

URBAN PLANNING REGULATIONS AND COMPLIANCE PERFORMANCE AMONG PROPERTY DEVELOPERS IN SELECTED CITIES IN THE NIGER DELTA

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ABSTRACT

The influx of people into the urban centres has increased the need for urban housing which private property developers have responded to by constructing both housing estates. The current study assesses urban planning regulations performance among property developers in the Niger Delta. The study adopted the survey research method. Registered property developers constituted the population for the study. The sample size for the study was 88. A census of all the listed populations was reached with a copy of the study instrument which was well-designed to capture the items for assessment Both primary and secondary data were used. The analysis was based on simple descriptive and inferential statistics. It is revealed by the study that 58% of property developers do not comply with urban planning regulations. The study also found that there is no significant difference in the compliance level of urban planning laws by developers across the south-south region as the p-value (1.000) is greater than the critical value ($\alpha = 0.05$). The study recommends that the planning authorities compel property developers to obey planning laws urban using the instrumentality of the law. Complying with building laws will reduce urban blight and ultimately help to preserve the existing zoning arrangement.

Keywords Urban, Indicators, Compliance, Housing, Development.

Introduction

Planning regulations are a mixture of legislation and governance system that control development in urban settlements. In some climes, planning regulations such as a strategic master plan or development control are contained in a policy document. They are a range of policy documents designed to assist policymakers to make informed spatial decisions that will

regulate physical urban development (Walker, 2010). Planning regulations are rules and guidelines that govern the implementation process of any development on land in any built environment. Conventionally, there are three basic elements that are essential for a successful planning and development assessment system. These elements are the process, policy, and people. Process in this sense involves the legislative framework that provides the structure and rules for decision-making. It also determines and protects the interest in land use and property and ensures that people affected by these interests are considered. On the other hand, a policy is a textual document and plans in graphic form. Planning regulations contain strategic plans, planning codes and performance standards. It also provides the basis for decision-makers to operate within the legislative while physical development is evaluated against the established code and documents.

In a general sense, planning regulations are broadly categorized into three main areas: development control, performance and prescriptive (Walker, 2010). Development control is concerned with medium to long term use, management, and development of land. It requires an integrated and holistic approach to predict, plan and shape the living environment in a way that will identify and achieve communal aspirations while maintaining the environment. Additionally, development control, also called statutory planning, is the process of implementing strategic plans through the preparation of control plans, policies, and guidelines by an agency of government. Conventionally, such an agency of government is referred to as the planning authority or ministry of physical planning and urban development. Development control, as a component of planning regulations, covers a wide range of rules in the form of building regulations, building lines, plot size, density control in residential buildings, setbacks and standard height of the building, room size, place of worship, public open spaces, local business district, car park area, bus stops, refuse dumps space, healthcare facility, fire-fighting station, water corporation (Oyesiku, 1998).

Urban building regulation is a guide that local planning authorities use in appraising applications. Regulations can either be responsive or non-responsive, which explains why outcomes are not always obtained for a plan (Levi-Faur, 2010; Rydin, 2011). Responsive regulation, as an approach, is used for describing and prescribing how regulator enforcement action best promotes compliance through the Planning Authorities (Ayres & Braithwaite 1992; Braithwaite 2002). It proposes that to be effective, efficient and legitimate, regulatory policy should take neither a solely deterrent nor a solely cooperative approach (Grasmick & Bursik 1990; Simpson 2002; Shover & Hochstetler 2006; Walker, 2010; Levi-Faur, 2010). Responsive regulation proposes a principled way in which to combine the insights from plural theories of compliance and enforcement (using Planning Authorities), including those that propose people comply only when they perceive it to be for their benefit (Simpson 2002; Shover and Hochstetler 2006), and those that see people complying for normative or social reasons (Tyler 2006). In Nigeria, there are planning legislations used by planning authorities to enforce planning laws. Examples include the Town and Country Planning Law, of 1947, and the Urban and Regional Planning Law, of 1992. At the level of states, each state has its planning laws (UNCHS, 1986; Litman, 2011; Albrechts, 2010; Rydin, 2011).

