EVALUATION OF BUILDING STRUCTURES DEVELOPMENT CONTROL BY NIGER STATE URBAN DEVELOPMENT BOARD IN MINNA METROPOLIS

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Abstract
The study evaluate the building structure development control by Niger State Urban development Board in Minna (NSUDB), Metropolis; Niger State, Nigeria. Two research questions and two null hypotheses guided the study. A descriptive survey research design was adopted for the study. A total population of 200 respondents comprising of 102 NSUDB staff and 98 Niger State Ministry of Land and Housing (NSMLH) staffs were used for the study. A structured questionnaire developed by researchers and validated by three experts was used for the data collection for the study. The study was trial tested in Federal Capital Development Authority (FCDA) and Ministry of Work and Housing in Abuja. The reliability coefficient of the instruments was determined to be 0.74 using Cronbach Alpha statistics which indicated that the instruments had a high reliability. Mean and standard deviation were used to answer the research questions while z-test was used to test the null hypotheses formulated for the study at 0.05 level of significance. The findings among other revealed that approval of a planning authority before development, NSUDB do ensure every developer apply for a development permit to mention but a few were compiled by NSUDB with grand means of 2.89 and standard deviation 0.66. Finding also revealed that NSUDB do ensure building plan development is in line with accessibility laws, all construction laws are in line with local building laws, weathering laws are put into consideration to mention but a few were compiled by NSUDB with grand means of 3.34 and standard deviation 0.66. Base on this it was recommended that Government should set up monitoring committees which will evaluates the NSUDB works to ensure its in-lines with development control regulation. The NSUDB should introduce public enlightenment and education on the building structure development to the residents in order for them to complied with building approval regulation before erecting building.

Keywords: Niger State Urban Development Board, Development Control, Building Approvals, Enforcement of building laws, Evaluation.

Introduction

The Niger State Urban development Board (NSUDB) come into operation on 21st day of December, 1998 and was saddle with the responsibility of controlling physical development within the urban centre among others in Niger state, Nigeria. The board today is left with planning policies initiation and preparation of Master Plan while both take Development Control in general. Also its vision is ensuring orderly and aesthetically balanced physical developments within the urban settlements. The mission of the board is to execute and monitor programmes and projects towards the attainment of liveable settlements. The increase in settlements in Niger State have defied land use planning and building permit requirements, as such, the board has the responsibility of development control activities in all the urban centres in the state. Presently, it operates through six (6) zonal areas namely, Bida, Suleja, Lapai, Kontagora, New Bussa and Minna.

Minna by its size and being the state capital has four (4)districts zonal offices under the Board to include; Maikunkele (Bosso Local government Area (LGA)), Minna, (Chanchaga LGA), Sarkin Pawa (Munya LGA) and Kuta (Shiroro LGA). To ensure effective coordination and physical development control activities in the town, these zonal offices oversee the developmental control issues in other smaller urban centres in the state and have autonomous in granting permits within their respective jurisdictional zones independent of the headquarters in regulating building structures and land use issues (Kio-Lawson, Duru, Baris, Dekor & Eebee, 2016).The NSUDB work hand in hand with it sister parastatal which is the Niger State Ministry of Land and Housing (NSMLH) whose objectives is to ensure proper acquisition and allocation of state lands to individuals and businesses for all purpose, issuance of certificate of occupancy (C of O) for all purposes, surveying, mapping and regulation of survey activities in the state, registration and keeping of records of all registered land titles in the state, granting and removal of Temporary Occupational Licenses (T.O.L) over marginal state lands (NSMLH, 1999). Though, the Development

Control of landin the state is the responsibility of the NSUDBas enshrined in Nigerian Urban and Regional Planning Decree of 1992.

Development Control is the assessment of the proposed use, activity or development of land or property. The development assessment process is usually concerned over the impacts of the proposed use, on-site activities or development upon the surrounding land uses and neighboring properties and seeks to ensure they are in harmony with the surrounding (Yahaya, 2015). Nigerian Urban and Regional Planning Decree of 1992 explained that the developer both public and private agency shall submit a development plan for the approval by the Development Control Department and must satisfywith any existing law involved in development of land and housing and obtaining building approval of the relevant control department.

Building Approvals depend on the type of structure, for example a residential house will be look at different aspects compared to a multistory commercial or mixed used building common aspects usually assessed under Building Approval can include sewerage, plumbing and drainage of the building, the building structural integrity and some others. Building Approval process is a method of assessing, vetting, inspecting and approving of building development which is yet to be developed, under construction, maintenance or to be extended through a recognised development authority of the government in order to obtain building permit (Eze, 2012). The extent to which the board complied with the process of building approval and development control before erecting building still remains undetermined since 1999.This development has generated complaints from stakeholders especially on the enforcement of local building laws. Hence, need to be evaluated to determine areas of strength and weakness in compliance.

