origins, patterns of growth and degree of formal planning (Amujiri, 2001; Agbola, 2007; UN-Habitat, 2009). The process of urbanization has become more rapid and massive, thus posing a challenge to a greater part of the world than ever before (Alabi, 2010; Fabiyi, 2006). Studies such as Bhata (2010), Oyelade, (2012), Adeyemi (2014) and UN-HABITAT (2016) have established that population upsurge in cities account for lateral expansion, structural growth of settlement and associated problems. Lateral growth occurs when the city expands in geographical boundaries. In essence, the issue of agglomeration of population into urban areas leads to the quest for more development on land to commensurate with the demographic structure.

The state of the physical environment particularly in the urban centres today is a major source of global concern (Kawu., Ahmed, and Usman, 2012). Most land users in the developing world in their quest for development carried out their activities without recourse to planning agencies for planning approval and strict adherence to planning standards thereby contravening existing planning laws related to development (Oduwaye 2004; Olujimi and Fashuyi, 2004; Obabori, Obiwuevi and Olomu, 2007; Aluko, 2010). Physical development often has severe impacts on the environmental components such as land, water and air. The concern is greater in respect of developing nations like Nigeria. This justifies a need for proper physical planning in attaining sustained control and development of the environment. Urban planning involves organized legal activities that are directed towards spatial ordering of land uses in order to create a functional and healthy physical environment for living, working and recreating

(Lamond, Awuah, Lewis, Bloch and Falade, 2015). It provides a framework for building and managing the environment. One of the veritable ways of carrying out urban planning is development control. Adeyeye (2010) defined development control as a physical planning instrument which generally involves the regulation, restraining and keeping in order or checking material change to land. In another parlance it is a strong and effective tool of urban planning and management (Vivan, Kyom and Balasom, 2013). Development control is a way of checking and regulating development of land by planning authorities (Obabori *et al*, 2007). Development control policies are aimed to ensure coordination and compatibility of land uses to bring about improvement in the general welfare of a people (Sanusi, 2006). The cumulative effect of the urbanization process is seen in the haphazard spatial development, the attendant problems of congestion, the inaccessibility to some activity areas, pollution, slum formation, rising costs of land, accessibility to urban land for land housing, incompatible use, flooding, overcrowding and congestion, housing famine, environmental chaos and other forms of environmental degradation (Kio-Lawanson, Duru, John and Eebee, 2016). Development control activities in Nigeria are domiciled in land administration agencies ranging from federal to local government levels. Till date, development control has been applied in Nigeria through series of Acts, Laws and Policies. These include the Land Use Act of 1978, Urban Development Policy of 1992, the Urban and Regional Planning Decree of 1998 as well as the Housing and Development Policy of 2002. Despite the existence of these laws and policies, development control problems still persist in the country.

The persistence of uncontrolled expansion of Nigerian cities has forced planners and stakeholders to accept that development control has failed (Agboola, 2007). The high rate of urbanization of physical environmental problems which characterized urban centres in Nigeria is an indication that development control mechanisms in the country have been ineffective. The effects of these problems are development of illegal structures in urban centres. Issues pertaining to development control activities have attracted the interest of researchers in Nigeria. Several studies have advocated for strengthening the effectiveness of the exercise through better enforcement of the law. These studies include Omisore and Akande (2004), Aribigbola (2008), Olotuah, (2010) and Ogundele *et al* (2011). Others studies that have examined the practice of development control activities in the country Oduwaye, (2004) , Olujimi (2009), Ujoh and Ifatimehin, (2010), Kawu, Ahmed and Usman, (2012), Vivian, Kyom and Balasom (2013).

These researches have highlighted the concept, relevance and problems associated with development control in Nigeria. They have also examined the uses of various development control tools as well as development control mechanisms for producing conducive, aesthetically pleasing, functional, safe and more importantly healthy environment for all Nigerians. As relevant as these studies could be in ensuring the effectiveness of development control activities in Nigerian cities, a major setback is their little emphasis on the perception of the people on development control. The views of the residents, who are the major stakeholders in ensuring the success of the development control exercise, have been less considered in literature. It has been established that residents' perception data can be used as a tool in proffering solution to different problems in different areas of human endeavour (Afon, Abolade and Okanlawon, 2006). In this era of participatory approach to urban issues, the need for residents' perception in the quest for effective development control cannot be jettisoned.

