

Development Regulation Mechanisms and Housing Development in Nigeria: A Case Study of Ikot Ekpene Local Government Area, Akwa Ibom State

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ABSTRACT

This study aims at assessing development regulation mechanisms and housing development in Nigeria using Ikot Ekpene Local Government Area of Akwa Ibom State. The focus is on the level of awareness of building developers of the laws on building regulations; the level of compliance and the effects of building regulations on housing development; and a possible solutions to the problems associated with building regulations in Ikot Ekpene local government area. The study adopts a case study approach. Purposive and systematic sampling techniques are used select the participants. Questionnaire is the major instrument of data colltion. A sample size of Two hundred and sixty nine (269) registered property owners and developers as well as staff of the Area Planning Authority in Ikot Ekpene participated in the study. They were systematically selected from a population of 713 registered properties. The results show among others that the dynamic nature of urban activities in Ikot Ekpene, if not regulated and checked, can create an unpleasant distortion of environment. It has been observed that the costs and procedures in obtaining building developments approval lead to increase in rental value. Hence, the government should re-appraise this control mechanism to check the problem.

Keywords: *Building Regulation, housing, control, property, development*

INTRODUCTION

The rate at which global proportion of urban population has been rising has become a major concern worldwide. More people now live in urban area than rural areas. In Africa, it is estimated that, between 2000 and 2030, urban population will increase from 294 million to 742 million (UN-Habitat, 2012). This phenomenon comes along with distressing problems especially with regard to the management of space in the urban area. Rapid and unplanned urban growth threatens efficient development when the necessary infrastructure is not guided to ensure that the benefits of urban environment are equitably

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shared (UN-Habitat, 2011). The problems of urbanization are enormous. These problems include the overstretching of infrastructural facilities and services, inadequate shelter, worsening sanitary conditions, haphazard developments and substandard housing creation. This situation has put intense pressure on infrastructure especially housing. These raise concern because the increasing rate of urbanization indicates that more unauthorized development will occur at the urban centres. As such, urban authorities have effectively implemented development regulation mechanisms to promote orderliness in the urban areas rather than leaving the urban environment in the hand of the lay man to manage.

Development regulation involves control of the detailed aspects of physical development, about which precise guidance cannot be given by the development plan, so as to ensure convenient and slight results (Keeble, 1969). In real sense, the aim is to allow for orderly development that will meet the requirement for ideal living. Development regulation is necessary to keep track of infrastructure growth in areas. Ahmed and Dinye (2011) have noted that, the growing demand for structures and related structures being put – up without due regard to planning schemes and building regulations leading to uncontrolled and uncoordinated housing development in our urban areas. Mordi (2002) estimated that about 7% of the Nigerian population are very poor and are either homeless or live in batches and some 4% spend about 35% of their income on rent, which is 16% higher than their incomes. Building regulation and housing problem in Ikot Ekpene affect these categories of people, including the self-employed.

According to Mordi (2002), the saving ratio of 10% workers require ten years to save one year income or 25 years to save two and a half years salary, which can be used to start a building and not completed. Mordi therefore concluded that at this rate, most workers will never be able to build their houses while in active services. With the above submission by Mordi, housing building regulations and the cost of housing in Ikot Ekpene, Akwa Ibom State, Nigeria obviously place most civil servants, middle-income group and other dependents as burden bearers of the effect of building regulation.

Housing development is usually accompanied by reduction on town planning standard; all these are bound to affect the survival of cities including Ikot Ekpene Local Government Area. Building regulations make it difficult to obtain titled documents to properties. It takes longer period to obtain title documents to land and its development such as building permits, building

approval, certificate of occupancy and other building procedures as contained in the building regulations. The delay in development approvals may lead to increase in initial cost of development due to sudden increase in building materials, labours, etc.