Evaluation is a process of assessing and given judgmental decision of an event. Maniohanizer (2016), asserted that when a body or programme whose goals and objectives have been enacted with minimum standards to achieve the goals and there are human and material resources to execute the minimum standards and the body has been implemented for some time, the next logical step is to subject the entirebody or programme to evaluation. When properly done and utilized, evaluation can help to ensure that the body is of high quality and those shortcomings are identified and solutions proffered to enhance effectiveness in the implementation of such a body. Tomas and Aquino (2020) explained evaluation as process of determining the value of something. Evaluation is the estimation of the worth of a thing which also can be regarded as process ascertaining a meaningful decision about that thing. Prakash and Dhivyadeepa (2016) postulated that evaluation is a qualitative measure of the prevailing situation. Hence the study is set to evaluate the building structures development control by Niger State Urban Development Board in Minna Metropolis.

Statement of the Research Problem

Land use and development control regulations are useful for guiding physical development both in urban and rural areas in Nigeria. The essence of the both is to ensure conceptual arrangement of land uses to create orderly, economically functionally efficient and aesthetically pleasing physical environments for living, working, recreation and circulation (Abubakari & Romanus, 2011). However, the wave of the nonconformity to development control mechanism and land ownership characterize the settlements in the Minna Metropolis. This notwithstanding that the Nigerian Urban and Regional Planning Laws, Decree No. 88 of 1992, and Nigerian Urban and Regional Planning (Amendment) Decree 1999 made elaborate provisions for physical planning and development control at the local government level within the framework of the national physical development plan (Omole & Akinbamijo, 2012). Although these laws are partially implemented in some states of the federation and some are not implemented at all in others. Against this background, this underscores the need to evaluate the building structures development control by Niger State Urban Development Board in Minna Metropolis.

Purpose of the Study

The purpose of the study is to determine;

1. The extent of compliance of the Development Control regulations as spelt out by the Niger State Urban Development Board in Minna Metropolis
2. The extent of compliance of the Building Approval regulations as spelt out by the Niger State Urban Development Board in Minna Metropolis

Hypotheses

The following null hypotheses formulated to guide the study were tested at 0.05 level of significance:

1. There is no significant difference in the mean responses of NSUDB staff and NSMLH staff on the extent to which Development Control regulations are complied with as spelt out by the NSUDB in Minna Metropolis
2. There is no significant difference in the mean responses of NSUDB staff and NSMLH staff on the extent to which Building Approval regulations are complied with as spelt out by the NSUDB in Minna Metropolis

Methodology

The study adopted a descriptive survey research to elicit information from NSUDB and NSMLH staff in Minna Metropolis Niger State.In the view of Uzoagulu (2011) descriptive survey research design is the gathering of information about a large number of people or objects by studying a representative sample of the entire group through the use of questionnaires. Therefore, the descriptive survey research design was considered suitable since the study sort information from a sample that was drawn from a population using a questionnaire. The targeted population for the study was 200 respondents comprising of 102 NSUDB staff and 98 NSMLH staff. the entire population was used and therefore no sampling was conducted. The instrument that was used for data collection was a structured questionnaire developed by the researchers titled Evaluation Building Structures Development Control Questionnaire (EBSDCQ). The instrument was validated by three experts in the Department of Industrial and Technology Education, Federal University of Technology Minna Niger State. A trial test was conducted on 43 respondents, comprising 24 staff of Federal Capital Development Authority (FCDA) and 19 staff of Federal Ministry of Work and Housing (Physical Planning Department) all in Abuja to determine the reliability coefficient of the instrument using split half reliability method. The overall reliability coefficient of the instrument was 0.74 for the instrument. Mean and standard deviation were used to answer research questions while z-test was used to test the null hypotheses. The response options of the instruments used to collect data for the study wereVHC- Very Highly Comply, (4); HC- Highly Comply, (3); VLC- Very Low Comply (2); NC- Not Comply (1). Any items with a mean of 2.50 and above was accepted while 2.49 and below was rejected. The z-values obtained were compared to the p-value. Where the p-value is more than 0.05 the null hypothesis was retained, where otherwise, it was rejected.

Results

Research Question One

To what extent is the Development Control regulations complied spelt out by the Niger State Urban Development Board in Minna Metropolis?

The data for answering research question one were presented in Table 4.1.

