

Residents' Perception of Development Control Activities in a Typical Traditional Town: A Case Study, Ile-Ife, Nigeria

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ABSTRACT

The effectiveness of development control activities (DCAs) in Nigeria has raised concerns among scholars. This study examines residents' perceptions of DCAs and their agreement with the functions of development control agencies in Ile-Ife, Nigeria. Descriptive and inferential statistical methods were employed using primary and secondary data. The study area was stratified into four residential zones: the traditional city centre, middle-income areas, high-income areas, and post-crisis residential areas. Thirty streets were purposively selected, followed by systematic sampling of residential buildings at a 5% sampling rate. A total of 120 adult residents were surveyed. Results showed that 67.5% of respondents perceived DCAs as very effective, while 5.0% considered them extremely effective. Perceptions varied across residential zones, with the highest proportion rating DCAs as very effective in the city centre (78.6%) and the lowest in post-crisis areas (46.4%). The overall Residents' Agreement Index (RAI) was 4.34. Opening up roads recorded the highest RAI (4.43), whereas settling land ownership disputes recorded the lowest (4.20). Area-specific mean RAI values ranged from 4.06 in post-crisis areas to 4.51 in high-income areas. The study recommends strengthening public awareness, improving land-dispute resolution, and enhancing monitoring and enforcement. Objective performance indicators are needed to establish whether positive perceptions reflect effective implementation.

Keywords: Residents' Perceptions; Development Control Activities; Residents' Agreement Index; Residential Areas; Ile-Ife

1. Introduction

The upsurge in population, spatial extent, and structure has contributed to the current rate of city growth in an unprecedented manner. Daramola et al. (2025) revealed that factors attributed to this change include benefits such as better living conditions and increased income, among others. Nevertheless, these associated benefits do not come by chance; effective and proper planning is the answer. City buildings are springing up like bourgeons, and development has become unguided, especially in the peri-urban areas of the city, due to a lack of proper planning and development monitoring. According to the United Nations Human Settlements Programme [UN-Habitat] and the United Nations Environment Programme, the inability to handle this situation has made the city a mixture of the organized and disorganized, compatible and incompatible, sprawl, splendor, and shabbiness, among others.

This lack of coordinated planning is compounded by the fact that the rapid growth rate of urbanization has not been matched with real planning responses in Nigeria, as in most developing countries. This has resulted in residents maximizing construction on their limited urban land space without concern for the environment, thereby exerting pressure on urban components. The motivation for development, in most cases, is primarily to make huge profits. However, in Nigerian cities, the passion for profit-making without concern for the people and the environment has given rise to numerous growth challenges. These include carrying out developments without obtaining planning approval or, as the saying goes, 'putting the cart before the horse,' where physical development takes place before the enforcement of planning regulations. As established in the literature, due to improper coordination, Nigerian cities have witnessed changes in spatial extent and form (Daramola et al., 2025; Afolabi et al., 2024; Olugbamila et al., 2023). The cities have developed in an unguided manner and, in most cases, experience poor urban service delivery. The rapid growth of Nigerian cities has not received the required attention (Osita, 2019). This scenario underscores the urgent need for coordinated and concerted efforts in urban planning.

According to Keeble (1969), urban planning connotes legal activities targeted towards the spatial ordering of land uses with a view to achieving a conducive, convenient, aesthetic, and healthy physical and functional environment, among others, for people working, living, and engaging in recreation. One effective approach to achieving such planning goals is the use of development control mechanisms. As defined in the Urban and Regional Planning Law (Decree 88 of 1992), development includes "the carrying out of any building, mining, or other operations in, on, over, or under any land; the making of any material change in the use of any land, building, or structure; or conversion of land, building, or structure from its established or approved use." It also includes the placing or display of advertisements and urban furniture on the land, building, or structure, as well as the making of any environmentally significant change in the use of any land or the demolition of buildings, including the felling of trees. One of the pillars and backbones that uphold cities' growth, form, and shape is development control (Afolabi, 2021). Development control activities are the underpinning legal activities within the discipline of urban planning intended to prohibit jumbled and uncontrolled building development. Embedded in it are several tools, laws, orders, and official rules, among others, indicating the allowable and non-allowable development and specifying areas or sections of a city permitted for certain types of land development (Olowoporoku, 2017). Development control activities can be conceptualized as a collection of interrelated statutory and administrative activities aimed at determining the arrangement and character of buildings and facilities, regulating and controlling land use and appearance, among others, for the benefit of the masses (Agbola, 1985; Onokerhoraye & Omuta, 1985).