In Ikot Ekpene, excessive and often un-necessary building regulations continue to worsen the bad situation thereby driven families and forced them to live in substandard or overcrowded houses. However, this research will critically examine the effects of building control on cost of housing development and proffer some solutions to ameliorate the problem in Ikot Ekpene. Every development activities carried out by man is executed in space (land) thus there is a spatial dimension of every physical development. It is therefore important to look at the concept of land in relation to development regulation and management of housing.

Land and Development Regulations

Land as a term varies in meaning among different people as well as scope it is being used. According to Imrie (2004), land is perceived as “the solid materials, trees and all that are obtained from the land as well as the properties that exist on it. As cited in Obabori (2007), Act of 1960 further defines whatsoever, and any estate, interest or right in, to or over land or water”. Land is acquired and used for a number of developmental purposes, which include housing, farming mining, forest conservation, among others. Orderly development is achieved when the used of land are effectively coordinated. If the use to which land is put is unplanned, uncoordinated and poorly managed, other natural resources like forest, water bodies, biodiversity and human life are affected because spatial development will be impaired.

The scope of development regulation is wide. It covers everything for which planning permission is needed (Meijer & Visscher, 2002). Development regulation can be viewed as a means which enables local authority to protect residential areas from inappropriate intrusions, reserve land for new industries, maintain green belts, keep valuable buildings and trees as well as prevent ugly environmental signs (Showkat & Pariveen, 2000). Imrie (2004) also explains development control to be a process laid down in legislation, which regulates physical development as well as serves as a way, whereby, policies are being implemented and unauthorized development prohibited and

incompatible land uses curb by local authorities. Meijer & Visscher (2002) further note that development regulation generally provides a course in conformance of variation from system objectives within allowable limited.

Town Planning Ordinances Experience in Nigeria

The ordinances have experienced series of transformation since they started in the pre-colonial, through the colonial and post-colonial eras. They have been called laws, bye-laws, edicts, acts and decrees, depending on the ruling force at each of the eras. Contemporary Planning started in Nigeria with Ordinances which were put in place during the colonial period by the then Colonial master (Aluko, 2011). Prior to this period, traditional Nigerian settlements were structured according to the local custom and practice, the traditional land tenure system, the agrarian Nature of the economy and the existing mode of transportation. Traditional Nigerian settlements are established around the palaces of traditional rulers and the development and control of the total environment was the joint administrative responsibility of the entire community.

The Township Ordinance No. 29 of 1917 constituted to as the first attempt at introducing spatial orderliness in the Land Use pattern of Nigerian cities (Aluko, 2011). It legalized the segregation of European from the African Residential Area and established a management order for different towns. It created the First, Second class towns. The second class towns were managed by the Local Authorities with ordinary powers to collect rates under the control of District officers or Assistant District officers. In 1924, Town Planning Committees were established for the Northern and Southern Provinces mainly first class towns to initiate and develop planning schemes as well as approve building plans.

The role was performed by the Local Advisory board and Districts Officers in the second and third class towns respectively. According to Aluko (2010), the Colonial Government during the period of their ten years plan for development and welfare of 1946-1956, enacted the Town and Country Planning ordinance No. 4 of 1946 to provide for the planning, improvement and development of different parts of the Country through planning schemes carried out by planning agencies. Other related legislations during the colonial period were the Mineral Act of 1945, which touch on the issues of drainage

and pollution (Land, water and air), Public health law (1957) which was to control overcrowding, diseases and urban squalor, Land Development (Road) Law of 1948 on places of worship, acquisition, sale and disbursement of land and the Building Line Regulations of (1948). This later became chapter 24 of the Law of Nigeria. The Law was designed to provide positioning for buildings and other obstructions with reference to roads.

After the Colonialist gave the Country independence in 1960, the 1946 Town and Country Planning Ordinance was retained. Also retained were the chapter 123 of the Town and Country planning Law of Western Nigeria of 1959, chapter 130 of the law of Northern Nigeria and Chapter 155 of the Law of Eastern Nigeria. As the law was retained so was the problem of discriminatory legislations. Inappropriate Standard amidst of poor and ineffective administrative framework is exemplified during the post colonial eras as Planning was no given adequate attention during the first three development plan era of the country.