Table 1: Mean and Standard Deviation of Respondents as regards the Development Control Regulations Complied as Spelt Out by the Niger State Urban Development Board in Minna Metropolis

S/N	ITEM	X_T	SD_T	R
1	Approval of a Planning Authority before development	2.97	0.70	HC
2	Government agency obtain approval of the Control Department	3.02	0.52	HC
3	Do ensure every developer apply for a development permit	2.86	0.56	HC
4	Do reject a development application	2.58	0.60	HC
5	Do consider the representative of a developer	2.89	0.59	HC
6	Ensure developer submit detailed environmental impact statement	2.63	0.49	HC
7	Give approval and rejection of a development permission	2.64	0.67	HC
8	Enforcement of rights and duties attached to a development permit	2.93	0.58	HC
9	Ensure conditions for grant of development permit to conform with condition of issue of certificate of occupancy	3.02	0.78	HC

10	Do consider alteration, amendment, etc., of conditions attached to grant of development	3.06	0.73	HC
11	Do appeals against alteration, amendment, etc., of conditions attached to grant of a development permit	3.08	0.57	HC
12	Ensure revocation of development permit by the Control Department	2.91	0.62	HC
13	Do appeal against revocation of a development permit	2.64	0.64	HC
14	Do ensure conditions for revoking a development permit is transparent	2.93	0.56	HC
15	Ensure non-payment of compensation for revocation	2.53	0.59	HC
16	Do ensure time limit for payment of compensation	2.58	0.68	HC
17	Developer liable for expenses incurred by a Control Department	2.79	0.74	HC
18	Issuance of stop-work order for unauthorised development, etc	2.96	0.89	HC
19	Stop-work order to take effect on service	2.81	0.71	HC
20	Reasonable time to be given to a developer to comply with a stop -work order	2.54	0.50	HC
21	Extension of time within which to comply with a stop-work order	2.69	0.73	HC
22	Control Department's power to demolish a defective building	2.76	0.77	HC
23	Cost of demolition to be paid by developer	2.90	0.95	HC
	GrandTotal Mean/SD	**2.89**	**0.66**	**HC**

Key: N_T= Number of Respondents, X_T = Mean of All Respondents, SD_T = Average Standard Deviation, R = Remark.

Table 1 shows the mean responses of the respondents on the 23 items posed to determine the Development Control Regulations complied as spelt out by the Niger State Urban Development Board in Minna Metropolis with a grand mean of 2.89 which implies that the Development Control Regulations complied with the majority of items listed. The standard deviation of items ranges from 0.50 to 0.95. This standard deviation showed that the respondents were not too far from the mean and were close to one another in their responses. This signifies that all the items are highly complied with regard to development control regulations. This closeness of the responses added value to the reliability of the item.

Research Question 2

To what extent are the Building Approval regulations complied with as spelt out by the NUSDB in Minna Metropolis

Table 2: Mean and Standard Deviation of Respondents as regards the Extent Building Approval Regulations are complied with as spelt out by the NSUDB in Minna Metropolis

S/N	ITEM	X_T	SD	R
1	Ensure position of building plan development is in line with accessibility laws	3.69	0.58	VHC
2	All construction laws are in line with local building laws	3.23	0.58	HC
3	Consider all material codes are in line	3.16	0.59	HC
4	Electrical codes are in line.	3.16	0.79	HC
5	Mechanical codes are considered	3.09	0.59	HC
6	Occupancy laws are highly put into consideration	2.83	0.67	HC
7	Energy laws are carefully considered	3.51	0.61	VHC
8	Plumbing codes are considered	3.12	0.73	HC
9	Exit and egress codes are well studied	3.56	0.73	VHC
10	Sanitation laws are highly put into consideration	3.45	0.72	HC

11	Fire safety codes are considered	3.79	0.41	VHC
12	Sewage disposal codes always put into consideration	3.46	0.60	HC
13	Structural codes highly considered	3.28	0.84	HC
14	Lighting codes are considered	3.30	0.64	HC
15	Weathering proofing laws are put into consideration	3.78	0.42	VHC
16	Fuel, gas and ventilation codes are considered	2.99	0.35	HC
	Grand Total Mean/SD	**3.34**	**0.66**	**HC**

Key: N_T = Number of Respondents, X_T = Mean of All Respondents, SD_T = Average Standard Deviation, R = Remark.

Table 4.2 showed that the mean responses of the respondents on the 16 items posed to determine the extent to which the building approval regulations are complied with as spelt out by the NUSDB in Minna Metropolis with a mean that ranged between 2.83 and 3.79, and a grand mean of 3.34 which implied that the Building Approval regulations are complied within all the items. The standard deviations of items ranges from 0.35 to 0.84. This standard deviation showed that the respondents were not too far from the mean and were closed in one another in their responses. This signifies that all the items are complied with as building approval regulations This closeness of the responses to the building approval regulation added value to the reliability of the item.