Despite the clear framework for development control, challenges persist. Osita et al. (2019) revealed that development control the backbone of urban planning is not easily implemented in Nigeria due to its instructive, regulatory, restrictive, and mandatory nature. Ezema, et al., (2016) opined that the majority of development control measures are not observed by many citizens, and their expected benefits are not recognized. The appropriate implementation of development control measures for achieving its goals determines its value. This challenge is compounded by problems associated with development control activities, such as non-compliance with regulations, encroachment, and illegal conversion, among others.

In addition, there has been an upsurge in urban population and rapid city growth, which have led to numerous problems, such as safety and security concerns, uncoordinated land uses, traffic congestion, waste management issues, and poverty, among others.

Given these challenges, understanding residents' perceptions becomes critical. Perception is a necessary factor in the decision-making process, and information from perception studies helps guide policymakers in adopting the bottom-up approach to make proper decisions. The restriction of residents' perceptions, insights, and preferences can lead to the failure to achieve proposed plans and development goals (Bokon et al., 2023). The residents' view in this aspect is very important in making decisions that will be acceptable to the people. It has been established that information about residents' perceptions can be utilized as a tool for providing solutions to various issues in different fields of human activity (Afon, et al., 2006). Among the problems urban planners face is the attitude of citizens toward cooperating with and following planning laws and regulations. People use practical reasoning to consider what to do and how to do it. They frequently act based on reasons that may both explain and justify their conduct (Alvarez, 2016). Thus, considering residents' perspectives and responses is crucial in tackling city development issues, providing better understanding of the reasons behind citizens' actions toward development control. This study is therefore carried out to determine how residents understand, perceive, and interpret their responses to development control activities in Ile-Ife.

One of the rapidly developing cities with a growing population and economy in Nigeria is Ile-Ife. The various development control activities undertaken by the government have facilitated the development of the city. However, the success of these activities depends largely on residents' perception and response. Natalia (2020) pinpointed that perception is a significant process in decision-making, influenced by various factors such as gender, age, occupation, education, and disabilities, among others. Residents' perception plays a significant role in the success of any government enterprise; the perception of residents determines their response to any program, project, or association (Oyelade, 2024).

The term "development" has various meanings depending on the context in which it is used. Development is a multidimensional concept, which could be economic, political, social, cultural, environmental, or even human (Akukwe, 1988). This has attracted several definitions from different scholars. In general terms, development is a holistic process through which a society experiences economic, social, political, and environmental transformation that improves the living conditions of the people (United Nations Development Programme, 1990). Development in this research study is based on the urban and regional planning perspective. The Nigerian Urban and Regional Planning Decree No. 88 of 1992 defines development as "the carrying out of any building, engineering, mining, and other operations in, on, over, or under any land, or the making of any environmentally significant change in the use of any land or demolition of buildings. Others include the felling of trees and placing of free-standing erections used for the display of advertisements on the land; and the expression 'develop,' with its grammatical variations, shall be construed accordingly.

Development can be classified into two main categories based on ownership, management, and funding of the development activities are private development is any construction, reconstruction, engineering, mining, or building operation undertaken on private property, plot, or land that is funded and owned by a private person or entity, such as an individual, company, or multinational corporation, among others. Private development is the opposite of public development, which is not owned by a public entity. It includes the development of residential, commercial, industrial, office, retail, and hospitality properties. Public development is any project planned or undertaken by the city or government entity for construction, reconstruction, maintenance, or repair of public facilities for public use. Public development is funded and owned by the government, whether at the National, State, or Local level. Public development includes road construction, state secretariats, government schools/universities, among others.

