

Olowoporoku, Oluwaseun; Daramola, Oluwole; Agbonta, Wilson; Ogunleye, John

## Article

# Urban jumble in three Nigerian cities: A perception study of development control activities in Ibadan, Osogbo and Ado-Ekiti

Economic and Environmental Studies (E&ES)

## Provided in Cooperation with:

Opole University

*Suggested Citation:* Olowoporoku, Oluwaseun; Daramola, Oluwole; Agbonta, Wilson; Ogunleye, John (2017) : Urban jumble in three Nigerian cities: A perception study of development control activities in Ibadan, Osogbo and Ado-Ekiti, Economic and Environmental Studies (E&ES), ISSN 2081-8319, Opole University, Faculty of Economics, Opole, Vol. 17, Iss. 4, pp. 795-811, <https://doi.org/10.25167/ees.2017.44.10>

This Version is available at:

<https://hdl.handle.net/10419/193043>

### Standard-Nutzungsbedingungen:

Die Dokumente auf EconStor dürfen zu eigenen wissenschaftlichen Zwecken und zum Privatgebrauch gespeichert und kopiert werden.

Sie dürfen die Dokumente nicht für öffentliche oder kommerzielle Zwecke vervielfältigen, öffentlich ausstellen, öffentlich zugänglich machen, vertreiben oder anderweitig nutzen.

Sofern die Verfasser die Dokumente unter Open-Content-Lizenzen (insbesondere CC-Lizenzen) zur Verfügung gestellt haben sollten, gelten abweichend von diesen Nutzungsbedingungen die in der dort genannten Lizenz gewährten Nutzungsrechte.

### Terms of use:

*Documents in EconStor may be saved and copied for your personal and scholarly purposes.*

*You are not to copy documents for public or commercial purposes, to exhibit the documents publicly, to make them publicly available on the internet, or to distribute or otherwise use the documents in public.*

*If the documents have been made available under an Open Content Licence (especially Creative Commons Licences), you may exercise further usage rights as specified in the indicated licence.*

# Urban Jumble in Three Nigerian Cities: A Perception Study of Development Control Activities in Ibadan, Osogbo and Ado-Ekiti

Oluwaseun OLOWOPOROKU<sup>1</sup>, Oluwole DARAMOLA<sup>1</sup>, Wilson AGBONTA<sup>2</sup> and John OGUNLEYE<sup>1</sup>

<sup>1</sup> Department of Urban and Regional Planning, Obafemi Awolowo University Ile-Ife, Nigeria.

<sup>2</sup> Department of Architecture, University of Benin, Benin, Nigeria.

## Abstract:

**Purpose** – The purpose of this paper is to examine residents' perception of development control activities in three capital cities in Nigeria (Ibadan, Osogbo and Ado-Ekiti). This came about based on the recognition that jumble development hinders economic and environmental sustainability in cities. The perception study becomes imperative since perception is adjudged a tool for proffering solution to different problems in the different human endeavours and a method of getting policy information from the people that will be eventual subjects of the policy.

**Design/methodology/approach**– The study used household survey through questionnaire administration. The three capital cities were stratified into local government areas (LGAs). One local government area was selected in each of the cities. Due to homogeneity of the cities in the nomenclature of political wards, two political wards were selected in each of the local government in the capital cities. Across the cities, a total of 223 residents were systematically sampled on which the designed questionnaires were administered.

**Findings** – The study revealed that residents agreement and satisfaction with function of development control agencies decreases with the age of the city. Impliedly the age of the city is inversely proportional to residents' agreement and satisfaction with development control activities. The study concluded that economic and environmental sustainability of cities is dependents on citizens' embracement of development control activities.

**Research implications** – The study is capable of generating hypotheses for future research in the area of environmental studies, especially in the global south.

**Practical implications** – The findings and recommendations of this study can provide information on future policy making, review and implementation on development control and other related issues in environmental studies both in the cities and others with similar setting.

**Keywords:** Cities, development control, perception, jumble, Ibadan, Osogbo, Ado-Ekiti

## 1. Introduction

Cities all over the world are growing at a phenomenal rate (Ekandem, Daudu, Lamidi, Ayegba, Adekunle, 2014). This reason for this growth cannot be divorced from the combination of natural increase, technological advancement, rural-urban migration, and socioeconomic advancement (Fabiyyi, 2006). The structural growth of cities relates to increased land use density in urban centres. As cities grow in size, cities transform thus increasing the competition and intensification of land for different purposes (Aribigbola, 2008; Yahaya and Ishiak, 2014). The increased competition by land users for available spaces within cities in the developing world has culminated into urban jumble. In the developing world, most land users in their quest for development carried out their activities without recourse to planning agencies for planning approval thereby contravening the existing laws that guides development.

The complexity of city development is dynamic as such it calls for coordinated urban planning strategies. 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 (Keeble, 1969). One of the veritable ways of carrying out urban planning is using development control mechanisms. Development control is a strong and effective tool of urban planning and management. It is a way of checking and regulating unplanned development on land (Sanusi, 2006 and Nna, Opuenebo and Ipoki, 2007). It can therefore be concluded that development control serves as one the framework through which cities grow and change their shape and form.

Nigeria is one of the most urbanized countries in the global south with many of her cities growing between 4 and 5% per – annum (Ogundele, et al, 2011). In Nigeria as well as other parts of the world, cities command a dominant role as both centres of production and consumption (Oduwaye, 2009). The rapid urban growth of Nigerian cities has seriously outstripped the capacity of most cities to provide adequate basic services to their citizens thus making development patterns in cities centres haphazard. The cumulative effect of urbanization process is seen in the jumble distribution of land uses and structures without regard to any planning standards, the attendant

problems of congestion, the inaccessibility to some activity areas, pollution and other forms of environmental degradation. This justifies a need for proper physical planning in attaining sustained control and development of the environment.