The first attempt at organizing the administration and development of Land at the grassroots was the enactment of the Local Government Law (1976). The Law made town and country planning a Local Government affair. Thus the state Governments created a Local Planning Authority to control developments and initiate planning schemes at the Local levels. Land use decree No. 6 of 1978 was established to curb land speculation, ease the process of Land Acquisition by the government, co-ordinate and formulate land tenure modernization.

Ten years later, Town Planning in Nigeria recorded a boost, with promulgation of Decree No 3 of 1988 establishing Town Planners Registration Council (TOPREC). Decree 88 of 1992 states clearly the functions of the Federal, State and Local Planning Authorities according to their areas of jurisdiction. The Preamble of The Land Use Act (Chapter 202 of the Laws of Nigeria 1978) states that “it is in the public interest that the rights of all Nigerians to the land of Nigeria be asserted and preserved by Law. The right of all Nigerians to use and enjoy land in Nigeria and the natural fruits thereof in sufficient quantity to enable them provide for the sustenance of themselves and their families should be assured, protected and preserved (Cap 202, 1978). According to Aluko (2010), it is an Act to Vest all Land compromised in the territory of each State (except land vested in the Federal Government or its agencies) solely in the Governor of the State, who would hold such Land in

trust for the people and would henceforth be responsible for allocation of land in all urban areas to individuals resident in the State and to organizations for residential, agriculture, commercial and other purposes while similar powers will with respect to non-urban areas are conferred on Local Governments, (27th March 1978) commencement.

With reference to physical planning there are two major areas of the Act that are of interest, they are the ownership of the Land and secondly the categorization of localities into urban and rural areas for effective development control.

Urban and Regional Planning Decree 88 of 1992

As postulated by Aluko (2011), the Nigeria Urban and Regional Planning (Decree No. 88, 1992) is the long awaited Planning law expected to guide orderly physical development in modern Nigeria. The birth of the Decree was preceded by forty – six year of outdated Town and Country Planning Law of 1946. The new law is thus expected to reinvigorate the dull and static planning activities pervading the post independent physical development in Nigeria. Most, if not all section are therefore expected to be contemporary, new or least fit closely well with exiting planning issues in the country, land acquisition, disposal, transfer and so forth are some of the issues expected to be central in the new planning law. All land and related issues in the Decree are referred to the Land Use Act. Some relevant sections in the Decree in this context are:

(i) Conditions for grant of development permit by a Development Control Department (DCD) must conform to condition of issue of Certificate of Occupancy or a customary right of occupancy as provided for the Acts (36 Decree No. 88 of 1992).

(ii) The development Control Department in approving and rejecting a Development permission as provided for under section 34 of the Decree is to take into account matters of overriding public interests (43)(2)(a) of the Decree).

(iii) Condition for compensation for revocation would only be if the application had complied with the requirement of the Act with respect to right of occupancy of the land on which a development was to take places (43)(2)(b) of the Decree No. 88, 1992).

(iv) The commission Board, or Authority (s 5(a)(b)(c) of the Decree) responsible for physical planning at the federal, state and local government level respectively are empowered to revoke acquired occupancy to obtain any

land in connection with approved urban or rural development plan. However such revocation must be in accordance with the relevant provisions of the Act (s. 75(2) of the Decree).

(v) All matter connected with the payment of compensation for the revocation of right of occupancy under part IV (Acquisition of land and compensation) of the Decree are to be governed in accordance with the relevant provisions of the Act (s. 76(1) of the Decree).

(vi) Urban area is defined in the Decree (s. 91) according to the definition in section 3 of the Act.