Information from perception studies guides policy makers in adopting bottom-up approach, leading to decision making that will be acceptable to the people at a particular time. Understanding residents' perception of development control activities will be a successful instrument to ensure full citizen involvement in the exercise. It can be used to know the attitude of residents to particular aspects of the programme . For the success of any physical planning activity information about peoples' perception on physical development agencies are very imperative. This type of investigation is very imperative as the role of citizen participation in the success of development control activity cannot be underestimated. The thrust of this paper, therefore, is to examine residents' perception of development control activities in Ibadan and Akure, Nigeria. In achieving this, the study examined the socio-economic characteristics of the residents and their opinion on the effectiveness of development control activities in the study area.

2.0. Materials and Methods

2.1. Study Area

The study area is Akure, the administrative capital of Ondo State. Akure became the state capital of Ondo State in 1976. The town is located within 7°15' North of the Equator and Longitude 5° 05' East of the Greenwich Meridian. It is about 204km east of Ibadan, capital of Oyo state; 168 km west of Benin City, capital of Edo state; 311 km north-east of Lagos; and 323 km south-west of Abuja, the Federal Capital Territory of Nigeria. The city spreads over an area of about 15,500 km² in about 370m above the sea level (Owoeye and Adedeji, 2003). Its population figure of the city by the National Population Census of 1963 was just 71,106. With the influx of public servants into the town consequently upon state creation in 1976, the population rose to 239,124 and 360,268 in 1991 and 2006, respectively, with a projection of 476,159 in the year 2014 (Owoeye and Ibitoye, 2016). The increased relative political influence of Akure as a State capital since 1976, when Ondo State was created has been partly responsible for its rapid development. This is because, the decentralization exercise, which accompanied the policy that led to the creation of the State led to the creation of jobs, which attracted many people. The multifarious activities, performed by Akure, influence the desire to construct new roads and rehabilitate the old ones to take care of the envisaged new roles and status of the city.

Ibadan is currently the capital city of Oyo State; one of the 36 States of Nigeria. It is located approximately on latitude 7°22' and 7°40' North of the Equator and 3°53' and 4° 10' East of the Greenwich Meridian. It is Nigeria's second-largest urban agglomeration, with a population of about 3.3 million people (Oyelayo, 2014). It is centrally situated in the South-western sector of the country. Ibadan comprises of eleven local government areas. Administratively, Ibadan Metropolis consists of five local government areas; the inner city. These are Ibadan North, Ibadan North East, Ibadan North West, Ibadan South East and Ibadan South West. The peculiarity of these five areas is that they converge at a point, Mapo hill. The remaining six local government areas constitute the suburbs of the metropolis. Spatially, Ibadan sprawls over a radius of 12-15 km (Afon and Faniran, 2012; Fakere, Fadairo and Oriye, 2012). The city is facing serious environmental issues relating to its high rate of urbanisation accompanied by acute shortage of water supply and poor management of solid and liquid wastes (Oyelayo, 2014).

The basis for selection of the cities were to compare residents' perception to development control activities between older generation city (capital cities as at independence of Nigeria) and cities named after independence of Nigeria.

2.2. Field Survey and Analysis Method

This study was based on a field survey through administration of questionnaire. The sampling procedure started with a focus on the two capital cities. One local government was selected in each of the capital cities. Two wards were selected in each of the local government area selected. A total of four political wards were selected for survey. In the two political wards selected in Ibadan, reconnaissance survey revealed that 1120 buildings while in the two political wards selected in Akure, there are 1020 residential buildings. One out of every 20th residential building identified was sampled sequel to listing of buildings based on street numbering system and counting of buildings where houses were not numbered in each of the cities. In each of the selected residential buildings, the target respondents were the household heads.

For the study, 106 residents were sampled on which questionnaires were administered. This sample comprised 55 respondents in Ibadan and 51 residents in Akure. One out of every twenty buildings was selected and questionnaire was administered on an adult residing in each of the selected buildings across the selected wards. Issues addressed in the questionnaire included socioeconomic attributes of the residents and those pertaining to residents' perception and response to development control activities in their cities. The questionnaire was designed to seek the opinion of the residents on the level of

agreement/disagreement with functions of development control agencies on a 5- point Likert scale using 1 for strongly disagreed (SD), 2 for disagreed (DA), 3 for neutral (N), 4 for agreed (A) and 5 for strongly agreed (SA). Residents' opinion on satisfaction/dissatisfaction with development control activities was rated on a 5- point Likert scale using 1 for strongly unsatisfied (SUS), 2 for unsatisfied (US), 3 for neutral (N), 4 for satisfied (S) and 5 for strongly satisfied (SS). Analysis of the data was done using cross tabulation and mean.