Physical planning like other areas of human endeavour has a credible role to play if sustainable physical development is to be achieved in any society (Oduwaye, 2009). It becomes necessary to allow for and ensure greater predictability in urban growth and development so as to make adequate provision for public services (Nduka and Sam-Amobi, 2013). Various governments had taken steps to tackle the menace of unplanned use and growing misuse of land in Nigerian cities. A number of laws and policies had been formulated and implemented by Nigeria government. These include Land Use Act of 1978, Urban Development Policy of 1992, Urban and Regional Planning Decree of 1992, and Housing and Urban Development Policy of 2002. It is unfortunate to note that despite the enactment of these laws and policies, the jumble use of land still exist in Nigerian cities. Therefore sustainable physical development hinges greatly on the effectiveness of development control.

The issues of development control in Nigeria are not new in academic discourse. Evidence from past studies such as (Mabogunje, 1986; Sanusi, 2006; Nna, Opuenebo and Ipoki, 2007; Aribigbola, 2008; Fagbohun and Odumosu 2009; Aluko 2011; Eje et al, 2011) revealed that no city in Nigeria can be regarded as a model for good planning from the point of employment, liveability, manageability and serviceability. Also studies such as (Omisore and Akande, 2004; Obabori et al 2007; Aribigbola, 2008; Ogundele et al, 2011) have examined development control in terms of strategies for implementation, procedural and compliance challenges, regulatory and capacity issues that can inform an effective implantation of development control instruments. However, in all these discussions, it is revealed that the phenomenon of development control has not been sought from the perspective of the people upon which development control standards are to be executed.

Based on the foregoing, it is expedient to empirically investigate into the background of the people, in relation to their perception on development control activities. This will be a means of advocating for the incorporation of bottom-up approach into policy making in city management through analysis of residents' perception. The basis for the introduction of perception in this study is premised on the fact that perception data can be a tool in proffering solution to different problems in the different human endeavours (Afon, 2011). Specifically, the need for perception study to assess development control is borne out of three convictions (Afon, et al, 2006). First, many

environmental problems require solutions which must be sought from various positions of ignorance. This is because better information on how people perceive and react to environmental issues may lead to more enlightened decisions. Second, perception study reveals to policy makers the action that would be welcome and which programmes are to be embarked upon at a given time.

Thus, through perception information, regulations that may invoke defiant behaviour or public crisis are averted because user's environmental perception data would clearly reveal to policy makers and planners of the need for environmental education. Lastly, the issues on, and direction in, which environmental education will focus in a given environment are made manifest. People can be educated adequately when their perception about an issue is established. Also, it is a method of getting policy information from the people that will be eventual subjects of the policy. This paper, therefore, aims at examining residents' perception of development control activities in three capital cities: Ibadan, Osogbo and Ado-Ekiti

## **2. The Study Area**

Ibadan is currently the capital city of Oyo State; one of the 36 States of Nigeria. It existed as the regional head of the western region at independence in 1960. At Nigerian independence, Ibadan was the largest and most populous city in the country and the third in Africa after Cairo and Johannesburg. It is located approximately on latitude  $7^{\circ}22'$  and  $7^{\circ}40'$  North of the Equator and  $3^{\circ}53'$  and  $4^{\circ} 10'$  East of the Greenwich Meridian. Ibadan comprises of eleven local government areas. It is the most populous city in the state with about 3.8million residents (NPC, 2006) Administratively, Ibadan metropolis consists of five local government areas (LGAs); the inner city. These are Ibadan North, Ibadan North East, Ibadan North West, Ibadan South East and Ibadan South West. The five LGAs comprised 60 political wards. 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.

Osogbo, the capital of Osun State is located in south-western part of Nigeria. It was founded in the late 18th century and originated as a traditional as well as cultural city. Following the creation of Osun State in 1991 from the old Oyo state, Osogbo assumed the status of a state capital. Over the years, Osogbo has witnessed tremendous growth both spatially and demographically. Its nature as a nodal settlement and initial establishment of a railway station are factors in the growth of

Osogbo. The National Bureau of Statistics (NBS) (2007) reported that population of Osogbo in the 2006 population census as 287,156 persons. The city is mainly covered by two Local Government Areas (LGAs) which are Osogbo and Olorunda. The two LGAs in the city contained 26 political wards as delineated for election purposes.

Ado-Ekiti is the capital of Ekiti State, Nigeria. The city located within latitudes  $7^{\circ}45'$  and  $5^{\circ}3'$  North of the equator and longitudes  $7^{\circ}25'$  and  $5^{\circ}3'$  East of the Greenwich Meridian. Ado Ekiti is the administrative centre of Ekiti State, created on the 1st of October, 1996. The city is a growing urban centre. Its population has increased in recent time being the state capital and the subsequent influx of people from various part of the state in search of employment (Awosusi and Jegede, 2010; Ajayi, 2015). The state capital has only one local government. The population of the city according to the 2006 population census was 308, 621 persons (Ajayi, 2015). Ado-Ekiti local government is divided into 13 wards in creation by the federal government for electoral purposes.