Based on the above assertions, it is obvious that housing development of all forms happens on the land with compliance fundamentally on the provisions of the Act. An effective operation of the contemporary planning legislation in Nigeria depends much on the applicability of the debated Land Use Act.

Administrative Machinery for Physical Planning

According to Aluko (2011), the administrative framework that establishes a federal planning commission, states planning boards and local planning authorities are expected to provide a coordinated and unified system for effective planning at all levels. All staff for the local planning authorities especially the principal staff can be centrally employed and deployed to local planning authorities. By this it would be possible to integrate the machinery for economic planning with that of the physical planning.

Physical Planning at the State level should aim at an integrated approach over the affected territory. This is a continuous process which requires coordination, monitoring, evaluation and review at the different levels and functions. It also requires feedback from the people.

The government at all levels must recognize that the planned development of the same degree as it involves physical and social planning to at least the same degree as it involves economic planning. The State governments are prepared to act accordingly with a real sense of urgency, to give first priority to attacking problem of the utilization of State land resources and to formulating firm policy in this connection.

The administration of urban and regional planning has been in a state of flux in the State since their creation. Experience has however shown that unless the administration structure of physical planning is streamlined and responsibilities clearly defined, planning and orderly development of settlement will remain ineffective, while the ultimate object of securing a rational use of

land would be far from realized. Moreover, securing proper sanitary conditions, amenity and convenience, preserving building or other objects of architectural, historic or artistic interest and places of natural interest or beauty, and general protecting existing amenities whether in urban are rural areas as stated in planning laws would still remain a mirage. Planning Laws and Ordinances in Nigeria are tools for controlling the use of land and factors relating to it. The Ordinances are in place for effective administrative purposes.

Tools for Land Development Regulation

Development control tools are neither machineries nor equipment but the elements used in carrying out the implementation aspects of development control (Aluko 2000). In controlling development in Akwa Ibom State, many tools are employed. The most commonly used include: Land use zoning, planning standard, building and development permit application and approval as well as monitoring and enforcement which involve stop work notices, sanctions among others.

· Land use zoning: Various scholars have defined zoning as a term in different ways. Rangwala (2002) defines zoning as “the regulation by law of the use of land and (or) buildings and of the height and density of buildings in specific areas for the often contain a wide variety of provisions specifying permitted and prohibited uses within particular areas and minimum standards governing lot sizes, buildings heights and setbacks from roads (Kushler 1983). According to Rolleston (1987), zoning is used to control negative externalities, primarily through the separation of incompatible land uses.

Zoning regulations typically address two issues contained within the question of “what” can be built. This takes into account the height, bulk and some-times design of buildings (how big they are and how they look) and the use of land or the use a buildings may be put or the kind of activities that are to take place. As enshrined in Zoning Guidelines and Planning Standard (2011), the planners and planning authorities prescribe the acceptable use and from of development of and an area of land using zoning (Ayeetey, 2011). Zoning plan is an essential and integral part of the structure plan. Within a local plan, each individual parcel of land is prescribed a permissible use. Zoning however, allow a range of use which are refined to a specific use for the local plan.

- Planning Standards: Planning standards are used in town planning as recognized model for imitations. The standards have two main

divisions; these are the prescriptive and the regulatory standards. The prescriptive standards are the guides or specifications used in dimensioning in the preparation of a disaster risk reduction plan or away development plan (Aluko, 2011).

The use of planning standards is to ensure that every development project is safe for use as well as prevent chaos in the built environment.

- **Enforcement Notice:** This is served on any breach of town planning law relating to carrying out of development without planning permission (approval). It relates to illegal building, engineering, mining, charge of used and so no. this notice may be served either for demolition of such building without approval or the restoration of an altered building (Ogundele et al 2011). Non-compliance with an enforcement order is punishable, though a breach of planning law is not a criminal offence.