Various governments at different times have made laws to regulate the use and

development of urban land with different outcomes. In the case of Rivers State, planning regulation became a state function in 1975 with the development of the Port Harcourt Master Plan and the centralization of all the existing agencies and personnel in the Ministry of Works and Planning (Owei,2019). Following the adoption of the planning document, uniform urban planning laws and regulations came into force that was used in guiding and controlling physical developments across the urban centres in the State. The introduction of planning regulations and the subsequent establishment of the Physical Planning Agency in all the local governments in the state led to the commencement of the preparation and implementation of comprehensive land use development. Consequently, a 20-year development plan called Master Plan for Metropolitan Port Harcourt was prepared. It is important to note that as comprehensive as the 1975 master plan was, its implementation was fraught with political inference and funding. As posited by Akintayo (2014) the effectiveness of planning delegations is only realizable to the extent of the underlying developmental policies, the representation and communications of those policies in a way consistent with the realities of modern-day expectations. Apparently, its ideas and objectives were abandoned by the successive governments that came after the Plan.

Years later, precisely in 2010, during the administration of Mr Chibuikwe Rotimi Amaechi, the State Assembly enacted the Greater Port Harcourt Development Authority Law (Rivers State Government,2010). The underlying objective was to build a livable and sustainable city that will provide the necessary physical, social, and economic infrastructure that will stimulate economic development. Specifically, the law provided for the expansion of Port Harcourt city and a planning board that will regulate the physical development in the new areas that make up the city of Port Harcourt. From a broader perspective, the GPDA planning law seeks to halt the consistent decay of the city centre by allowing for the development of the urban peripheries of Port Harcourt such as Eleme, Isiokpo, Etche, Ogu, Emohua (Obinna, 2019). This piece of urban regulation was meant to protect, control, regulate and preserve urban development and ultimately promote sustainable urban growth. (Owei, 2019) argued that the enactment of planning laws generally enables planning authorities to exercise greater control over land uses. With specific reference to GPDA, the scholar contended that such a law if properly implemented, will restore the original planning goals of the 1975 Port Harcourt Master Plan. It appears therefore that the GPDA law is only a reintroduction of the 1975 Master Plan.

In other cities in the south-south, physical development is guided by similar urban planning regulations enacted by the state government. For instance, there is the Edo State Lands Administration and Geographic Information Service Law of 2018. While in Akwa Ibom there is the Urban and Regional Planning Board and Area Planning Authorities. The law is expected to provide the needed legal framework for proper planning, development control and management of physical space in the state. The bill, when assented to by the governor, would provide sustainable modalities for physical planning, development and control of urban and rural space in Akwa Ibom. The law outlines the guidelines and procedures for development control activities in line with the 1992 Urban and Regional Planning Law of Nigeria. It should be stressed that other states in the south south have modelled their urban

planning laws after the 1992 national planning law. Yet the performance of compliance with existing planning regulations varies due to factors such as personnel training, and public awareness (Onaiwu, 2020). The argument that compliance to planning laws is influenced is further underscored by Kombe (2005). He contended that good governance is an essential factor that ensures compliance and showed that people's low standards of living and continuous increase in poverty are the reasons for the proliferation of slums in third world countries.

According to him, poverty is the leading cause of non-compliance with development control standards in most third-world nations. Alnsour & Meaton (2009) asserted that compliance with development control standards varies due to the socioeconomic attributes of the housing developers. They classified the factors that affect compliance with development control standards into socioeconomic features, including awareness of the public, household size, and household income. Sarkheyli, Sharifi, Rafieian, Bemanian, & Murayama (2012) established the remote causes that affect compliance and then developed a model using awareness level, level of income, and economic reasons and as significant factors of non-compliance. The study revealed that the most crucial factors for non-compliance with control regulations are level of awareness, income level, and economic reasons. This study departs from previous studies in the sense that the current study focuses on the assessment of urban planning regulations and compliance performance among property developers in selected cities in the south.

Methodology

The research approach adopted for this study was the survey method whereby a cross-section of study participants responded to a structured questionnaire. Both primary and secondary data were used for the study. In this study, an endogenous study population was utilized. Essentially, the estate developers in the various constituted the study population. Estate developers were chosen because of their knowledge of the items in the study instrument. There were 88 of them across the cities selected for the study. A census of all the listed populations was reached with a copy of the study instrument which was well-designed to capture the items for assessment. Table 1 illustrates the distribution of the study population in the Niger delta states.

