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CHALLENGES CONFRONTING PHYSICAL PLANNING ADMINISTRATION IN SOUTHWESTERN NIGERIA

Abstract. This study examined challenges confronting physical planning administration in Southwestern Nigeria. This may not be unconnected with the institutional set-up of the study area. This study would suggest the elimination of administrative practices that are harmful to the physical environment for effective physical planning administration across states. Both primary and secondary data were utilized for the study. The primary data used for the study were generated from field survey through quantitative and qualitative techniques. Lagos and Osun States will be randomly selected from the two planning administration systems in South Western States. This research work therefore utilized 0.5% of the household size in the selected local governments which translates to a sample size of 2,682 persons. Both descriptive statistics and inferential tools were utilised for the study. shows that the most important challenges of physical planning administration in Lagos were: poor monitoring (MIS = 4.09); lack of a development plan (MIS = 3.96); inadequate office accommodation (MIS = 3.64); poor funding (MIS = 3.62); and other challenges of physical planning administration in the study area are also fairly high. The governments at all levels should maximally leverage their powers to surmount the challenges confronting physical planning administration in Southwestern Nigeria, such as bribery and corruption, poor staff strength, inadequate tools and equipment, political interference, overlapping functions, shortage of experienced and qualified personnel, poor funding, and inadequate office accommodation. Based on the findings, it can be concluded that stakeholders in physical planning administration were distributed across the offices of the MDAs in Lagos State, Ondo State and Osun State.

Keywords: physical planning, compliance, regulations, administration

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1. Introduction

The state of any nation's physical environment determines its economic and social well-being (Adeyemi, 2016). It has been confirmed that coordinated development occurs in sophisticated nations. The physical environment is plagued by physical planning issues in emerging countries like Nigeria. These include haphazard development, poor waste management, insecurity, inadequate infrastructure, inappropriate land uses, rural-urban migration, and the growth of ghettos, slums, and squatter settlements, among other things. If the situation continues, it would not only deplete the physical environment's capacity for energy production, but it will also negatively impact the citizens' health and wellness. In essence, an efficient physical planning and administration promotes a functional physical environment. In other words, efficient physical planning administration must be sought to guarantee that activities related to physical planning are carried out without endangering the interests of the present and future generations (Wahab, Egunjobi & Falola, 2014; Le-ol Anthony & Ihunwo, 2022; Jelili, Ajibade & Alabi, 2023).

The implementation of physical planning has not resulted in the spatially efficient development of urban areas of the country not to talk of the rural areas. This is due to the fact that in the face of environmental decay and degradation, physical planning administration has not assumed the role of a preventative medicine. In addition, Nigerian planning officials have primarily concentrated on the curative aspects of the anomalies of urban growth over the years (Olowoporoku, et al., 2017; Adeoye, Ayanda, and Ajayi, 2023). The regulatory and administrative structures that govern physical development are being blamed for Nigeria's chaotic physical environment (Abubakar et al., 2022). The proliferation of shanties and squatter settlements, lack of basic social infrastructure, poorly built roads, residents' lack of awareness of the value of physical planning, political interference and other factors are examples of ineffective physical administration in the South-western States. There is a need to examine physical planning activities in the composite States of the Southwestern Nigeria. This would give room for the evaluation of administrative practices in each state and composite states. Apart from this, it would suggest the elimination of administrative practices that are harmful to the physical

environment for effective physical planning administration across States (Adeniyi, 2015; UN-HABITAT, 2019).

Despite efforts made by scholars, governmental and commercial institutions, community-based organizations, and private individuals in the past to proffer solutions to physical planning difficulties, physical planning challenges still persist. Information on what could be done to establish foundations for successful development and guarantee effective and efficient administration of physical planning in the nation is hardly available. The physical environment is beset by issues with physical planning as against ideal situation (Wahab, 2017; Mandeli, 2019; Adedeki, Junaid and Sanni, 2023).

Many environmental problems require that solution be explored from multiple-point of ignorance (Isife, 2012). To make wise decisions about how to tackle the foregoing and arrange spaces, policy makers need the indigenous knowledge and practices of physical planning and administration. Sadly, it appears that these policies are not being put into action. The execution of physical plans and policies and mechanisms for regulating physical growth has long since lost their effectiveness. Equally, the required financial contributions on the implementation of physical planning over time seem not to be given priority in governance. Therefore, it is essential to conduct a comprehensive study of the planning and management of the totality of physical environment.