### **3. Methodology**

This study was based on a field survey through administration of questionnaire. One local government was selected in each of the three capital cities. Since each of the cities is homogeneous in the nomenclature of political wards, two wards were selected in each of the identified local government area. A total of six political wards were selected for survey. Systematic sampling method was used in selecting the sampled households from identifiable political wards in the study area. A total of 1672 residential buildings were found in Ibadan, 1511 houses in Osogbo and 1349 residential buildings in Ado-Ekiti. The first building was selected using simple random sampling techniques with subsequent units selected at 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. In each of the selected residential buildings, the target respondents were adults who were 18 years and above. This is because in Nigeria, persons of 18 years and above have legally attained the age of responsibility.

For the study, 223 residents were sampled on which questionnaires were administered. This sample comprised 83 respondents in Ibadan, 73 residents in Osogbo and 67 in Ado-Ekiti. One out of every twenty buildings was selected and questionnaire was administered on an adult residing in each of the selected building across the selected wards. Issues addressed in the questionnaire

included socioeconomic attributes of the residents and those pertaining to residents' perception to development control activities in their cities. The questionnaire was designed to seek the opinion of residents on the level of agreement/disagreement on a 5-Likert scale using 1 for strongly disagreed, 2 for disagreed, 3 for neutral, 4 for agreed and 5 for strongly agreed. Residents' opinion on satisfaction/dissatisfaction was rated on a 5-Likert scale using 1 for strongly unsatisfied, 2 for unsatisfied, 3 for neutral, 4 for satisfied and 5 for strongly satisfied.

#### **4. Results and Discussion**

This section discusses the profile of the respondents, source of awareness and tests of perception development control activities based on city characteristics (period of state creation) in the study area.

##### **4.1 Profile of the Respondents**

The profile of the respondents discussed here are gender, age, educational attainment, income, length of residence and type of house occupied, all these in relation to the three dispensation of state creation in the study area. These identified factors of perception of people about their environment in literature, and by extension, perception of development control activities are discussed to provide descriptive information on the personal and social aspects of the respondents (Sadalla, Swanson, Velesiw, 1999; Afon, 2011; Odunsi, 2016; Olowoporoku, 2017). Findings revealed that, in Ibadan, 47.0% of the respondents were male while 53.0% were female. In Osogbo, 52.1% of the respondents were male while 47.9% were female while in Ado-Ekiti, the male respondents comprised 59.7% while the remaining 40.3% were female. This representation of both genders will help in ascertaining what studies such as Stern (1998), Somja (2013) and Xiao and Mcright (2015), opined that women are more environmentally concerned than their male counterparts.

Age is expected to play a significant role as maturity could affect level of environmental awareness (Schultz et al, 2005 and Mayer and Frantz 2004). The age of the respondents was grouped into three: teenagers (under 20 years); adults (21 to 60 years) and old people (over 60 years). The majority of the residents (79.8%) were adults (20 to 60 years), 6.7% were teenagers and 13.5% were old people (over 60 years). Across the three cities, majority of the respondents

URBAN JUMBLE IN THREE NIGERIAN CITIES: A PERCEPTION STUDY OF DEVELOPMENT CONTROL ACTIVITIES IN IBADAN, OSOGBO AND ADO-EKITI

were in adult category. The mean age across the three cities: 57 years in the Ibadan, 43 in the Osogbo and 49 in Ado-Ekiti, while the overall mean age was 42 years. The ANOVA results ( $F=115.213$ ;  $p < 0.001$ ) indicated that age distribution of the residents varied significantly across the cities.

Investigation on educational attainment showed that all the respondents acquired formal education. However, in Ibadan less than half of the respondents (33.7%) had tertiary education. This reduced further in Osogbo to 30.1% and however increased in Ado-Ekiti to 55.2% where more than half of the respondents had tertiary education. This is followed with findings on residents with secondary education. In Ibadan, Osogbo and Ado-Ekiti respectively, 61.5%, 60.4% and 37.3% of the respondents had secondary education. On primary education, 4.8% accounted for respondents with primary education in Ibadan, 9.5% in Osogbo and 7.5% in Ado-Ekiti. Overall, 7.2% of the respondents had primary education, 53.8% had secondary education while 39.0% had tertiary education. Residents' level of educational attainment across the three cities could serve as the basis for assessment of their view about development control activities in their city of domiciliation. The data collected on educational attainment was collected to have information on the number of years spent in school by the respondents were also analyse. This was achieved using the 6-3-3-4 (primary- junior secondary -senior secondary and tertiary) educational system arrangement in the country. The results of the ANOVA test ( $F=97.13$ ;  $p < 0.001$ ) revealed that there was a significant difference in the level of education attainment of respondents across the three cities