- **Stop work Notice:** A stop work order could be issued were it appears to the control department that,
 - (a) An unauthorized department is being carried out or;
 - (b) Where a development does not comply with a development permit issued by the planning department. This document is used pending the service of an enforcement notice on the owner, occupier or holder of such property. It takes an immediate effect upon service of such property. The time frame is usually 21 days within which such development shall comply. It ceases to have effect if within 21 days an enforcement notice is not served on the contravener (Ogundele et al 2011). Permitting from the basic tool used in regulation urban housing development.

THE RELEVANCE OF DEVELOPMENT REGULATION

Development regulation forms an integral part of the planning practice. The relevance of it is therefore a subject which could fill several weighty volumes (John, 1980). According to Leonard (1987) as cited in Memunatu (2015), the fundamental relevance of development regulation includes that it facilitates appropriate development, recognizing its significance in building and protecting a healthy economy and a sustainable environment. It also examines the potential impact of the proposed development, protects the public interest

from inappropriate development and also involves compliance of all procedures, building codes, standards to ensure that physical plans conform to the approved plans.

Development regulation is a mechanism to maintain standards. It is the process laid down by legislation, which regulates the development of land and building carried out by professional town planners in order to ensure compliance with the approved master plan thereby ensuring orderliness (Memunatu, 2015). Memunatu further states that the essence of development regulation is to take creative action, avoid overcrowding, protect the natural environment, ensure physical efficiency and cleanliness of settlements, safe guard life and property; ensure harmonious location of land uses, and reduces or avoid exposure to pollution. According to (United Nations, (2008), it also encourage development generated by urban function and improve the relationship between the town and countryside (Memunatu, 2015).

Building Regulation and Housing Development in Ikot Ekpene, Akwa Ibom State

Development regulation in Ikot Ekpene, Akwa Ibom State is similar to that of all development or developing cities. It is the main function of the Town and Country Planning department in Akwa Ibom State. Augustine (2012) cited Ghana National Building Regulation has it that development control is one of the measures applied by physical planning agencies particularly, the local planning authority to ensure that developer's do not deviate from building plans of proved for them in the course of implementation (construction) on the plot earmarked for such. Development regulation can be seen as a mechanism. It can be at either pre-development, during development or post-development stage of projects (Essein et al., 2009 as cited in Memunatu, 2015).

According to Memunatu (2015), controlling or regulating development as a sensitive exercise must be done with precaution, precision, firmness and with deep sense of responsibility by the authority concerned and development control operations should be devoid of bias and favoritism but operated with fairness, controlling development is aimed of enhancing environmental quality, improved housing condition, privacy in residences and free flow of air among others in order to eliminate compactness within the city. In summary, development regulation involves conscious determinations that are geared towards the actualization of proposed land uses on the ground (Usoro, 2017).

Prices and Quantity of Housing

We now turn from the determinants of housing supply regulation to its effects. Much of the research concerning these effects has focus on the housing market. Regulation leads to higher rents and house prices and less construction because it reduces the elasticity of housing supply. In particular, regulation increases the marginal cost of construction, both directly through the fees and time costs and indirectly by requiring construction to follow certain forms (lot size and setback requirement) that the builder would not otherwise choose and by creating uncertainty about project approval. Also, some types of regulation such as growth controls effectively make marginal cost of housing infinite by constraining the total number of housing units allowed (Brueckner, 2009).

Urban Form and Homeownership

Besides its effects on the quantity of housing, housing supply regulation can influence other aspects of urban forms. Mills, (2005) developed a model to show that density controls contribute to urban sprawl by forcing development to extend further than it would in a competitive equilibrium. Bertaud and Brueckner (2005) demonstrate a similar result for building height restrictions. Of course, some types of regulation are meant to prevent sprawl by prohibiting development outside a particular boundary. Another aspect is the fraction of single- family versus multifamily units

Beyond Housing Markets

As cited in Gyourko and Molloy (2015), by altering the distribution of houses prices across locations, housing supply regulation can influence the location choices of different types of households and hence affect the typical characteristics of households residing in any given community. Perhaps, the most obvious household characteristic to consider is income, because richer households will be more able to bear the higher housing costs caused by regulation.