This study will reflect the concern of the public about the way their city develops and possible factors for non-implementation of physical planning plan and policies. Also, the challenges confronting officers saddled with the administration of physical planning in the States will be exposed for government intervention. Effective administration of land is an integral factor in promoting a healthy environment not only in urban centres but also the hinterlands. Therefore, pin-pointing the challenges of planning administration is the first step towards ensuring a liveable and sustainable environment in the study area.

The findings from the study will help to create policies for slum prevention, water and electricity supply, environmental quality, and environmental health, among other things. In addition, this study could be used as a template for effective development planning in other States across the nation and abroad that have comparable physical and socioeconomic

characteristics. Based on the aforementioned, it is currently seen necessary to conduct research of this kind to evaluate challenges of physical planning administration in Southwestern Nigeria utilizing the selected states (Lagos, Ondo and Osun) as a case study.

2. Methodology

Two types of data were obtained for the study. These are primary and secondary data. The primary data used for the study were generated from field survey through quantitative and qualitative techniques. Secondary data were extracted from the urban and regional planning laws, development plans of the cities, documentary and records of planning agencies, journals books and internet. Data extracted were majorly the financial contribution of Government as capital votes and the ones released for the implementation of physical planning. Maps and estimated number of houses as well as population figures were also obtained from secondary sources.

The South West region comprising of Lagos, Ogun, Oyo, Osun, Ondo and Ekiti is selected for this study because it is the most urbanized of all the geo-political regions in Nigeria (Nwaka, 2005). Adeyemi (2016) revealed that administration of physical planning in Lagos, Ogun, Ondo and Ekiti States is close due to its centralized planning system, while in Oyo and Osun States still operate Local Planning Authority System. Lagos and Osun States will be randomly selected from the two planning administration systems in South Western States. Structured questionnaire was administered to the household head notably, the landlord. In case the landlord is unavailable, the questionnaire will be administered to tenant who has been resident in the house for a considerable number of years. This research work therefore utilized 0.5% of the household size in the selected local governments which translates to a sample size of 2,682. Information obtained among others are socio economic characteristics of the developers and residents but as well as their perception on how physical planning administration affect level of enforcement and compliance to existing planning laws in the study areas. Both descriptive statistics and inferential tools were utilised for the study.

3. Results

3.1. Challenges Confronting Physical Planning Administration in Southwestern Nigeria

This section discusses the challenges confronting physical planning administration in southwestern Nigeria, with particular reference to the sampled states. The challenges identified include and are not limited to bribery and corruption; poor staff strength; inadequate tools and equipment; political interference; overlapping function; shortage of experienced and qualified personnel; nature of residence; poor funding inadequate office accommodation lack of development or landing or master plan poor monitoring delay in response to petitions; and delay in the processing of approval development plans. The challenges are rated on a 3-point Likert scale: high, fairly high, and not high.

As contained in Table 1, challenges are evident in all physical planning institutions in the sampled states. In Lagos State, it was revealed that 2.90% and 1.50% of responses confirmed that the challenges are respectively high and fairly high. This implies that 20.7% opined that the challenges are not high. Attempts at looking at the responses gotten from Ondo state that the challenges rated high, fairly high, and not high are represented by 55.2% 16. 3% and 23.6% respectively. Similarly, perceptions of the staff of physical planning institutions in Osun state indicate that the challenges of physical planning are pronounced. 71.8%, 8.5%, and 19.7% of the responses indicate challenges are respectively high, fairly high, and not high.

Further findings revealed that Osun State has a higher prevalence of these challenges than other studied states. This may not be unconnected with the institutional set-up of the state. Further investigation reveals that the challenges of poor staff strength; inadequate tools and equipment and political interference are high in Lagos State compared to other challenges. This may be attributed to the urbanization trend and high population density in the state. Similarly, the challenges of poor staff strength and inadequate tools and equipment are rated high on the Likert scale in Osun state. Other challenges are a shortage of experienced and qualified personnel; absence of enabling law; poor funding; inadequate office accommodation; and lack of development/ land use/ master plan. The responses indicate prevalence of these challenges in Osun state may not divulge from the non-domestication of urban and regional planning laws like other sampled states.