**Table 1. Profile of Respondents**

Attributes	Ibadan	Osogbo	Ado-Ekiti	Total
	Frequency (%)	Frequency (%)	Frequency (%)	Frequency (%)
<b>Gender</b>				
Male	39 (47.0%)	38 (52.1%)	40 (59.7%)	117 (52.5%)
Female	44 (53.0%)	35 (47.9%)	27 (40.3%)	106 (47.5%)
<b>Total</b>	<b>83 (100.0%)</b>	<b>73 (100.0%)</b>	<b>67 (100.0%)</b>	<b>223 (100.0%)</b>
<b>Age</b>				
≤ 20	9 (10.8%)	2 (2.7%)	4 (6.0%)	15 (6.7%)
20-60	71 (85.6%)	55 (75.4%)	52 (77.6%)	178 (79.8%)
≥ 61	3 (3.6%)	16 (21.9%)	11 (16.4%)	30 (13.5%)
<b>Total</b>	<b>83 (100.0%)</b>	<b>73 (100.0%)</b>	<b>67 (100.0%)</b>	<b>223 (100.0%)</b>
<b>Educational Attainment</b>				
Primary	4 (4.8%)	7 (9.5%)	5 (7.5%)	12 (7.2%)
Secondary	51 (61.5%)	44 (60.4%)	25 (37.3%)	120 (53.8%)
Tertiary	28 (33.7%)	22 (30.1%)	37 (55.2%)	87 (39.0%)
<b>Total</b>	<b>83 (100.0%)</b>	<b>73 (100.0%)</b>	<b>67 (100.0%)</b>	<b>223 (100.0%)</b>
<b>Average Monthly Income</b>				
≤ ₦20,000	19 (22.9%)	16 (21.9%)	12 (17.9%)	47 (21.1%)
₦21,000- ₦60,000	49 (59.0%)	43 (58.9%)	30 (44.8%)	122 (54.7%)
≥ ₦61,000	15 (18.1%)	14 (19.2%)	25 (37.3%)	54 (24.2%)
<b>Total</b>	<b>83 (100.0%)</b>	<b>73 (100.0%)</b>	<b>67 (100.0%)</b>	<b>223 (100.0%)</b>
<b>Number of Years Spent in the Study Area</b>				
≤10 years	53 (63.9%)	41 (57.7%)	38 (57.6%)	132 (60.0%)
11-20 years	20 (24.1%)	15 (21.1%)	18 (27.3%)	53 (24.1%)
≥20 years	10 (12.0%)	15 (21.1%)	10 (15.2%)	35 (15.9%)
<b>Total</b>	<b>83 (100.0%)</b>	<b>73 (100.0%)</b>	<b>67 (100.0%)</b>	<b>223 (100.0%)</b>
<b>House Tenure</b>				
Owner-Occupied	35 (42.2%)	41 (56.2%)	36 (53.7%)	112 (50.2%)
Rented	48 (57.8%)	32 (43.8%)	31 (46.3%)	111 (49.8%)
<b>Total</b>	<b>83 (100.0%)</b>	<b>73 (100.0%)</b>	<b>67 (100.0%)</b>	<b>223 (100.0%)</b>

Source: Authors' Field Survey, 2017

Income was considered relevant to the study as it has been established by Riad et al. (1999) Peacock et al. (2005) Olofsson and Öhman (2007), Afon (2011), Daramola (2015), Daramola and Olowoporoku (2016) as an attribute that shape people's perception on specific environmental issues. Monthly income of the respondents was grouped into three: low, medium and high. Incomes under ₦20,000 were categorized as low income. This is based on the prevailing Civil Service Salary Scale in the country. The minimum wage at the federal level in Nigeria is ₦18,000 while it

URBAN JUMBLE IN THREE NIGERIAN CITIES: A PERCEPTION STUDY OF DEVELOPMENT CONTROL ACTIVITIES IN IBADAN, OSOGBO AND ADO-EKITI

ranges from ₦15,000 to ₦20,000 in the states of the federation. The medium monthly incomes were categorized as from ₦21,000 to ₦70,000 while residents earning over ₦70,000 were categorized as high income earners. Based on these categories, 21.1% of the respondents were low income earners (under ₦20,000); 54.7% were of medium income (₦21,000 – ₦70,000); and 24.2% were of high income (over ₦70,000) across the three cities. Across the three state capitals, the mean income revealed variation across the three state capitals with average income of ₦57,265.67; ₦49,902.40 and ₦52,287.67 in Ibadan, Osogbo and Ado-Ekiti respectively while the overall mean income was ₦53,156.05. The ANOVA results ( $F= 51.084$ ;  $p<0.004$ ) indicated that income distribution varied significantly with cities.

Another important factor considered relevant in determining people's perception is length of residency. Length of residence refers to the number of year(s) a household has been in the study area. As postulated by Eisenman et al. (2006), Reiningger et al. (2013) and Olowoporoku (2017) length of residence of respondent influence environmental awareness. This is because the longer the period people live in an area, the more they are likely to understand the problems associated to development of buildings in such areas. In the study, the length of residence is divided into three categories of 1 to 10 years, 11 to 20 years and above 20 years. Findings revealed that more than half of the residents (60.0%) had lived less than 10 years in their residential areas; almost a quarter (24.1%) had spent 11 to 20 years while 15.9% of the residents had lived for over twenty years in their residential areas. Across the cities it was also discovered that, in the least, more than half of the total number of the residents in each city had lived in their residential areas between 1-10 years. This was as high as 63.9% in the Ibadan, followed with 57.7% in the Osogbo and 57.6% in Ado-Ekiti. From this analysis, it could be deduced that the residents were familiar with their environment and their length of residence could be a factor of their view about development control activities in their residential areas.

House tenure of the residents was also considered relevant to this study. This is because it is a factor in development control activities. House tenure in the study area is of two categories: owner-occupied and rented. Findings revealed that across the three cities, 50.2% of the residents sampled lived in their houses while the remaining 49.8% lived in rented apartments.

#### 4.2 Residents' Awareness of Development Control Activities

Sequel to the discussion on the profile of respondents across the three cities, their source of information about development control in is presented in this section.

**Table 2. Residents Source of Awareness on Development Control Activities**

Awareness	Ibadan	Osogbo	Ado- Ekiti	Total
	Frequency (%)	Frequency (%)	Frequency (%)	Frequency (%)
<b>Source of Awareness</b>				
Contravention notices	39 (14.7%)	39 (15.9%)	41 (15.8%)	119 (15.5%)
Building collapse	27 (10.2%)	20 (8.2%)	25 (9.8%)	72 (9.4%)
Demolition exercise	41 (15.4%)	36 (14.7%)	31 (11.9%)	108 (14.0%)
Family/friends	24 (9.1%)	35 (14.3%)	43 (16.6%)	102 (13.3%)
Building Approval Process	32 (12.1%)	29 (11.8%)	31 (11.9%)	92 (12.0%)
Mass media	70 (26.4%)	53 (21.6%)	52 (20.1%)	175 (22.7%)
Billboard/Posters	32 (12.1%)	33 (13.5%)	36 (13.9%)	101 (13.1%)
<b>Total</b>	<b>*265 (100.0%)</b>	<b>*245 (100.0%)</b>	<b>*259 (100.0%)</b>	<b>*769 (100.0%)</b>

\*This is more than the total number of respondents because respondents were allowed to select multiple options.