Building Permit Application and Approval

Both development and building permit are required of a person or organization that has legal title to a plot of land and who intends to build. Hence the development should not only conform to the land use pattern of the area but also in line with building controls.

All developers wishing to commence development of plots temporary or permanent within the state shall apply on prescribed application forms obtainable upon payment of relevant fees to the Area Planning Authority.

Also, no new building shall be erected within the area until Plans of the proposed buildings together with survey plan of the site showing location of all adjoining buildings and erections have been submitted to the Authority and approval for them in writing obtain. Submission of application for building plan approval shall be accompanied with the following document:

- i Non-refundable submission fees
- ii Certificate of Occupancy or letter of consent and Affidavit of plot ownership
- iii Survey Plan prepared in accordance with the Survey laws
- iv Land Agreement
- v Tax Clearance Certificate
- vi Three years Local Government Rate Tickets
- vii All residential buildings in excess of one floor shall be accompanied by electrical, mechanical and structural engineering drawings (Omole, 2000).

METHOD

A case study approach was adopted in this study. Data were collected through the administration of questionnaire which was designed to offer respondents a blend of fixed alternative choices and opportunity to express their individual opinions. The observations, oral interviews and decisions were also used to gather further information. Information were also gathered from Ministry of Lands and Water Resources, Uyo Capital Development Authority and the Area Planning Authority, Ikot Ekpene.

The population of a total of 713 registered properties in Ikot Ekpene urban within the period 2008 to 2018 was considered for this study. The participants were classified as follows:

- (i) Group A, the urban residents in Ikot Ekpene
- (ii) Group B, the staff of Area Planning Authority, government agencies, the Ministries of Lands and Water Resources and Housing and Urban Renewal in Ikot Ekpene.

Stratified and purposive sampling methods were employed in carrying-out the study. A sample of 269 respondents comprising 257 registered buildings and

12 staff working with the Area Planning Authority were selected. Two hundred and sixty nine copies of questionnaire were administered to the respondents on random basis. Tables, simple percentage and regression analysis were used to analyse the data.

RESULTS AND DISCUSSION

Table 1 shows the level of compliance of building developer's with housing regulation, in which 96 respondents representing 35.7% were good, and 160 respondents representing 59.5 were fairly good while 13 respondents representing 4.8% were bad. These indicate that the level of compliance of building developers to building regulations is not total. Table 2 shows the effect of Building regulation on housing development. 110 respondent representing 40.8% indicated that building regulations affect prices and quantity of housing and 95 respondent representing 35.5% indicate that it has effect on urban form and ownership while 64 respondents representing (23.7%), says there is an effect beyond housing market. Table 3 shows the two opinions given by the respondents concerning the building development approval procedures. 95 respondent representing 35.4% says they are satisfied while 174 respondents representing 64.6 were not satisfied with building approval procedure. This means that building regulations negatively affect housing development. Table 4 shows the fact that building developers in Ikot Ekpene are aware of housing regulations. This is indicated by 180 of the respondents representing a whopping 66.9 to this fact, while 89 respondent representing 33.1 are not aware.

Table 5 shows that all the buildings' measures affect housing development with 37.0%, 26.0%, 13.0%, 14.8%, 9.2% respectively expressed disapproval of building regulations. Table 6 shows the possible solution to the problem associated with housing development as 18.5% of the respondents are in the opinion that government should establish research institutions and empowered industries that are involved in the production of made building materials to reduces cost of contraction and ensure after ability of quality houses by low income earners; 29.8% of the respondents state that free of charge services should be rendered by government agencies and officials in order to minimize expenses by developers; 7.5% say government should encourage and mobilize the private sector in delivery of quality housing that meets with required housing standard and control; 14.8% say government

should establish research institutions and empowered industries that are involved in the production of building materials to reduce cost and ensure after ability of quality houses by low income earners; 18.5% are of the opinion that government should cross check the building regulations and climate obnoxious building laws, especially fees chargeable by professionals in order to facilitate delivery of affordable houses; while 10.7% are of the opinion that if government adheres to the above listed recommendations, it will facilitate housing development and deliver affordable housing.