Table 1

Challenges of Physical Planning Administration in Southwestern Nigeria

Challenges	Lagos			Ondo			Osun			Total
	High	Fairly high	Not high	High	Fairly high	Not high	High	Fairly high	Not high	
Bribery & corruption	60	12	38	5	2	11	4	1	16	149
Poor staff strength	110	0	0	16	1	1	21	0	0	149
Inadequate tools & equipment	110	0	0	12	1	5	21	0	0	149
Political interference	110	0	0	15	1	2	18	2	1	149
Overlapping functions	64	11	35	10	2	6	5	7	9	149
Shortage of Experienced and Qualified Personnel	101	9	0	13	1	4	21	0	0	149
Absence of Effective Enabling Laws	42	47	21	5	5	8	21	0	0	149
Recalcitrant Nature of the Residents	81	22	7	13	14	1	18	1	2	149
Poor funding	27	64	19	16	2	0	21	0	0	149
Inadequate office accommodation	35	12	63	12	2	4	21	0	0	149
Lack of Development	43	62	15	6	9	3	21	0	0	149
Poor monitoring	21	28	61	3	2	13	10	2	9	149
Delay in Response to Petitions	48	25	37	4	5	9	3	6	12	149
Delay in Approval of Development plan	39	38	33	9	4	5	6	6	9	149
Total	891	330	319	139	41	72	211	25	58	141

Source: Authors' Field Survey, 2024

The suggested solution to this physical planning problem(s), according to the respondents, are capacity building and professional development initiatives may be required to enhance the expertise of planners and address emerging planning challenges effectively. The data suggests that while Osun's planners may possess academic qualifications, ongoing training and skill development programs may be necessary to address evolving planning needs and ensure the effective implementation of planning policies. Community engagement and participation are paramount in Osun State's planning process, in particular, meaningful involvement of stakeholders, particularly local communities and civil society organizations as well as public enlightenment on physical planning are crucial according to the study.

3.2. Ranking of the Challenges Confronting Physical Planning Administration in Southwestern Nigeria

Based on MIS analysis, the most important challenges of physical planning administration in Southwestern Nigeria and the ranking of the challenges across the sampled states were revealed. Table 2 shows that the most important challenges of physical planning administration in Lagos were: poor monitoring (MIS = 4.09); lack of a development plan (MIS = 3.96); inadequate office accommodation (MIS = 3.64); and poor funding (MIS = 3.62); Other challenges of physical planning administration in the study area are also fairly high. These range from lack of cooperation from the public (MIS = 3.48), to bribery and corruption (MIS = 3.24). This study aligns with previous studies that revealed that physical planning agencies in Lagos face challenges in effectively regulating residential building permits and enforcing physical planning regulations. The lack of awareness among developers about planning regulations, limited public enlightenment beyond the approval process, and hindrances like inadequate funding, corruption, and a lack of planning tools hinder the effectiveness of development control measures in areas like Festac Town (Alabi & Bako, 2018; Daramola et al., 2022). Additionally, the importance of having well-thought-out national development plans, strong development control, and adherence to building codes is highlighted as crucial for sustainable urban and rural development in Nigeria (Okoro, 2014). The presence of planning laws and ordinances

is essential, but their implementation is key to preventing chaos and crises in society (Aluko, 2011).

Table 2

Ranked Challenges of Physical Planning Administration in Lagos State

S/N o	Challenges of Physical Planning Administration	MIS	Rank	Decision
1	Poor monitoring	4.09	1 st	High
2	Lack of development plan	3.96	2 nd	High
3	Inadequate office accommodation	3.64	3 rd	High
4	Poor funding	3.62	4 th	High
5	Lack of cooperation from the public	3.46	5 th	High
6	Absence of effective enabling law	3.41	6 th	High
7	Overlapping of functions	3.34	7 th	High
8	Lack of experience staff	3.27	8 th	Fairly High
9	Political interference	3.21	9 th	Fairly High
10	Inadequate tools	3.01	10 th	Fairly High
11	Poor staff strength	2.85	11 th	Fairly High
12	Bribery and corruption	2.72	12 th	Fairly High

Source: Authors' Field Survey, 2024.

In Ondo State, as presented in Table 3, the primary challenges of physical planning administration in the study area are: a lack of public cooperation (MIS = 3.84), a lack of experienced staff (MIS = 3.76), the absence of an effective enabling law (MIS = 3.69), the absence of a development plan (MIS = 3.68), the overlapping of functions (MIS = 3.63), poor monitoring (MIS = 3.60), and inadequate office accommodation (MIS = 3.57). Other physical planning administration challenges in the study area are also fairly high. These range from political interference (MIS = 3.48) to poor staff strength (MIS = 3.24). In support of these findings, the studies of Olajuyigbe and Rotowa (2011); Aribigbola (2011) revealed that the challenges of physical planning administration in Ondo State, Nigeria, are multifaceted. Issues include inadequate staffing and resources, lack of approved layout plans, absence of urban development policies, ineffective development control, dearth of spatial information, rapid urbanization leading to property ownership changes, and environmental degradation from oil exploration. Studies highlight the need for more staff recruitment, master

plans, urban development policies, capacity building, spatial data acquisition, and strict enforcement of planning laws to ensure sustainable city development, efficient physical planning, and good urban governance in the region.