Source: Authors' Field Survey 2017

Findings were made into the sources of awareness of development control activities in the study areas. Multiple responses were allowed as an individual may be aware of development control activities via more than one source. Findings from Ibadan revealed that mass media, demolition exercise and issuance of contravention notices were the three predominant source of awareness as they accounted respectively for 26.4%, 15.4% and 14.7%. In Osogbo, findings were similar as mass media accounted for 21.6% of the source of awareness, contravention notices 15.9% and demolition exercise 14.7%. Findings from Ado-Ekiti revealed that mass media, family/friends and contravention notices were the major sources of awareness of development control activities with as they accounted for 20.1%, 16.6% and 15.8% across the three cities respectively. Impliedly, residents across the three cities were majorly aware of development control when urban jumble created with the cities are corrected by the planning agencies through contravention notices and demolition exercises.

#### 4.3 Residents' Perception on Development Control Activities

Sequel to the discussion of socio-economic characteristics of the respondents and their sources of awareness of development control, their perception of the development control activities are presented in this section. The mean Resident Agreement Indexes ( $\overline{RAI}$ ) and the standard

URBAN JUMBLE IN THREE NIGERIAN CITIES: A PERCEPTION STUDY OF DEVELOPMENT CONTROL  
ACTIVITIES IN IBADAN, OSOGBO AND ADO-EKITI

deviations about the Resident Agreement Indexes ( $\overline{RAI}$ ) for the functions of development control agencies in the three cities under study were presented in the Table 4.3. The mean  $\overline{RAI}$ s for the functions of development control agencies in Ibadan, Osogbo and Ado-Ekiti were 1.815, 3.022 and 3.351 respectively. The  $\overline{RAI}$ s provided an indication that residents' agreement with the functions of the roles carried out by development control agencies was more in Ado-Ekiti compared to Osogbo and compared to Ibadan. Based on the  $\overline{RAI}$  of Ibadan, granting of planning permits (2.372), selection of sites for different land uses (2.371) and settlements of disputes on land ownership (1.875) were the functions of development control agencies that ranked highest in the same order. In Osogbo, the functions were granting of fence permit (3.855), selection of sites for different land uses (3.826) and opening of roads (3.420) based on the  $\overline{RAI}$ . In Ado-Ekiti, they comprised preparation of development plans (3.634), granting fence permit (3.604) and taking part in street naming (3.584) based on the  $\overline{RAI}$ .

**Table 3: Residents' Agreement Indices (RAI) with functions of Development Control Agencies**

Residents' Agreement	Ibadan		Osogbo		Ado-Ekiti	
	RAI	RAI- $\overline{RAI}$	RAI	HAI- $\overline{HAI}$	RAI	HAI- $\overline{HAI}$
Granting of planning permit	2.372	0.537	3.244	0.107	3.406	-0.013
Preparation of development plans	1.802	-0.031	3.391	0.254	3.634	0.215
Formulation of physical development policies	1.496	-0.335	2.594	-0.543	3.347	-0.072
Controlling of physical Development activities	1.558	-0.275	2.899	-0.238	3.277	-0.142
Preparation of residential layout	1.777	-0.056	2.797	-0.340	3.329	-0.094
Selection of sites for different land uses	2.371	0.538	3.826	0.689	3.573	0.154
Selection and designing of open spaces	1.873	0.040	3.101	-0.036	3.407	-0.012
Opening up of roads	1.787	-0.046	3.420	0.283	3.604	0.185
Granting of fence permit	1.874	0.041	3.855	0.718	3.574	0.155
Settlement of disputes on land ownership	1.875	0.042	3.246	0.109	3.405	-0.014
Taking part in street naming	1.777	-0.056	3.391	0.254	3.584	0.165
Settlement of dispute on land use development	1.497	-0.336	2.594	-0.543	3.347	-0.072
Location of bus stops	1.558	-0.275	2.971	-0.166	3.297	-0.122
Declaring city section special planning areas	1.807	-0.026	2.855	-0.282	3.327	-0.092
Declaring some roads as one way traffic	1.590	-0.243	2.870	-0.267	3.178	-0.241

Ibadan= 1.815

Ibadan SD= 0.194

Ibadan CV= 10.7%

Osogbo  $\overline{RAI}$  = 3.022

Osogbo SD = 0.279

Osogbo CV= 9.2%

Ado-Ekiti  $\overline{RAI}$  = 3.351

Ado-Ekiti SD = 0.100

Ado-Ekiti CV= 3.0%

Source: Authors' Field Survey 2017

Residents' agreement with the role of development control agencies was lowest in Ibadan followed by Osogbo and subsequently followed by Ado-Ekiti. The disagreement between the residents and the development control agencies is inversely proportional to the age of cities i.e. the older the city, the lower the agreement with development control agencies. Implication of this is that residents in Ibadan are likely to engage in developmental activities with neglect to development control standards.