Mean index was used to analyse residents level of agreement with functions of development control agencies and satisfaction with development control activities in the study area. The analysis of the responses evolved "Residents' Agreement Indexes" (RAI) and mean Residents' Agreement Indexes' ($\overline{RAI}$). To obtain a RAI, a weighted value of 5,4,3,2 and 1 were respectively attached to rate each response (SA=5, A=4, N=3, DA=2 and SD=1) on any of the functions. The RAI for each item was obtained through the sum of the product of number of responses of each item and the respective weighted value attached to each rating. This is expressed mathematically as:

$$SWV = \sum_{i=1}^5 X_i Y_i \quad (1)$$

where SWV = summation of weight value, X_i = number of respondents to rating i, and Y_i = the weight assigned a value (i = 1, 2, 3, 4, 5).

The RAI for each item on the scale was arrived at by dividing the Summation of Weighted Value (SWV) by the total number of respondents (N=55) and (N=51) for Ibadan and Akure respectively, mathematically expressed as:

$$RAI = \frac{SWV = \sum_{i=1}^5 X_i Y_i}{N} \quad (2)$$

The $\overline{RAI}$ later was computed by summing the total number of RAI and dividing by the number of the identified functions of development control agencies (n = 15), mathematically expressed as:

$$\overline{RAI} = \frac{RAI}{n} \quad (3)$$

Any RAI with actual value of the $\overline{RAI}$ indicated a moderate level of agreement of functions of development control agencies by household heads. Values with positive deviations indicated high level of agreement while those with negative deviations indicated low level of agreement of the function of development control agencies by household heads. The ranks of the index values were likewise provided.

Deviation about the Mean Residents Agreement Index ($RAI - \overline{RAI}$) for each of the Residents Agreement Indexes was later computed. The deviations were only representative measures of dispersion that provided information on either agreement or disagreement with the functions of development control agencies as perceived by the residents. The variables with positive deviations had high level of agreement while those with negative deviations indicated low level of agreement. For more understanding of the dispersion of the distribution about the mean indexes, the standard deviation (SD) for each city was computed. The standard deviation measured the degree of spread or dispersion of the level of agreement with the functions of development control agencies within the same distribution. A small value of the standard deviation indicated that RAIs clustered around the $\overline{RAI}$. In further establishing the above fact and also ascertaining the reliability of the $\overline{RAI}$ based on the data distribution for each of the cities, the Coefficient of Variation (CV) for each city was computed.

Respondents' satisfaction with the activities of development control agencies was measured through an index called Residents Severity Indexes RSI. The procedure of arriving at this indexes is similar to the one used to measure Residents Agreement Indexes (RAI).

3.0. Results and Discussion

3.1. Socioeconomic and Housing Attributes of Residents

In this study, findings were made on the socioeconomic and housing characteristics of residents that could influence their perception and response to development control activity. The variables discussed in this regard are gender, age, educational status, income, length of residence and type of building. These identified factors of perception in literature, and by extension, perception of development control exercise are discussed to provide descriptive information on the personal and social aspects of the respondents (Afon, 2011; Daramola 2015; Daramola and Olowoporoku, 2016; Odunsi, 2016; Olowoporoku, 2017a).

The frequency distribution of these variables across Ibadan and Akure is presented in Table 1. The study revealed that, in Ibadan, 41.8% of the respondents were male while 58.2% were female. In Akure, the male respondents comprised 64.7% of the total of 51 respondents while the remaining 35.3% were female. This gender distribution will afford the study to have perceptions based on gender differential. Also, majority of the respondents (70.9%) in Ibadan were between age of 20 and 60 years. The case was similar in Akure with 78.4% of the residents aged 20 to 60 years while 21.6% of the remainder were more than 60 years. These findings indicate that the residents were of age to give reliable information on development control activities. The mean ages in Ibadan and Akure were 53 years and 51 years respectively while the overall mean age was 49 years.