Table 3

Ranked Challenges of Physical Planning Administration in Ondo State

S/No	Challenges of Physical Planning Administration	MIS	Rank	Decision
1	Lack of cooperation from the public	3.84	1 st	High
2	Lack of experience staff	3.76	2 nd	High
3	Absence of effective enabling law	3.69	3 rd	High
4	Lack of development plan	3.68	4 th	High
5	Overlapping of functions	3.63	5 th	High
6	Poor monitoring	3.60	6 th	High
7	Inadequate office accommodation	3.57	7 th	High
8	Political interference	3.48	8 th	Fairly High
9	Bribery and corruption	3.40	9 th	Fairly High
10	Poor funding	3.27	10 th	Fairly High
11	Inadequate tools	3.25	11 th	Fairly High
12	Poor staff strength	3.24	12 th	Fairly High

Source: Authors' Field Survey, 2024

In Ondo State, as presented in Table 4, the most important challenges of physical planning administration in Osun State are: bribery and corruption (MIS = 3.95); lack of experience staff (MIS = 3.90); overlapping of functions (MIS = 3.77); absence of effective enabling law (MIS = 3.73); and poor monitoring (MIS = 3.57). Other challenges of physical planning administration in the study area are also fairly high. These range from inadequate office accommodations (MIS = 3.43) to challenges such as poor funding (MIS = 2.98). This supported the findings of previous studies on the challenges of physical planning administration in Osun state, Nigeria, as highlighted in the research papers, include issues such as inadequate staffing and resources, low compliance with development regulations, rapid urban expansion leading to encroachment on road setbacks, and a lack of proper enforcement mechanisms.

Table 4

Ranked Challenges of Physical Planning Administration in Osun State

S/No	Challenges of Physical Planning Administration	MIS	Rank	Decision
1	Bribery and corruption	3.95	1 st	High
2	Lack of experience staff	3.90	2 nd	High
3	Overlapping of functions	3.77	3 rd	High
4	Absence of effective enabling law	3.73	4 th	High
5	Poor monitoring	3.58	5 th	High
6	Inadequate office accommodation	3.43	6 th	Fairly High
7	Poor staff strength	3.43	7 th	Fairly High
8	Lack of cooperation from the public	3.41	8 th	Fairly High
9	Inadequate tools	3.33	9 th	Fairly High
10	Lack of development plan	3.31	10 th	Fairly High
11	Political interference	3.29	11 th	Fairly High
12	Poor funding	2.98	12 th	Fairly High

Source: Authors' Field Survey, 2024.

Studies in Osun state, particularly in Ile-Ife, reveal a high number of buildings not complying with road setback regulations, indicating a need for better monitoring and control (Ibrahim & Toyobo, 2014; Oluwaseyi, 2019). Additionally, the lack of manpower and technical resources hinders planning activities, leading to ineffective development control (Akingbade et al., 2022).

4. Conclusions

Findings were also made on the challenges confronting physical planning administration in Southwestern Nigeria, with particular reference to the sampled states. The identified challenges included and were not limited to bribery and corruption; poor staff strength; inadequate tools and equipment; political interference; overlapping function; shortage of experienced and qualified personnel; nature of residence; poor funding inadequate office accommodation lack of development or landing or master plan poor monitoring delay in response to petitions; and delay in the processing of approval for development plans. The challenges were rated on a 3-point Likert scale: high, fairly high, and not high. Based on MIS analysis, the most important challenges of physical planning administration in Southwestern Nigeria and the ranking of the challenges across the sampled states were revealed.

There are challenges confronting physical planning administration in Southwestern Nigeria, and these include bribery and corruption; poor staff strength; inadequate tools and equipment; political interference; overlapping function; shortage of experienced and qualified personnel; nature of residence; poor funding inadequate office accommodation lack of development or landing or master plan poor monitoring delay in response to petitions; and delay in the processing of approval development plans.

However, governments at all levels should maximally leverage their powers to surmount the challenges confronting physical planning administration in Southwestern Nigeria, such as bribery and corruption, poor staff strength, inadequate tools and equipment, political interference, overlapping functions, shortage of experienced and qualified personnel, poor funding, and inadequate office accommodation.

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