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

Residents' Satisfaction	Ibadan		Osogbo		Ado Ekiti	
	RSI	RSI- $\overline{RSI}$	RSI	RSI- $\overline{RSI}$	RSI	RSI- $\overline{RSI}$
Timely detection of contravention	1.884	-0.585	3.203	-0.055	3.485	0.186
Enforcement of development control regulations	2.390	-0.079	3.333	0.075	3.455	0.156
Dissemination of planning information	2.532	0.063	3.159	-0.099	3.277	-0.022
Settlement of disputes	2.976	0.507	3.174	-0.084	3.119	-0.180
Education and enlightenment programme	2.934	0.465	2.942	-0.316	3.198	-0.101
Public involvement in decision making	2.852	0.383	3.609	0.351	2.980	-0.319
Period of granting approval to proposed plans	1.954	0.515	3.507	0.249	3.446	0.147
Timely action on contravention	1.742	-0.727	3.594	0.336	3.455	0.156
Politeness of development control officer to developers	2.964	0.495	2.797	-0.461	3.277	-0.022

Ibadan  $\overline{RSI}$  = 2.469

Ibadan SD = 0.426

Ibadan= 17.3 %

Osogbo  $\overline{RSI}$  = 3.258

Osogbo SD = 0.282

Osogbo CV= 8.7%

Ado-Ekiti  $\overline{RSI}$  = 3.299

Ado-Ekiti SD = 0.177

Ado-Ekiti CV=5.4%

Source: Authors' Field Survey

Investigations were made into residents' satisfaction with activities of development control agencies. This was computed using the RSI. Findings on mean  $\overline{RSI}$ s for satisfaction with development control activities in Ibadan, Osogbo and Ado-Ekiti were 2.469, 3.25 and 3.29 respectively. Based on the  $\overline{RSI}$  of the three cities, residents of Ibadan were satisfied least with development control activities followed by Osogbo and Ado-Ekiti respectively. Residents of Ibadan were fairly satisfied with development control activities in respect of settlement of disputes, education and enlightenment program and public involvement in decision making. In Osogbo the three development control activities that ranked highest in terms of satisfaction by residents were

public involvement in decision making (3.609), timely action on contravention notices (3.594) and period of granting approval for proposed plans (3.507).

In Ado-Ekiti, respondents were satisfied with timely detection of contraventions, enforcement of development control regulations and timely action on contravention as they were respectively rated 3.485, 3.455 and 3.455. The SD was used for computing the CV for Ibadan, Osogbo and Ado-Ekiti was 17.3%, 8.7% and 5.4% respectively. This implied that 82.7%, 91.3% and 94.6% of the resident satisfaction indexes for Ibadan, Osogbo and Ado-Ekiti clustered around the mean resident satisfaction indexes that were computed for the respective cities. Further finding revealed that residents satisfaction with development control agencies increases from Ibadan to Ado-Ekiti. Residents' satisfaction with activities of development control agencies increases as the age of the city decreases. The result of the satisfaction index confirmed the earlier findings on residents' agreement with the role of development agencies across the cities.

The composite correlation coefficient of the relationship between residential characteristics and residents perception of development control activities is 0.424. This value provides a good estimate of the overall fit of the regression model. The regression value ( $R^2$ ), which provides a good gauge of the substantive size of the relationship, is ( $R= 0.190$ ;  $p = 0.001$ ) for this model. This implies that 19.0% of the variance in residents' perception of development control is accounted for by the predictor variables. Furthermore, the contributions of each predictor variable to the variance in respondents' perception are age with the highest beta value (-0.211), followed by income (-0.123), house ownership (0.103), length of residence (0.100) and educational attainment (-0.021). With the exception of gender the predictor variables have significant effect on perception of development control activities across the three cities.

## 5. Conclusion

This study assessed residential characteristics and difference in residents' perception of development control activities in Ibadan, Osogbo and Ado-Ekiti. Also, the study assessed residential characteristics as determinants of perception of development control activities across the three cities.

Based on the findings from the study, it is concluded that residential characteristics such as age, income, house ownership, length of residence and educational attainment can be used to

explain variance in respondents' perception of development control activities. They are among the various factors determining residents' perception of development control activities in Ibadan, Osogbo and Ado-Ekiti. Therefore, the influence of socioeconomic characteristics on residents' perception of development control activities can ensure compliance with development control legislation and standards such as building regulations, plot coverage, setback stipulations, room size, provision of utilities etc.

The results of this study have policy implications for sustainable development both in Nigeria and countries of similar urban settings. Findings revealed that residents across the three cities were aware of development control activities however, their level of agreement with the roles of development control agencies and satisfaction with development control activities vary across the cities. The study established that residents in Ibadan did not agree with the roles of development control agencies neither are they satisfied with the activities engaged upon by development control agencies. However, the level of agreement and satisfaction with development control activities was higher in Osogbo and highest in Ado-Ekiti. Impliedly, satisfaction with development control activities is inversely proportional to the age of the capital city i.e. the older the city, the less impact and satisfaction residents' derive from the activities of the development control agencies. 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. The development control agencies should cultivate a cordial relationship with the residents especially in Ibadan so as not scare people from fulfilling their roles during the building approval period. By so doing, environmental legislations will be obeyed and this will concurrently improve the city scape and economies of the cities. Public campaign to raise public awareness about development control activities is essential in achieving success of the program. Thus, campaign to raise public awareness about development control is essential in achieving a sustainable environment. This mind-set reorientation can be achieved through recruitment of trained young men and women who would engage residents one on one especially in the Ibadan on the need to be environmentally concerned. This will create an avenue through which residents would be educated on their roles of achieving an organized living environment.