Table 1: Registered Private Estate Developers in the Study Area

S/N	Capital Cities	Number of Private Estate Developers	Number Selected
1	Asaba	12	12
2	Benin	13	13
3	Calabar	9	9
4	Port Harcourt	34	34
5	Uyo	12	12
6	Yenagoa	8	8
Total		88	88

Source: Nigeria Institution of Estate Surveyors and Valuers, 2021

The assessment of compliance level was based on a checklist of thirteen (13) indicators designed to guide the performance of urban planning laws in the study area. These indicators were developed based on the provisions in the 1992 Urban and Regional Planning Laws in the six states covered by the study. Guidelines adopted for the evaluation of compliance performance were the performance indicators generally used by the various planning authorities in the various states. Some of them included the title document, site plan and site analysis report among others. These items were rated as 1 and 0. The number 1 implies that the items are available by the developers and 0 implies that the items are not available. The study hypothesis: there is no statistically significant difference in the compliance level of urban planning laws by developers across the south-south region was tested using the ANOVA. The ANOVA compares the mean between two or more populations.

Model Specification for ANOVA

$$X_{ij} = \mu + \alpha_i + \epsilon_{ij}$$

Where

X_{ij} = is the observation of the treatment (South-South Region)

μ = the universal mean

α_i = is the effect of the treatments (Compliance Level)

ϵ_{ij} = the random error component.

Research Findings

Using 13 items to assess the compliance level to urban planning regulations level among estate surveyors, the study found that the compliance level among the estate surveyors to the various items used for the assessment is not the same. As seen in tables 2 to 7 in the six sampled states. However, the study found that the level of non-compliance is most prominent in Uyo where 62.8% of the estate developers do not conform to the planning guidelines. Uyo the capital of Akwa Ibom state is an emerging city with a good road network. The influx of people in the city pushes the housing demand of the city hence making estate developers to build at the expense of extant planning laws. Another plausible factor for the non-compliance of planning laws in Uyo is connected to the weak enforcement of planning laws and the nature of urban development. Knox (2010) contented that many cities in Africa developed organically and are hardly planned. The case of Uyo is not entirely different given that the city had existed before the urban renewal programme of the second civilian governor-Obong Victor Attah.

On the other hand, Calabar has the lowest (48.7%) noncompliance level among property developers. Among the surveyed cities, it is clear compliance with planning laws by estate developers in Calabar is the highest. Historically, Calabar is the first capital of Nigeria. Therefore, efforts were made by the colonial masters to plan the city. Successive sub-national governments have rolled out a comprehensive master plan to guide physical development. With a strong planning institution and a genuine commitment by the municipal authority to build a green city, they have committed the public, particularly the estate developers to comply with the extant planning laws.

On a regional scale, the study showed that on the average, more than half of the

estate developers do not comply with urban planning laws and this is captured in table 3. The plausible reason for the non-compliance to urban laws by property developers is the inability of planning officers to enforce planning laws and the weakness of institutions to punish defaulters of physical planning laws. This agrees with Ayeni (2012) who contended that the organic nature of Nigerian cities makes it impossible for the town to be effective in dealing with developers who do not comply to physical planning laws. Again, the political inference with planning function greatly impedes the supervision of the planning authorities thereby making the property developers design and build outside the planning framework. These are clear issues that inhibit the compliance level.