Development projects in Nigeria are driven by both the government and private investors. The government provides key infrastructure such as roads, bridges, dredged waterways, ports, and railways, which are pursued via government financing. Private development in the country accounts for a higher

percentage than public development, making the private sector (individuals, private investors, and private organizations) the major participant in development and housing supply. Private investors are active in residential and commercial development for personal interest and to maximize profit.

Development control is essential to guide private interests alongside public interests in all phases of development and aims to put an end to misuse of land and haphazard development. Development control is the regulatory power exercised by planning agencies to approve or reject development applications (Ogundele et al., 2011). Development control also refers to one of the methods of granting a license and permission to carry out any development activities or significant changes to land and buildings (Adeyemi et al., 2023). Generally, there are two levels of development control (Onokerhoraye and Omuta, 1986): Macro level, this is the control of the development of subdivisions or layout of land. At the macro level, the focus is on controlling the subdivision of land and ensuring that new development areas are brought under urban use that fits into the present and future urban structure. Micro level, development control at the micro level covers smaller areas of land. This is the control of development on an individual plot and its structures within the subdivision.

Development control is well implemented with the provision of a development plan proposed by the local government authority, which formulates policies and proposals for land use. The development plan guides and controls day-to-day decisions as to whether or not development permission should be granted, under the system known as development control (Jez, 2021). Development plans and development control mechanisms are two main tools in urban planning. Development plans give direction to the growth and development of a city, while development control mechanisms help guide and control development (Aluko, 2011).

Perception of development control activities depends on different stakeholders, which may be individual persons, developers, workers in the planning agencies, and the political class. For the purpose of this study, perception of development control activities will be discussed as outlined by UN-Habitat (2009). Also, based on a review of the literature, these factors can be grouped into two categories: level of residents' agreement with development control activities and level of residents' satisfaction with development control activities.

In assessing development control activities in African cities, UN-Habitat (2009) outlined many factors that contribute to residents' perception (level of agreement and satisfaction) of urban development control activities. Among these factors are restrictive nature of planning regulations the various legislations regulating urban development seem to be outdated and not conforming to the country's current social, economic, and political circumstances. Planning and development control are often too static and inflexible. Also, the existing standards, by-laws, and codes pertaining to the construction of buildings do not take into account the available local materials, which are cheaper. There has been insufficient dissemination of appropriate building technology for low-income groups. This has resulted in the mushrooming of squatter settlements and illegal developments. Laxity in approving plans is the law requires that all developers submit their development proposals to Local Authorities for approval. This has been reported to take an unnecessarily long period, thus delaying developments in most Local Authorities.

Developers have in many cases been forced to commence their developments after experiencing unreasonable delays, and sometimes approvals or disapprovals are communicated long after the development has taken place. Poor policy implementation is implementation of urban development policies has been characterised by failures. These failures have their roots in remote bureaucratic decisions, delays and poor execution of projects by specialized bodies, ineffective local institutions and staff, lack of institutional and inter-sectoral coordination framework for development planning, and lack of or inadequate participation of the beneficiary population. High poverty levels is the proportion of the population in poverty has increased in most developing countries to as much as 50% in some cases. With a large proportion of the urban population in poverty struggling to make a living, compliance (satisfaction and agreement) with urban development control activities is not a priority. Lack of a comprehensive urban development policy that guides development regulations in line with the needs of the people and current socio-economic

realities, such as urban poverty, has contributed to the high degree of disagreement and dissatisfaction with urban development control activities.

Weak finance for development control in most countries have limited finances for development control. This is aggravated by mismanagement of the few available resources. This contributes to the ineffective development control activities in many cities in Nigeria. Thus, residents' perception is neither positive nor negative due to weak enforcement and lack of required finances to effectively implement development control (Rpoor, 2008; Alnsour & Meaton, 2009; Sarkheyli, 2012).