Table 1: Socio-economic and Housing Attributes of Residents

Attributes	Ibadan	Akure	Total
	Frequency (%)	Frequency (%)	Frequency (%)
Gender			
Male	23 (41.8%)	33 (64.7%)	56 (52.8%)
Female	32 (58.2%)	18 (35.3%)	50 (47.2%)
Total	55 (100.0%)	51 (100.0%)	106 (100.0%)
Age			
≤ 20	6 (10.9%)	0 (0.0%)	6 (5.7%)
20-60	39 (70.9%)	40 (78.4%)	79 (74.5%)
≥ 61	10 (18.2%)	11 (21.6%)	21 (19.8%)
Total	55 (100.0%)	51 (100.0%)	106 (100.0%)
Educational Attainment			
Primary	12 (21.8%)	14 (27.4%)	26 (24.5%)
Secondary	22 (40.0%)	6 (11.7%)	28 (26.4%)
Tertiary	21 (38.2%)	31 (60.9%)	52 (49.1%)
Total	55 (100.0%)	51 (100.0%)	106 (100.0%)
Average Monthly Income			
≤ ₦20,000	11 (29.7%)	4 (11.4%)	15 (20.8%)
₦21,000- ₦60,000	16 (43.2%)	13 (37.1%)	29 (40.3%)
≥ ₦61,000	10 (27.0%)	18 (51.4%)	28 (38.9%)
Total	*37 (100.0%)	*35 (100.0%)	*72 (100.0%)
Number of Years Spent in the Study Area			
≤10 years	7 (12.7%)	10 (19.6%)	17 (16.0%)
11-20 years	40 (72.7%)	26 (51.0%)	66 (62.3%)
≥20 years	8 (14.6%)	15 (29.4%)	23 (21.7%)
Total	55 (100.0%)	51 (100.0%)	106 (100.0%)
Type of Residents			
Tenants	19 (34.5%)	24 (47.1%)	43 (40.6%)
Landlords	36 (65.5%)	27 (52.9%)	63 (59.4%)
Total	55 (100.0%)	51 (100.0%)	106 (100.0%)

*This was less than the total number of respondents as some respondents refused to declare their monthly income.

As stated by Olofsson and Öhman, (2006) and Owoeye and Adedeji, (2003) that level of education influences awareness. Thus, residents' level of educational attainments across the two cities could serve as the basis for assessment of the perception of the residents on the development control activities in the study area. Findings on residents' educational qualifications in Ibadan revealed that 21.8%, 40.0% and 38.2% of the residents in the city had primary, secondary and tertiary education respectively while in Akure, findings revealed that 27.4% of the residents had primary education, 11.7% had secondary education while the remaining majority (60.9%) had tertiary education.

For easy analysis, the initial quantitative data on residents' average monthly income were grouped into three: low, medium and high. Income below ₦20,000 categorised as low income. The reason is that the minimum wage at the federal level in Nigeria is ₦ 18,000 while it ranges from ₦ 15,000 to ₦ 20,000 in the states of the federation (Afon, 2011; Daramola, 2015). The medium monthly income was categorised from ₦ 20,000 to ₦ 60,000 while residents earning above ₦ 60,000 were categorised as high income earners. Based on the categorisation, variation in income class existed across the two capital cities as presented in Table 1. Further findings on the average monthly income in Ibadan revealed the 29.7% of the respondents earned less than ₦20,000, 43.3% earned between ₦21,000- ₦60,000 while 27.0% earned above ₦61,000. The mean monthly income in Ibadan was ₦ 51,355. In Akure 11.4%, 37.1% and 51.4% of the respondents earned less than ₦20,000, between ₦21,000- ₦60,000, and above ₦61,000 respectively. The mean monthly income in Akure was ₦ 49,780.

Other identifiable parameters in relation to development control activities are number of years spent in the study area. Studies such as Brown and Raymond (2007) and Olowoporoku (2017b) postulated that environmental concern is a function of length of residence. This is because the longer the period people live in an area; the more they are likely to understand the problems associated with the environment. Findings revealed that majority (87.3%) had spent more than 10 years residing in the Ibadan while in Akure 80.4% of the respondents had spent more than 10 years in the city.

Investigation was also made into the type residents to know whether the house were owner-occupier or rented. The essence of this variable is that the ownership or otherwise of the house occupied by a resident can determine his knowledge about development control activities. In Ibadan, 65.5% of the residents sampled were owners of the houses they occupied while 34.5% rented their houses. In Akure, 47.1% of the sampled residents were tenants; the remaining 52.9% were landlords.