Table 2: Compliance to Urban Planning Laws in Asaba

Asaba		AV	%	NA	%
1	Title Document (C of O, Assignment with consent Certificate signed by Hon. Attorney-General and Commission for Justice and Root of Title, Lease or Deed of Conveyance with evidence of application for C of O), etc.	4	33.3	8	66.7
2	Certificate of Incorporation. Company/Organization Tax Certificate for corporate bodies or Income Tax Clearance Certificate for individuals.	2	16.7	10	83.3
3	Letter of Conformity from applicant (s) including Name Residential/Office Address, Telephone Number and Email Address.	10	83.3	2	16.7
4	Three (3) set of drawings signed and sealed by the relevant professionals with their CVs attached i.e. Architect, Structural, Mechanical & Electrical Engineers and Valid Architects Practice License and ARCON stamp on one set of Architectural Drawings duly registered one recommended by the LGA.	9	75.0	3	25.0
5	Soil Test Report prepared by qualified firms, Engineers, etc. with address and Structural Calculations Sheets Duly signed and sealed by a Registered Civil Engineer.	3	25.0	9	75.0
6	Copy of Workman Compensation Insurance Certificate	7	58.3	5	41.7
7	Name of the site Engineer/Builder, his Qualification (s), Registration Number, Residential and Office Addresses, his passport photograph, phone number, e-mail and a Letter of Undertaking accepting full responsibility for the construction.	4	13.8	8	86.2

8	Structural Integrity Report for existing Building with Structural Drawings.	8	90.8	4	9.2
9	Certificate of Deposit (COD) of Building, Copy of Survey plan issued by the office of the surveyor General of the State for new development areas or land without Certificate of Occupancy or other Registered Instruments.	3	25.0	9	75.0
10	Site Analysis Report and Location Plan (SAR&P) duly prepared, signed and sealed by a Registered Town Planner.	2	16.7	10	83.3
11	Environmental Impact Statement duly prepared, signed and sealed by a Registered Town Planner for the following categories of application: <ul style="list-style-type: none"> a) A residential land excess of 2 hectare and or development in excess of 4 floors or 8 family units; b) Expansion of factory building; c) Place of worship d) Major recreational development covering more than 2,000 square meters; e) Institutional buildings; f) Petro filling/service station; g) Telecommunication masts; h) Any other types of commercial and industrial buildings not described in paragraph 11 (a-f) above 	4	13.8	8	86.2
12	Police service report, fire service report and development of petroleum resources (DPR)	4	13.8	8	86.2
13	Independence structural evaluation from 3 storey (s) and above (for un-existing building with structural Drawing)	5	41.7	7	58.3

Table 3: Compliance to Urban Planning Laws in Benin

Benin		AV	%	NA	%
1	Title Document (C of O, Assignment with consent Certificate signed by Hon. Attorney-General and Commission for Justice and Root of Title, Lease or Deed of Conveyance with evidence of application for C of O), etc.	6	46.2	7	53.8
2	Certificate of Incorporation. Company/Organization Tax Certificate for corporate bodies or Income Tax Clearance Certificate for individuals.	4	30.8	9	69.2

3	Letter of Conformity from applicant (s) including Name Residential/Office Address, Telephone Number and Email Address.	8	61.5	5	38.5
4	Three (3) set of drawings signed and sealed by the relevant professionals with their CVs attached i.e. Architect, Structural, Mechanical & Electrical Engineers and Valid Architects Practice License and ARCON stamp on one set of Architectural Drawings duly registered one recommended by the LGA.	7	53.8	6	46.2
5	Soil Test Report prepared by qualified firms, Engineers, etc. with address and Structural Calculations Sheets Duly signed and sealed by a Registered Civil Engineer.	6	46.2	7	53.8
6	Copy of Workman Compensation Insurance Certificate	4	30.8	9	69.2
7	Name of the site Engineer/Builder, his Qualification (s), Registration Number, Residential and Office Addresses, his passport photograph, phone number, e-mail and a Letter of Undertaking accepting full responsibility for the construction.	5	38.5	8	61.5
8	Structural Integrity Report for existing Building with Structural Drawings.	5	38.5	8	61.5
9	Certificate of Deposit (COD) of Building, Copy of Survey plan issued by the office of the surveyor General of the State for new development areas or land without Certificate of Occupancy or other Registered Instruments.	5	38.5	8	61.5
10	Site Analysis Report and Location Plan (SAR&P) duly prepared, signed and sealed by a Registered Town Planner.	9	69.2	4	30.8
11	Environmental Impact Statement duly prepared, signed and sealed by a Registered Town Planner for the following categories of application:	8	61.5	5	38.5
	a) A residential land excess of 2 hectare and or development in excess of 4 floors or 8 family units;				
	b) Expansion of factory building;				
	c) Place of worship				
	d) Major recreational development covering more than 2,000 square meters;				
	e) Institutional buildings;				
	f) Petro filling/service station;				
	g) Telecommunication masts;				

	h) Any other types of commercial and industrial buildings not described in paragraph 11 (a-f) above				
12	Police service report, fire service report and development of petroleum resources (DPR)	6	46.2	7	53.8
13	Independence structural evaluation from 3 storey (s) and above (for un-existing building with structural Drawing)	5	38.5	8	61.5