Development control activities are means to enforce regulations and are relevant in ensuring compliance, regardless of the profile of the developers, whether human or legal entities. The development control activities include development monitoring, supervision of constructions, provision of equipment, personnel training, creation of awareness on planning regulations, and localization of planning regulations to local issues. These activities, among others, provide the mechanisms to ensure the compliance of residents and developers with development control regulations in carrying out their developmental activities.

Studies have also established a relationship between cognitive factors, such as experience, awareness, values, and needs of the people, and their level of compliance with development control activities (Francescato & Mebane, 1973; Onibokun, 1985; Jiboye, 2008; Awuah & Hammond, 2014). Awuah and Hammond (2014), for instance, assessed the level of compliance (agreement) with development standards in a Ghanaian community. This assessment was based on public awareness of the benefits of compliance with standards and the negative impacts of non-compliance. The study revealed that contraventions of development standards were generally intentional in the community. Also, a high rate of compliance was found only among the elites, largely due to the need to present evidence of compliance to derive some benefits, such as loans.

The study concluded that some developers do not comply due to a low level of awareness of the importance of compliance or the impact of its violations, while some fail to comply for economic motives (profit maximization) or due to a low level of income. In line with these past studies, the present study assessed the level of agreement and satisfaction with development control activities in Ile-Ife, Nigeria. In the same vein, Offiong et al., (2014) opined that despite the good intentions of development control activities, the rate at which violations persist remains high. They highlighted cases of violation of development control regulations even though the developers were aware of the activities. As such, their knowledge of development control activities can be understood in terms of clarity and certainty, and lack of clarity or uncertainty regarding development control activities can also be seen as a factor affecting compliance (agreement and satisfaction) with these activities.

As documented by Abubakar et al., (2013), uncertainty refers to the non-availability or inadequacy of knowledge about development control activities; a multiplicity and complexity of information about planning regulations; and a lack of clarity or the ambiguous nature of residential standards. In the words of Arimah and Adeagbo (2000), lack of clarity or uncertainty regarding physical planning regulations is a situation where the regulations do not respond to the local issues, needs, and aspirations of the community. Fekade (2000) further expatiates that there is lack of clarity and uncertainty in the regulations when they are outdated, alien, imported, or inappropriate to meet present-day challenges. They are thus irrelevant to local and current issues and do not contribute to the achievement of the desired goals due to their expensiveness or irrelevance.

2. Methods

The study area is Ile-Ife, Osun State (Figure 1). It is an ancient town in southwestern Nigeria and is located about 218 kilometers northeast of Lagos, with a population of over 500,000 inhabitants. Ile-Ife covers a total land mass of 1,791 km². Geographically, the study area lies within latitudes 7°28' N and 7°46' N, and longitudes 4°36' E and 4°56' E, with an average elevation of 268 m above sea level. Ile-Ife has two

local government areas: Ife East and Ife Central, which together comprise twenty-one (21) political wards in the council areas (Figure 2).



Figure 1 Map of Nigeria showing Osun State
Source: National Aviation Research and Development Agency (NASRDA), 2025

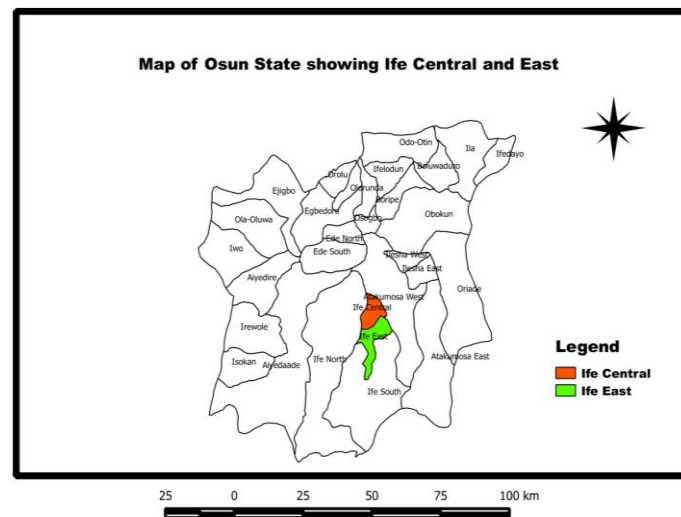


Figure 2. Map of Osun State showing Ife Central and Ife East Local Government Area (LGA)
Source: National Aviation Research and Development Agency (NASRDA), 2024