## URBAN JUMBLE IN THREE NIGERIAN CITIES: A PERCEPTION STUDY OF DEVELOPMENT CONTROL ACTIVITIES IN IBADAN, OSOGBO AND ADO-EKITI

### Literature

- Afon, A. O.; Abolade O.; Okanlawon, S. A. (2006). *Users' Perception of Environmental Hazards and Risks as a Tool in Public Space Management: The Case of Selected Motor Parks in Lagos, Nigeria. A Paper Presented at the 5th Fig Regional Conference on Promoting Land Administration and Good Governance, Accra, Ghana, March 8-14.*
- Afon, A. O. (2011). Residential Differentials in Behaviour and Environmental Hazards and Risks Perception in Ile-Ife Nigeria. In: A.O Afon; O.O Aina (eds): *Issues in the Built Environment of Nigeria*: 52-80.
- Ajayi, J. O. (2015). Graduates Unemployment and Criminality in Ado-Ekiti. *Int. J. Manag. Bus. Res.* 5 (1): 61-77.
- Aluko, O. (2011). Sustainable Urban Development and Functionality of Planning Laws in Nigeria: The Case of Cosmopolitan Lagos. *Journal of Sustainable Development* IV(5).
- Aribigbola, A. (2008). Improving Urban Land use Planning and Management in Nigeria. The Case of Akure. *Theoretical and Empirical Researches in Urban Management* 3(9).
- Awosusi, O. O.; Jegede, O. A. (2013). Challenges of Sustainability and Urban Development: A Case of Ado-Ekiti, Ekiti State, Nigeria. *International Education Research* 1(1): 22-29.
- Carter, A. (1975). *The Study of Urban Geography*. Edward Arnold.
- Daramola, O. P. (2015). *Environmental Sanitation Practices in Residential Areas of Ibadan Metropolis*. A Thesis Submitted in Partial Fulfillment of the Requirement for the Award of Doctor of Philosophy Degree in the Department of Urban and Regional Planning, Faculty of Environmental Design and Management, Obafemi Awolowo University, Ile-Ife, Nigeria.
- Daramola, O. P.; Olowoporoku, O. A. (2016). Environmental Sanitation Practices in Osogbo, Nigeria: An Assessment of Residents' Sprucing-Up of their Living Environment. *Economic and Environmental Studies* 16(4): 699-716.
- Eisenman, D. P.; Wold, C.; Fielding, J.; Long, A.; Setodji, C.; Hickey, S.; Gelberg, L. (2006). Differences in Individual-Level Terrorism Preparedness in Los Angeles County. *American Journal of Preventive Medicine* 30:1-6. <http://dx.doi.org/10.1016/j.amepre.2005.09.001>.
- Ekandem, E. S.; Daudu, P. I.; Lamidi, R. B.; Ayegba, M. O.; Adekunle, A. (2014). Spontaneous Settlements: Roles and Challenges to Urban Planning. *Journal of Sustainable Development Studies* 6(2): 361-390.
- Fabiyi, O. O. (2006). Urban Land Use Change, Analysis of a Traditional City From remote Sensing Data. The Case of Ibadan metropolitan Area, Nigeria. *Humanity and Social Science Journal* 1(1): 42-64.
- Fagbohun, P. O.; Odumosu, J. O. (2009). Development Control Methods and Strategy in Lagos State: The Need for A New Policy Approach Towards Sustainable Urban Development. *The Yaba Journal of Environmental Research* 1(2): 16-31.
- Goodchild, B. (1974). Class Differences in Environmental Perception. *Urban Studies* 2: 157-355.
- Mabogunje, A. L. (1986). *Urbanization in Nigeria*. University of London press Limited. London: St. Paul's House, Warwick Lane, London EC4.
- Mayer, F. S.; Frantz, C. M. (2004). The Connectedness to Nature Scale: A Measure of Individuals' Feeling in Community with Nature. *Journal of Environmental Psychology* 24: 503-515.
- Nduka, O.; Sam Amobic, C. (2013). Sustainable Heritage: The Tool for Poverty Alleviation in Nigeria. *Journal of Environmental Management and Safety* 4 (2): 115-126.
- Nna, W.; Opueneobo, W.; Owei, B.; Ipoki, M. (2007). Development Control and the Public Interest in Obia-Akpor Local Government Area of Rivers State, Nigeria. *Journal of Nigerian Institute of Town Planners* 20 (1): 71-85.
- Obabori, A. O.; Obiwuevi, D. B.; Olomu, J. I. (2007). Development Control, an Important Regulator of Settlement Growth. A Case Study of Ekpoma Nigeria. *Journal of Human Ecology* 21(4): 285-291.
- Oduwaye, L. (2009). Challenges of Sustainable Physical Planning and Development in Metropolitan Lagos. *Journal of Sustainable Development* 2(1): 159-171.
- Olofsson, A.; Öhman, A.; Rashid, S. (2007). Differences in Risk Perception among Different Groups in Society and the Impact of Basic Values and Experiences of Vulnerability. *Queens' College, Cambridge*: 1-19.
- Olowoporoku, O. A. (2017). *Assessment of Household Disaster Management Literacy in Osogbo, Nigeria*. A Paper Presented at the 7th Environmental Design and Management International Conference (EDMIC) held at Obafemi Awolowo University Ile Ife on May 22nd - 24th 2017
- Omisore E. O.; Akande, C. G. (2004). *A Coordinated Approach for Resolving Physical Planning Problems at Local Level. A Case of Ogbomoso Region of Oyo State*. A Paper Presented at the 35<sup>th</sup> Annual Conference of Nigerian