Table 4: Compliance to Urban Planning Laws in Calabar

	Calabar	AV	%	NA	%
1	Title Document (C of O, Assignment with consent Certificate signed by Hon. Attorney-General and Commission for Justice and Root of Title, Lease or Deed of Conveyance with evidence of application for C of O), etc.	1	11.1	8	88.9
2	Certificate of Incorporation. Company/Organization Tax Certificate for corporate bodies or Income Tax Clearance Certificate for individuals.	3	33.3	6	66.7
3	Letter of Conformity from applicant (s) including Name Residential/Office Address, Telephone Number and Email Address.	9	100	0	0.0
4	Three (3) set of drawings signed and sealed by the relevant professionals with their CVs attached i.e. Architect, Structural, Mechanical & Electrical Engineers and Valid Architects Practice License and ARCON stamp on one set of Architectural Drawings duly registered one recommended by the LGA.	7	77.8	2	22.2
5	Soil Test Report prepared by qualified firms, Engineers, etc. with address and Structural Calculations Sheets Duly signed and sealed by a Registered Civil Engineer.	2	22.2	7	77.8
6	Copy of Workman Compensation Insurance Certificate	1	11.1	8	88.9
7	Name of the site Engineer/Builder, his Qualification (s), Registration Number, Residential and Office Addresses, his passport photograph, phone number, e-mail and a Letter of Undertaking accepting full responsibility for the construction.	6	66.7	3	33.3
8	Structural Integrity Report for existing Building with Structural Drawings.	8	88.9	1	11.1

9	Certificate of Deposit (COD) of Building, Copy of Survey plan issued by the office of the surveyor General of the State for new development areas or land without Certificate of Occupancy or other Registered Instruments.	6	66.7	3	33.3
10	Site Analysis Report and Location Plan (SAR&P) duly prepared, signed and sealed by a Registered Town Planner.	8	88.9	1	11.1
11	Environmental Impact Statement duly prepared, signed and sealed by a Registered Town Planner for the following categories of application: a) A residential land excess of 2 hectare and or development in excess of 4 floors or 8 family units; b) Expansion of factory building; c) Place of worship d) Major recreational development covering more than 2,000 square meters; e) Institutional buildings; f) Petro filling/service station; g) Telecommunication masts; h) Any other types of commercial and industrial buildings not described in paragraph 11 (a-f) above	2	22.2	7	77.8
12	Police service report, fire service report and development of petroleum resources (DPR)	2	22.2	7	77.8
13	Independence structural evaluation from 3 storey (s) and above (for un-existing building with structural Drawing)	2	22.2	7	77.8

Table 5: Compliance to Urban Planning Laws in Port Harcourt

Port Harcourt		AV	%	NA	%
1	Title Document (C of O, Assignment with consent Certificate signed by Hon. Attorney-General and Commission for Justice and Root of Title, Lease or Deed of Conveyance with evidence of application for C of O), etc.	16	47.1	18	52.9
2	Certificate of Incorporation. Company/Organization Tax Certificate for corporate bodies or Income Tax Clearance Certificate for individuals.	6	17.6	28	82.4
3	Letter of Conformity from applicant (s) including Name Residential/Office Address, Telephone	3	8.8	31	91.2