Data for the research were obtained from both primary and secondary sources. Primary data were collected through field observation and the administration of questionnaires. The questionnaires were administered to residents in the study area. They sought information on the residents' perceptions and responses to development control activities in the study area. The study area was stratified into four (4) homogenous residential zones, which are: the traditional city centre, middle-income areas, high-income areas, and post-crisis residential areas (Table 1). Purposive sampling was used to select thirty (30) streets in these residential zones: seven (7) streets in the traditional city centre, nine (9) streets in the middle-income areas, seven (7) streets in the high-income areas, and seven (7) streets in the post-crisis residential areas. Using 5% sampling interval, every 1st, 5th, 10th, and 15th building on both sides of the street was selected using a systematic sampling technique. On this basis, 120 residential buildings were selected,

comprising 28 in the traditional city centre, 36 in middle-income areas, 28 in high-income areas, and 28 in post-crisis residential areas. In each selected building, the target respondent was an adult aged 20 years or older. Thus, 120 questionnaires were administered to respondents in the study area.

Table 1 List of Streets and Buildings Sampled

The Subdivision	The Residential Quarters	Selected Street	Number Of selected streets	Number Of selected buildings
The Traditional City Centre	Agbedegbede, Oduduwa College Road, Moore, Ojaja, Oke-Atan, Gbelefele, Ido Osun, Fajuyi,	Iremo road, Moore Street, Oke-Akan, Agbedegbede, Ojaja, Iloro, Ilare Street	7	28
Middle Income Area	Eleyele District, Igboya District, Ifecity District, Irebami Quarters, Ikoyi Quarters, Aladanla, Opa, Ilode, Modomo, Lokore, Adesanmi,, Ajebamidele,	Ilode, Eleyele street, Igboya street, Modomo, Ifecity college road, Ikoyi street, Falaju Street, Oremeji Street, Town Planning way.	9	36
High Income Area	Parakin Obalufe Layout and Oranfe Layout	Omisankin street, Omisore Street, Living Hope, Makinde Street, Idi-Iroko Street, NITEL Road, Adesakin way	7	28
Post-Crisis Residential Area	Akarabata, Mayfair, Arubidi and Ondo Road	Akarabata line 3, Moremi street, Arubidi Road, Omiokun, Isale Agbara, Apata II, Mayfair	7	28
Total			30	120

Source; Bamidele (2021), Department of Town Planning and Land Services, Ife Central Local Authority and Ife East Local Authority, and updated by the author (2024)

3. Result and Discussion

Residents' Perception of Development Control Activities examines residents' perceptions of the effectiveness of development control activities (DCAs) in Ile-Ife, Nigeria. It presents respondents' assessments of the overall effectiveness of these activities across different residential zones. The analysis also considers residents' perceptions of the functions performed by development control agencies and their satisfaction with development control activities.

Perceived Effectiveness of Development Control Activities discusses the perception of residents in the study area regarding development control activities, allowing the respondents to express their views on the effectiveness of these activities. It also presents the respondents' agreement index with the functions of development control agencies and their satisfaction index with development control activities.

Effectiveness of Development Control Activities Residents' perceptions of the effectiveness of development control activities were assessed using five response categories: *not effective*, *slightly effective*, *moderately effective*, *very effective*, and *extremely effective*. As shown in Table 2, the majority of respondents (67.5%) perceived development control activities as very effective. Meanwhile, 17.5% considered them moderately effective, 8.3% regarded them as slightly effective, and 5.0% rated them as extremely effective. Only 1.7% perceived these activities as not effective. Overall, the findings indicate that residents generally held favorable perceptions of development control activities in the study area. However, these results reflect residents' subjective assessments rather than direct evidence of the actual performance of regulatory agencies.