Table 1: Level of Compliance of Building Developers with Housing Regulation

Variables	Frequency	Percentage (%)
Good	96	35.7
Fairly Good	160	59.5
Bad	13	4.8
Total	269	100

Source: Survey, 2019

Table 2: Effect of Building Regulations on Housing Development

Variables	Frequency	Percentage
Effect on the prices and quantity of housing	110	40.8
Effect on urban form and homeownership	95	35.5
Effect beyond housing market	64	23.7
Total	269	100

Source: Survey, 2019

Table 3: Satisfaction with Building Approval Procedures

Variable	Frequency	Percentage
Yes	95	35.4
No	174	64.6
Total	209	100

Source: Survey, 2019

Table 4: Awareness of Building Regulation in Ikot Ekpene

Variable	Frequency	Percentage
Yes	180	66.9
No	89	33.1
Total	269	100

Source: Survey, 2019

Table 5: Building Regulation Measures Mostly Affecting Housing Development

Variables	Frequency	Percentage
The bath and water closet should not be positioned against the kitchen.	100	37.0
Bedroom size should not be more than (3x4) meters	70	26.0
The position of the septic tank should basically follow the natural gradient	35	13.0
The total built up area for a single story residential building should not be more than 1/3 of the total plot area	40	14.8
Distant between the few well and the main building should not be less than 3 meters.	25	9.2
Total	269	100

Source: Survey, 2019

Table 6: Solution to the Problem associated with Housing Development

Variables	Frequency	Percentage
Government should subsidize fees and charges by professionals involved in housing development to control the cost of housing development	50	18.5
Free of charge services should be rendered by government agencies and officials in order to minimize expenses by developed	80	29.8
Government should encourage and mobilize the private sector in delivery of quality housing that meets with required housing standards and controls	20	7.5
Government should establish research institutions and empowered industries that are involved in the production of made building materials to reduce cost of construction and ensure after ability of quality houses by low income earners.	40	14.8
Government should cross check the building regulations and climate obnoxious building laws, especially fees chargeable by professionals order to facilitate delivery of affordable houses.	50	18.5
If government adheres to the above listed recommendations, it will facilitate housing development and delivery affordable cost increase of constructional cost.	29	10.7
Total	269	100

Source: Survey, 2019



Table 7: The Role of the Area Planning Authority on Building Control

Variables	Frequency	Percentage
Division making	0	0
Processing the plans	11	99
Implement the plans	0	0
Any other	1	1
Total	12	100

Source: Survey, 2019

Table 7 shows that the area planning authority is involved in processing of building plans (99%) and any other responsibility (1%).

CONCLUSION AND RECOMMENDATIONS

The study was undertaken to assess the effects of building regulation on housing development in Ikot Ekpene, Akwa Ibom State. The research reveal that there is an effective enforcement of building control in Ikot Ekpene and this has effect on the cost of housing which is beneficial to the government but to the detriment of the low – income earners. Housing as a social need performs a vital role in economic development. Unfortunately, the demand for housing has not been met. As remedial measures to reduce the effects of building regulations on housing development which really affects the low-income groups, the following recommendations are put forward in order to minimize these problems:

1. Government should subsidize fees and charges by the Area Planning Authority to control the cost of housing development.
2. Free of charge services should be rendered by government agencies and officials in order to minimize expenses by developers.
3. Government should encourage and mobilize the private sector in delivery of quality housing that meets with required housing standards and regulations.
4. Government should cross check the building controls and climate obnoxious building laws, especially fee chargeable by professionals in order to facilitate delivery of affordable houses.

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