	Number and Email Address.				
4	Three (3) set of drawings signed and sealed by the relevant professionals with their CVs attached i.e. Architect, Structural, Mechanical & Electrical Engineers and Valid Architects Practice License and ARCON stamp on one set of Architectural Drawings duly registered one recommended by the LGA.	6	17.6	28	82.4
5	Soil Test Report prepared by qualified firms, Engineers, etc. with address and Structural Calculations Sheets Duly signed and sealed by a Registered Civil Engineer.	7	20.6	27	79.4
6	Copy of Workman Compensation Insurance Certificate	12	35.3	22	64.7
7	Name of the site Engineer/Builder, his Qualification (s), Registration Number, Residential and Office Addresses, his passport photograph, phone number, e-mail and a Letter of Undertaking accepting full responsibility for the construction.	15	44.1	19	55.9
8	Structural Integrity Report for existing Building with Structural Drawings.	14	41.2	20	58.8
9	Certificate of Deposit (COD) of Building, Copy of Survey plan issued by the office of the surveyor General of the State for new development areas or land without Certificate of Occupancy or other Registered Instruments.	28	82.4	6	17.6
10	Site Analysis Report and Location Plan (SAR&P) duly prepared, signed and sealed by a Registered Town Planner.	29	85.3	5	14.7
11	Environmental Impact Statement duly prepared, signed and sealed by a Registered Town Planner for the following categories of application: <ul style="list-style-type: none"> a) A residential land excess of 2 hectare and or development in excess of 4 floors or 8 family units; b) Expansion of factory building; c) Place of worship d) Major recreational development covering more than 2,000 square meters; e) Institutional buildings; 	5	14.7	29	85.3

	f) Petro filling/service station;				
	g) Telecommunication masts;				
	h) Any other types of commercial and industrial buildings not described in paragraph 11 (a-f) above				
12	Police service report, fire service report and development of petroleum resources (DPR)	14	41.2	20	58.8
13	Independence structural evaluation from 3 storey (s) and above (for un-existing building with structural Drawing)	12	35.3	22	64.7

Table 6: Compliance to Urban Planning Laws in Uyo

	Uyo	AV	%	NA	%
1	Title Document (C of O, Assignment with consent Certificate signed by Hon. Attorney-General and Commission for Justice and Root of Title, Lease or Deed of Conveyance with evidence of application for C of O), etc.	5	41.7	7	58.3
2	Certificate of Incorporation. Company/Organization Tax Certificate for corporate bodies or Income Tax Clearance Certificate for individuals.	8	66.7	4	33.3
3	Letter of Conformity from applicant (s) including Name Residential/Office Address, Telephone Number and Email Address.	8	66.7	4	33.3
4	Three (3) set of drawings signed and sealed by the relevant professionals with their CVs attached i.e. Architect, Structural, Mechanical & Electrical Engineers and Valid Architects Practice License and ARCON stamp on one set of Architectural Drawings duly registered one recommended by the LGA.	2	16.7	10	83.3
5	Soil Test Report prepared by qualified firms, Engineers, etc. with address and Structural Calculations Sheets Duly signed and sealed by a Registered Civil Engineer.	3	25.0	9	75.0
6	Copy of Workman Compensation Insurance Certificate	3	25.0	9	75.0
7	Name of the site Engineer/Builder, his Qualification (s), Registration Number, Residential and Office Addresses, his passport photograph, phone number, e-mail and a Letter of Undertaking accepting full responsibility for the construction.	3	25.0	9	75.0
8	Structural Integrity Report for existing Building with Structural Drawings.	4	33.3	8	66.7

9	Certificate of Deposit (COD) of Building, Copy of Survey plan issued by the office of the surveyor General of the State for new development areas or land without Certificate of Occupancy or other Registered Instruments.	7	58.3	5	41.7
10	Site Analysis Report and Location Plan (SAR&P) duly prepared, signed and sealed by a Registered Town Planner.	4	33.3	8	66.7
11	Environmental Impact Statement duly prepared, signed and sealed by a Registered Town Planner for the following categories of application: a) A residential land excess of 2 hectare and or development in excess of 4 floors or 8 family units; b) Expansion of factory building; c) Place of worship d) Major recreational development covering more than 2,000 square meters; e) Institutional buildings; f) Petro filling/service station; g) Telecommunication masts; h) Any other types of commercial and industrial buildings not described in paragraph 11 (a-f) above	3	25.0	9	75.0
12	Police service report, fire service report and development of petroleum resources (DPR)	4	33.3	8	66.7
13	Independence structural evaluation from 3 storey (s) and above (for un-existing building with structural Drawing)	4	33.3	8	66.7