3.2. Residents' Awareness of Development Control Activities

Findings were made into the source of awareness of development control activities in the study areas. This is as contained in Table 2. Residents were allowed to select more than one option as an individual can be aware through more than one source at a time. Investigation from Ibadan revealed that demolition exercise, building collapse and mass media were the three prominent sources of awareness and they accounted for 22.5%, 21.1% and 16.9% of the respondents respectively. Findings from Akure revealed that demolition exercise (21.5%), period of building collapse (20.0%) and contravention notices (16.1%) were the prevalent means of awareness of residents about development control activities in the city.

Table 2: Residents Source of Awareness on Development Control Activities

Sources	Ibadan	Akure	Total
Source of Awareness	Frequency (%)	Frequency (%)	Frequency (%)
Demolition exercise	48 (22.5%)	44 (21.5%)	92 (22.0%)
Building collapse	45 (21.1%)	41(20.0%)	86 (20.6%)
Mass media	36 (16.9%)	33 (16.1%)	69 (16.5%)
Contravention notices	33 (15.5%)	29 (14.1%)	62 (14.8%)
Building approval process	21 (9.9%)	20 (9.8%)	41 (9.8%)
Family/friends	17 (8.0%)	22 (10.7%)	39 (9.3%)
Billboard/Posters	13 (6.1%)	16 (7.8%)	29 (6.9%)
Total	*213 (100.0%)	*205 (100.0%)	* 418 (100.0%)

**This was more than the total number of questionnaire because respondents selected more than one option*

Table 3 shows residents' view of the function of development control agencies. This is measured in the study by calculating Residents' Agreement Indices (RAI). The RAI across the two cities are measured by mean and standard deviation. Computed average RAI for the Ibadan and Akure were 3.142 and 3.140 respectively.

Table 3: Residents' Agreement Indices (RAI) with functions of Development Control Agencies in the Study Area

Residents' Agreement	Ibadan			Akure		
	RAI	RAI- $\bar{RAI}$	Rank	RAI	RAI- $\bar{RAI}$	Rank
Granting of planning permit	4.304	1.162	2nd	3.198	0.058	7th
Preparation of development plans	4.376	1.234	1st	2.980	-0.160	11th
Formulation of physical development policies	3.360	0.218	6th	3.446	0.147	4th
Controlling of physical development activities	3.432	0.290	4th	3.485	0.186	1st
Preparation of residential layout	3.360	0.218	6th	3.455	0.156	3rd
Selection of sites for different land uses	2.884	-0.258	11th	3.277	0.137	6th
Selection and designing of open spaces	3.390	0.248	5th	3.406	0.266	5th
Opening up of roads	3.532	0.390	3rd	3.079	-0.061	9th
Granting of fence permit	3.218	0.076	8th	2.871	-0.269	12th
Settlement of disputes on land ownership	3.218	0.076	8th	2.644	-0.496	13th
Taking part in street naming	3.320	0.178	7th	3.069	-0.071	10th
Settlement of dispute on land use development	2.852	-0.290	12th	3.168	0.028	8th
Location of bus stops	2.954	-0.188	10th	3.455	0.156	2nd
Declaring city section special planning areas	2.742	-0.400	13th	2.644	-0.496	13th
Declaring some roads as one way traffic	2.964	-0.178	9th	3.069	-0.071	10th
Analysis of Variables	Ibadan	Akure				
Mean RSI	3.142	3.140				
Standard Deviation (SD)	0.243	0.269				
Coefficient of Variation	7.8%	8.7%				

The study revealed that residents in the Ibadan agreed that development control agencies grant planning permits as it ranked first. In Akure, there was a different opinion as residents ranked control physical development activities first among the role of development control agencies. The calculated highest means values in the Ibadan and Akure were 4.376 (preparation of development plans) and 3.485 (control of physical development activities) respectively.

Residents' in the Ibadan disagreed that development control functions include declaring city section special planning areas as it ranked the lowest and rated 2.742. In Akure, residents disagreed that development control agencies' function includes settlement of disputes on land ownership and declaring city section special planning areas. These received the lowest ratings Akure with computed means of 2.641. From the foregoing analysis in the table 3, it can be deduced that respondents in the two cities have different perception of the function of development control agencies. The standard deviation (SD) for Ibadan and Akure 0.243 and 0.269 respectively. The SD was very helpful in computing the CV for each of the towns which was 7.8% and 8.7% respectively. This implied that 92.2%, and 91.3% of the resident agreement indexes for Ibadan and Akure clustered around the mean resident agreement indexes that was computed for the respective towns. With the higher proportions of CVs of the dataset obtained from these towns, it could be inferred that the computed $\bar{RAI}$ s were very much reliable.