A comparison across residential zones reveals notable differences in these perceptions. The proportion of respondents who rated development control activities as very effective was highest in the city-center

residential area (78.6%), followed by the middle-income residential area (72.2%) and the high-income residential area (71.4%). In contrast, the corresponding proportion in the post-crisis residential area was considerably lower, at 46.4%. In this zone, 25.0% of respondents considered the activities moderately effective, while 21.4% rated them as slightly effective. Notably, respondents in the post-crisis residential area also accounted for all responses categorising development control activities as not effective

Table 2 Effectiveness of Development Control Activities Based on Residents' View

Categories	City center		Middle income		High income		Post crisis		Total	%
	(f)	(%)	(f)	(%)	(f)	(%)	(f)	(%)	(f)	(%)
Not effective	0	0.0	0	0.0	0	0.0	2	7.1	2	1.7
Slightly effective	2	7.1	1	2.8	1	3.6	6	21.4	10	8.3
Moderately effective	3	10.7	8	22.2	3	10.7	7	25.0	21	17.5
Very effective	22	78.6	26	72.2	20	71.4	13	46.4	81	67.5
Extremely effective	1	3.6	1	2.8	4	14.3	0	0.0	6	5.0
Total	28	100.0	36	100.0	28	100.0	28	100.0	120	100.0

Note: n = number of respondents. Percentages are calculated within each residential zone, except for the total column, which uses all 120 respondents.

These differences suggest that residents' assessments of development control activities may vary according to the characteristics and circumstances of their residential environments. The comparatively lower ratings in the post-crisis residential area may indicate challenges in implementing or sustaining effective development control in areas affected by post-crisis conditions. Potential explanations include difficulties in monitoring development, non-compliance with planning regulations, encroachment, and socioeconomic constraints, as discussed by Ezema, Ediae, and Ekhaese (2016). Nevertheless, these explanations should be treated as possible interpretations rather than established causal factors unless supported by additional empirical evidence.

The findings are broadly consistent with the emphasis placed by Agbola (1985) on the importance of enforcement and monitoring in development control. However, the relatively favourable assessments across most residential zones should not obscure the spatial variation identified in the results. The lower ratings in the post-crisis residential area highlight the need to examine whether development control mechanisms are implemented consistently across different residential contexts. From an urban planning perspective, this finding underscores the importance of strengthening monitoring, regulatory enforcement, and institutional capacity in areas where residents perceive development control to be less effective. Further investigation is required to determine whether these perceptions correspond to measurable differences in regulatory compliance and development outcomes.

Residents' agreement with the functions of development control agencies was assessed using a five-point Likert scale ranging from 1 (strongly disagree) to 5 (strongly agree). The Residents' Agreement Index (RAI) was calculated for each function to quantify the overall level of agreement among respondents. The Summation of Weight Values (SWV) was obtained by multiplying the frequency of each response by its assigned weight and summing the resulting values. The RAI was then calculated by dividing the SWV by the total number of respondents

The mean index of residents' agreement generated in the study area was 4.34. This mean indicates that, on average, the respondents agreed with the functions of the development control agencies, implying that most respondents support the roles of these agencies. As presented in Table 3, five components had their Residents' Agreement Index (RAI) higher than the mean. Findings further revealed that there were differences in how respondents rated their agreement with the functions of development control agencies.

The opening up of roads received the highest level of agreement, while settlement of disputes received the lowest, with RAI values of 4.43 and 4.20, respectively.

Table 3 Residents' Agreement Indices (RAI) with Functions of Development Control Agencies in the Study Area

Residents' Agreement	SD 1	D 2	N 3	A 4	SA 5	SWV	RAI	Standard deviation
Granting of planning permit	0	0	1	71	48	572	4.39	0.50702
Controlling of physical development activities	0	0	0	72	48	528	4.40	0.49195
Selection of sites for different land uses	0	1	2	73	44	520	4.33	0.55509
Settlement of disputes on land ownership	1	8	6	56	49	504	4.20	0.87544
Settlement of disputes on land use development	0	7	5	62	46	507	4.23	0.78283
Preparation of residential layout	0	0	3	69	48	525	4.38	0.53550
Preparation of development plans	0	0	2	69	49	527	4.39	0.52334
Formulation of physical development policies	0	0	5	70	45	520	4.33	0.55509
Partaking in street naming	0	1	2	72	45	521	4.34	0.55754
Opening up of roads	0	0	1	67	52	531	4.43	0.51306