Table 7: Compliance to Urban Planning Laws in Yenegoa

Yenegoa		AV	%	NA	%
1	Title Document (C of O, Assignment with consent Certificate signed by Hon. Attorney-General and Commission for Justice and Root of Title, Lease or Deed of Conveyance with evidence of application for C of O), etc.	1	12.5	7	87.5
2	Certificate of Incorporation. Company/Organization Tax Certificate for corporate bodies or Income Tax Clearance Certificate for individuals.	3	37.5	5	62.5
3	Letter of Conformity from applicant (s) including Name Residential/Office Address, Telephone Number and Email Address.	2	25.0	6	75.0

4	Three (3) set of drawings signed and sealed by the relevant professionals with their CVs attached i.e. Architect, Structural, Mechanical & Electrical Engineers and Valid Architects Practice License and ARCON stamp on one set of Architectural Drawings duly registered one recommended by the LGA.	2	25.0	6	75.0
5	Soil Test Report prepared by qualified firms, Engineers, etc. with address and Structural Calculations Sheets Duly signed and sealed by a Registered Civil Engineer.	4	50.0	4	50.0
6	Copy of Workman Compensation Insurance Certificate	1	12.5	7	87.5
7	Name of the site Engineer/Builder, his Qualification (s), Registration Number, Residential and Office Addresses, his passport photograph, phone number, e-mail and a Letter of Undertaking accepting full responsibility for the construction.	5	62.5	3	37.5
8	Structural Integrity Report for existing Building with Structural Drawings.	7	87.5	1	12.5
9	Certificate of Deposit (COD) of Building, Copy of Survey plan issued by the office of the surveyor General of the State for new development areas or land without Certificate of Occupancy or other Registered Instruments.	5	62.5	3	37.5
10	Site Analysis Report and Location Plan (SAR&P) duly prepared, signed and sealed by a Registered Town Planner.	5	62.5	3	37.5
11	Environmental Impact Statement duly prepared, signed and sealed by a Registered Town Planner for the following categories of application: a) A residential land excess of 2 hectare and or development in excess of 4 floors or 8 family units; b) Expansion of factory building; c) Place of worship d) Major recreational development covering more than 2,000 square meters; e) Institutional buildings; f) Petro filling/service station; g) Telecommunication masts; h) Any other types of commercial and industrial buildings not described in paragraph 11 (a-f) above	2	25.0	6	75.0
12	Police service report, fire service report and development of petroleum resources (DPR)	4	50.0	4	50.0
13	Independence structural evaluation from 3 storey (s) and above (for un-existing building with structural Drawing)	2	25.0	6	75.0

Table 8: Compliance level among developers across the South-South Region

South-South Region	Compliance (%)	Non-Compliance (%)
Uyo	37.2	62.8
Calabar	48.7	51.3
Asaba	39.0	61.0
Yenegoa	41.3	58.7
Port Harcourt	37.8	62.2
Benin	46.2	53.8
Average	41.7	58.3

Source: Researchers’ computation (2021)

However, the empirical analysis of the data generated from the field using ANOVA and presented in table 4 demonstrates that there is no significant difference in the compliance level of urban planning laws by developers across the south–south region as the p-value (1.000) is greater than the critical value ($\alpha = 0.05$).

Table 9: ANOVA Output

ANOVA					
Compliance level	Sum of Squares	Df	Mean Square	F	Sig.
Between Groups	.000	5	.000	.000	1.000
Within Groups	3.000	6	.500		
Total	3.000	11			

Source: Researchers’ computation, (2021)

Conclusion and Recommendations

The growth of urban centres in the south-south states has been phenomenal over the years because of rural urban migration. As the cities grow, there are concerns around the level of compliance to existing urban planning laws by property developers. The development of squatter settlements and the general decay in the cities generally reflect the level of compliance to extant planning laws. This study analyzed the level of compliance to urban planning laws by the estate property developers in the south-south using 13 key indicator performance. The study found that generally there is low level of compliance by the property developers in the sampled cities. The study concluded that there is no statically significant variation in the level of compliance among property developers in the south-south cities in Nigeria. Hence, the study recommends that the planning authorities compel property developers to obey planning laws urban using the instrumentality of the law. Complying with building laws will reduce urban blight and ultimately help to preserve the existing zoning arrangement.

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