Presented in Table 4 are responses of residents with satisfaction with the various development control activities. Computed average Resident Satisfaction Index (RSI) in Ibadan and Akure were 3.333 and 3.258. Findings revealed that residents in the Ibadan were satisfied with education and enlightenment programme and settlement of disputes and as both ranked first and second with a rating of 4.304 and 4.376 respectively in the city. Residents in the Akure were satisfied with period of granting approval to proposed plans and public involvement in decision making as they rated them 3.609 and 3.594 respectively. Residents of Ibadan were dissatisfied with timely action on contravention and public involvement in decision making as they ranked lowest with mean values 2.742 and 2.852 respectively. In Akure the residents were unsatisfied with the timely action on contravention notice and politeness of development control officers as they rated 2.797 and 2.942 respectively.

Table 4: Residents' Satisfaction Indices (RSI) with Development Control Activities

Residents' Satisfaction	Ibadan			Akure		
	RSI	RAI-RSI	Rank	RSI	RAI-RSI	Rank
Education and enlightenment programme	4.376	1.043	1st	3.203	-0.055	5th
Settlement of disputes	4.304	0.971	2nd	3.333	0.075	4th
Dissemination of planning information	3.532	0.199	3rd	3.159	-0.099	7th
Enforcement of development control regulations	3.390	0.057	4th	3.174	-0.084	6th
Politeness of development control officer to developers	2.964	-0.369	5th	2.942	-0.316	8th
Period of granting approval to proposed plans	2.954	-0.379	6th	3.609	0.351	1st
Timely detection of contravention	2.884	-0.449	7th	3.507	0.249	3rd
Public involvement in decision making	2.852	-0.481	8th	3.594	0.336	2nd
Timely action on contravention	2.742	-0.591	9th	2.797	-0.461	9th
Analysis of Variables	Ibadan	Akure				
Mean RSI	3.333	3.258				
Standard Deviation (SD)	0.626	0.282				
Coefficient of Variation	18.7%	8.7%				

From the foregoing analysis in the table 4, it can be deduced that in the residents in the two cities are at variance with satisfaction with development control activities across the two cities. The standard deviation (SD) for Ibadan and Akure 0.626 and 0.282 respectively. The SD was very helpful in computing the CV for each of the towns which were 18.7% and 8.7% respectively. This implied that 81.3%, and 91.3% of the resident agreement indexes for Ibadan and Akure clustered around the mean resident satisfaction indexes that were computed for the respective towns. With the higher proportions of CVs of the dataset obtained from these towns, it could be inferred that the computed RSIs were very much reliable.

3.4. Residents' Response to Development Control Activities

Information on residents' response to development control activities is as presented in Table 5. Starting with availability of survey plans, findings on Ibadan and Akure revealed that majority (67.3%) and (58.8%) of the residents do not have survey plans. Further findings were made into the reasons why resident do not have survey plans. In Ibadan 29.7% of the residents claimed the cost of survey plan was high while the majority (70.3%) claimed survey plan was not compulsory in the construction process. In Akure, 40.0% of the residents claimed high cost of obtaining survey plan was the reason for them not to obtain survey plans while 60% of the respondents' claimed survey plan was not compulsory in the construction process.

Investigation was made to determine if residents prepared building plans before construction of buildings. In Ibadan, it was discovered the proportion of the residents that did not prepare building plans before construction were 76.4% while the remaining 23.6% prepared building plans before construction. In the Akure, 70.6% of the residents did not prepare building plans before construction of their buildings while 29.4% of the respondents prepared building plans before construction. On the reason for not preparing building plans before construction majority, 70.9% of the residents in Ibadan claimed preparing building plan was an additional cost to cost of construction while in Akure, 56.9% of the residents opined that building plans increase the cost of construction in the study area.