OLUWASEUN OLOWOPOROKU, OLUWOLE DARAMOLA, WILSON AGBONTA  
AND JOHN OGUNLEYE

- Institute of Town Planners, Theme: Physical Planning Standards and Environmental Management 6<sup>th</sup> -8<sup>th</sup> October, 2004.
- Ogundele, F. O.; Ayo., O.; Odewumi, S. G.; Aigbe, G. O. (2011). Challenges and Prospect of Physical Development Control. A Case Study of Festac Town, Lagos Nigeria. *African Journal of Political Science and International Relations* 5(4): 174-178.
- Peacock, W. G.; Brody, S. D.; Highfield, W. (2005). Hurricane Risk Perceptions among Florida's Single Family Homeowners. *Landscape and Urban Planning* 73: 120–135
- Riad, J.; Norris, F. H.; Ruback, R. B., (1999). Predicting Evacuation In Two Major Disasters: Risk Perception, Social Influence and Access to Resources. *Journal of Applied Social Psychology* 29: 918–934.
- Reininger, B. M.; Rahbar, M. H.; Lee, M.; Chen, Z.; Alam, S. R.; Pope, J.; Adams, B. (2013). Social Capital and Disaster Preparedness Among Low Income Mexican Americans in a Disaster Prone Area. *Social Science and Medicine* 83:50-60. <http://dx.doi.org/10.1016/j.socscimed.2013.01.037>.
- Sadalla, E.; Swanson, T.; Velesiw, J. (1999). *Residential Behaviour and Environmental Hazards in Africa – Sahara Colonies*.
- Sanusi, Y. A. (2006). Pattern of Urban Land Development Control in Nigeria. A Case Study of Minna, Niger State. *Journal of Nigerian Institute of Town Planners* 20 (1): 121-143
- Schultz, P. W.; Gouveia, V. V.; Cameron, L. D.; Tankha, G.; Schmuck, P.; Franek, M. (2005). Values and their Relationship to Environmental Concern and Conservation Behaviour. *Journal of Cross-Cultural Psychology* 34 (4): 457- 475.
- Stern, P. C. (2000). Towards a Coherent Theory of Environmentally Significant Behaviour. *Journal of Social Issues*, 56(4): 407- 424
- Somja, P. (2013). An Investigation into Gender Differences in Pro- Environmental Attitudes and Behaviours. *Honors Scholars Theses* 404. [http://digitalcommons.uconn.edu/srhonors\\_theses/404](http://digitalcommons.uconn.edu/srhonors_theses/404)
- Xiao, C.; McCright, A. M. (2017) Gender Differences in Environmental Concern: Revisiting the Institutional Trust Hypothesis in the USA. *Journal of Environment and Behaviour* 47 (1):17–37.
- Yahyaha O. Y.; Ishiak, Y. (2013). Effective Urban Land Use Planning In Nigeria: Issues and Constraints. *Journal of Environmental Management and Safety* 4 (2): 103-114.

*Mieszanina miejska w trzech nigeryjskich miastach:  
Studium percepcji aktywności kontrolujących rozwój w Ibadanie, Osogbo i Ado-Ekiti*

*Streszczenie*

**Cel** – Celem artykułu jest zbadanie percepcji mieszkańców dotyczącej działalności kontrolujących rozwój w trzech miastach w Nigerii (Ibadan, Osogbo i Ado-Ekiti). Podstawą projekcji badań było spostrzeżenie, iż chaotyczny rozwój utrudnia zrównoważony ekonomicznie i środowiskowo rozwój miejski. Studium percepcji zostało uznane za słuszne, ponieważ percepcja jest rozpoznana jako narzędzie uzasadniające rozwiązania różnych problemów związanych z różnymi ludzkimi staraniami i jako metoda pozwalająca uzyskać politykom informacje od osób będących ewentualnymi podmiotami ich polityki.

**Układ / metodologia / podejście** – W badaniu wykorzystano badania ankietowe przeprowadzone wśród gospodarstw domowych za pomocą kwestionariusza. Do badań wybrano trzy stołeczne miasta w Nigerii i wyodrębniono w nich po jednym lokalnym obszarze rządowym. Ze względu na homogeniczność miast co do nomenklatury dzielnic politycznych, w każdym obszarze rządowym wyselekcjonowano dwie dzielnice polityczne. Łącznie we wszystkich miastach dobrano próbę 223 mieszkańców, wśród których przeprowadzono badania ankietowe.

**Wyniki** – Badania wskazały, że zgoda i satysfakcja mieszkańców co do funkcjonowania agencji kontrolujących rozwój maleje wraz z wiekiem miasta. Na tej podstawie można stwierdzić, że zgoda i zadowolenie mieszkańców z aktywności kontrolujących rozwój jest odwrotnie proporcjonalne do wieku miasta. We wnioskach stwierdzono, że ekonomiczna i środowiskowa podtrzymywalność w miastach zależy od troski mieszkańców o działalność kontrolującą rozwój.

**Implikacje badań** – Badania mogą służyć do stawiania i testowania hipotez w przyszłych badaniach w obszarze środowiskowym, zwłaszcza w odniesieniu do globalnego Południa.

**Implikacje praktyczne** – Wyniki i rekomendacje zaprezentowane w artykule mogą dostarczyć informacji co do przyszłego kształtowania polityki, opiniowania oraz wdrażania rozwiązań na rzecz kontroli rozwoju oraz innych powiązanych kwestii w ramach badań środowiskowych.

**Słowa kluczowe:** miasta, kontrola rozwoju, percepcja, chaos, Ibadan, Osogbo, Ado-Ekiti

**Kody JEL:** O18, O2

<https://doi.org/10.25167/ees.2017.44.10>