Testing of Null Hypotheses

Hypothesis 1

There is no significant difference in the mean responses of NSUDB staff and NSMLH staff on the extent to which Development Control regulations are complied with as spelt out by the NSUDB in Minna Metropolis

Table 3:Z-Test Analysis of Significant Difference in the Mean Responses of the Respondents as Regards the Development Control Regulations are Complied with as spelt out by the Niger State Urban Development Board in Minna Metropolis.

Respondents	N	Mean	SD	df	P- value	Alpha level	Decision
NSUDB	102	2.80	0.19				
				198	0.88	0.05	Accepted
NSMLH	98	2.82	0.17				

Table 4.3 shows the z-test analysis of differences in the responses of NSUDB staff and NSMLH staff in Minna, Niger State as regards the extent Development Control regulations are complied with as spelt out by the NSUDB in Minna Metropolis. The table revealed that the probability value obtained was found to be 0.88 which is greater than the probability value of 0.05 in comparison. The null hypothesis was therefore accepted. Therefore, there is no significant difference in the mean responses of NSUDB staff and NSMLH staff on the extent to which Development Control regulations are complied with as spelt out by the Niger State Urban Development Board in Minna Metropolis.

Hypothesis Two

There is no significant difference in the mean response of NSUDB staff and NSMLH staff on the extent to which Building Approval regulations are complied with as spelt out by the NSUDB in Minna Metropolis.

Table 4:Z-Test Analysis of Significant Difference in the Mean Responses of the Respondents as Regards the Development Control Regulations are Complied with as spelt out by the Niger State Urban Development Board in Minna Metropolis.

Respondents	N	Mean	SD	df	P- value	Alpha level	Decision
NSUDB	102	3.43	0.14				
				198	0.00	0.05	Rejected
NSMLH	98	3.23	0.24				

Table 4 shows the z-test analysis of differences in the responses of NSUDB staff and NSMLH staff in Minna, Niger State as regards theextent building approval regulations are complied with as spelt out by the NSUDB able revealed that the probability value obtained was found to be 0.00 which is less than the probability value of 0.05 in comparison. The null hypothesis was therefore rejected. Therefore, there was significant difference in the mean response between NSUDB staff and NSMLH staff on the extent to which Building Approval regulations are complied with as spelt out by the Niger State Urban Development Board in Minna Metropolis.

Discussion of Findings

The Findings in Table 4.1 relating to research question 1 revealed that approval of a Planning Authority before development, Government agency obtain approval of the Control Department, ensure every developer apply for a development permit to mention but a few were development control regulations complied by NSUDB. This in-line with Nziwu (2015) who viewed that formulation of development control regulations to integrate the conventional development control regulations, and traditional building/development practices into the modern planning and development control regulation standards in ensuring the sustenance of people's cultural heritage. This is also in consonant with Babanyara, Usman and Saleh (2010); Federal Government of Nigeria FGN, (2010); Tanko, (2017) stated that the ultimate target of the policy is to "achieve efficient functioning towns and cities in the context of continuous population growth, economic activities and enhanced living conditions", the urban poor live in over-crowded housing, often in self-made temporary structures in slums and squatter settlements where they exert unprecedented pressure on deteriorating urban infrastructure and social services. The finding of this study revealed that development control regulation complied as spelt out by the NSUDB in Minna Metropolis

The Findings in Table 2 relating to research question 2 revealed that approval of a Planning Authority before development, government agency obtain approval of the Control Department, ensure every developer apply for a development permit mention but a few were compiled by NSUDB. This finding is in support of Eze, (2012) who stated that building approval process helps in assessing, vetting, inspecting and approving of building development which is yet to be developed, under construction, maintenance or to be extended through a recognised development authority of the government in order to obtain building permit. The findings isalso in line with Alao, (2005) who reacted to criticisms which have trailed the ongoing demolition of illegal structures around the state, officials have described the situation as "inevitable" given the enormous abuse which the canals and their set-backs are subjected to. The findings is disagreement with Ogbonna, Obinka, Aguguo(2017) explained that the level of compliance of buildings to planning regulations is not significant. The finding of this study revealed that building approval regulation are compiled as spelt out by the NSUDB in Minna, Metropolis

Conclusion

The study evaluated the building structures development control by NSUDB in Minna Metropolis, Niger State, Nigeria. The findings of the study serve as the basis for making the conclusion. On the findings revealed that the development control regulation and building approval regulation are complied as spelt out by the NSUDB in Minna, Metropolis which contributed to the development of the state.

Recommendation

Based on the findings of this research work, the following recommendations were made

1. Government should set up monitoring committees which will evaluates the NSUDB works to ensure its in-lines with development control regulation.
2. The NSUDB should introduce public enlightenment and education on the building structure development to the residents in order for them to complied with building approval regulation before erecting building.
3. NSUDB should ensure that every developer apply for a development permit before erecting a building.
4. Government developer should ensure all necessary approval is given before the construction of any building project.

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