On approval of buildings before construction, in Ibadan 87.8% of the residents did not get approval before construction while in Akure 78.4% of the residents did not obtain approval before construction of their buildings. Findings on reasons for not taking approval before building houses in Ibadan revealed that 46.7% of the residents claimed planning approval was costly while 53.4% claimed that taking approval for building was time consuming. In Akure, 41.8% claimed planning approval is costly while 58.2% claimed planning approval is time consuming.

In Ibadan a little more than half (66.7%) collected approval through middlemen, 16.7% collected approval through architects while the remaining 16.7% collected approval through town planners. In

Akure, 36.4% of the residents collected approval through middlemen and 36.4% collected approval through town planners.

Table 5: Residents' response to Development Control Activities

Activities	Ibadan	Akure	Total
	Frequency (%)	Frequency (%)	Frequency (%)
Availability of Survey Plans			
Yes	18 (32.7%)	21 (41.2%)	39 (36.8%)
No	37 (67.3%)	30 (58.8%)	67 (63.2%)
Total	55 (100.0%)	51 (100.0%)	106 (100.0%)
Reasons for No Survey Plans			
High cost	11 (29.7%)	12 (40.0%)	23 (34.4%)
Not Compulsory	26 (70.3%)	18 (60.0%)	44 (65.6%)
Total	37 (100.0%)	30 (100.0%)	67 (100.0%)
Preparation of Building Plan Before Construction			
Yes	13 (23.6%)	15 (29.4%)	28 (26.4%)
No	42 (76.4%)	36 (70.6%)	78 (73.6%)
Total	55 (100.0%)	51 (100.0%)	106 (100.0%)
Reasons for Not Preparing Building Plan Before Construction			
Building cost Addition	39 (70.9%)	29 (56.9%)	68 (64.2%)
Not necessary	16 (29.1%)	22 (43.1%)	38 (35.8%)
Total	55 (100.0%)	51 (100.0%)	106 (100.0%)
Obtainment of Approval Before Embarking on Any Construction			
Yes	6 (12.2%)	11 (21.6%)	17 (16.0%)
No	49 (87.8%)	40 (78.4%)	89 (84.0%)
Total	55 (100.0%)	51 (100.0%)	106 (100.0%)
Reason for Not Taking Approval			
Planning Approval Costly	42 (46.7%)	33 (41.8%)	75 (45.7%)
Time Consuming	48 (53.4%)	46 (58.2%)	94 (54.3%)
Total	90 (100.0%)	79 (100.0%)	169 (100.0%)
Means of Collection of Approval			
Contract to Architect	1 (16.7%)	2 (18.1%)	2 (11.7%)
Contact to Town Planner	1 (16.7%)	4 (36.4%)	5 (29.4%)
By Oneself	0 (0.0%)	1 (9.1%)	1 (5.9%)
Middlemen	4 (66.7%)	4 (36.4%)	8 (47.0%)
Total	6 (100.0%)	11 (100.0%)	17 (100.0%)

4.0. Conclusions

The importance of examining the residents' perception on development control activities is based on the significance of the roles of residents in the success of any government enterprise. Also, the satisfaction that the residents derive from the activity will serve as a motivating factor for their participation in the programme. From the findings above, the following are observable. Generally, residents were aware of development control activities across the two cities. However, there were differences in residents' perception of development control agencies and satisfaction with the development control activities, as a result of differences in the way development control agencies carry out their duties and residents' socioeconomic characteristics.

Majority of the residents got aware of development control activities via building collapse and demolition exercise. The outcome of the study revealed that residents in Ibadan agreed that development control agencies are solely responsible for grant planning permits while residents in Akure agreed that the main duty of development control agencies are to regulate physical development activities. These identified activities are the core of development control agencies. The study established the divergent views on satisfaction with conduct of development control activities in the study area. In Ibadan, residents reflected their dissatisfaction with timely action on contraventions, while residents in Akure rated the politeness of development control officers to developers poorly. This low level of satisfaction towards the conduct of the activity can trigger residents' apathy towards development control in the

study area. Based on these, the followings are recommended on development control activities in the study area.

There should be a reduction in the cost of procuring building permits also the bottlenecks involved in the process should be reduced in order to aid easy access to building permits. There should be proper awareness to the residents about the benefits of development control activities in the study area. The development control agencies should cultivate a cordial relationship with the residents so as not scare people from fulfilling their roles during the building approval period. Public campaign through the use of mass media and bill boards should be employed in order to spread the gospel of development control to residents of the two cities and other cities with similar background.

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