Note: SD = Strongly Disagree; D = Disagree; N = Neutral; A = Agree; SA = Strongly Agree; SWV = Summation of Weight Values; RAI = Residents' Agreement Index; SD* = standard deviation. N = 120 for each function. SWV for granting planning permits has been corrected from 572 to 527 based on the reported response frequencies. Standard deviations are rounded to two decimal places.

The mean Residents' Agreement Index (RAI) for the city-centre residential area was 4.36, indicating that respondents generally agreed with the functions performed by development control agencies. As presented in Table 4, six of the ten functions recorded RAI values above the overall mean, while the remaining four recorded values below it. The highest RAI values (4.43) were recorded for controlling physical development activities, preparing residential layouts, and participating in street naming. These results suggest that residents particularly recognized the roles of development control agencies in regulating the built environment and supporting neighborhood development. In contrast, the settlement of disputes over land ownership recorded the lowest RAI (4.25), followed by the settlement of disputes concerning land-use development (4.28). Although these values still indicate general agreement, they suggest comparatively lower levels of agreement with the agencies' dispute-resolution functions. This variation highlights the importance of examining residents' perceptions of individual agency functions rather than relying solely on the overall mean. Further investigation is needed to determine whether these differences reflect variations in the visibility of agency activities, residents' direct experiences, or their assessments of institutional performance.

Table 4 Residents' Agreement Indices (RAI) with Functions of Development Control Agencies in City Center Residential Area

Residents' Agreement	SD 1	D 2	N 3	A 4	SA 5	SWV	RAI	Standard Deviation
Granting of planning permit	0	0	0	17	11	123	4.39	0.49735
Controlling of physical development activities	0	0	0	16	12	124	4.43	0.50395
Selection of sites for different land uses	0	0	0	19	9	121	4.32	0.47559
Settlement of disputes on land ownership	0	1	0	18	9	119	4.25	0.64550
Settlement of disputes on land use development	0	0	0	20	8	120	4.29	0.46004
Preparation of residential layout	0	0	0	16	12	124	4.43	0.50395
Preparation of development plans	0	0	0	17	11	123	4.39	0.49735
Formulation of physical development policies	0	0	1	15	12	123	4.39	0.56695
Partaking in street naming	0	0	0	16	12	124	4.43	0.50395
Opening up of roads	0	0	0	18	10	122	4.36	0.48795

Note: SD = Strongly Disagree; D = Disagree; N = Neutral; A = Agree; SA = Strongly Agree; SWV = Summation of Weight Values; RAI = Residents' Agreement Index. Responses were measured on a five-point Likert scale, with weights ranging from 1 (Strongly Disagree) to 5 (Strongly Agree). The RAI was calculated by dividing the SWV by the total number of respondents (N = 28). Standard deviation (SD) values indicate the variability of respondents' ratings.

The mean Residents' Agreement Index (RAI) for the middle-income residential area was 4.41, indicating a generally high level of agreement among respondents regarding the functions of development control agencies. As presented in Table 5, five of the ten functions recorded RAI values above the overall mean, while the remaining five recorded values below it. The highest RAI was observed for the preparation of development plans (4.50), followed by the selection of sites for different land uses (4.44). The preparation of residential layouts and participation in street naming also received relatively high agreement indices (both 4.42). These findings suggest that residents particularly recognised the agencies' roles in spatial planning and the regulation of urban development.

In contrast, the settlement of disputes over land ownership recorded the lowest RAI (4.33), indicating comparatively lower agreement with this function than with the other responsibilities assessed. Nevertheless, its value remained above the neutral midpoint of the five-point scale, suggesting that respondents generally agreed with the agency's role in this area. The variation in RAI values indicates that residents' agreement differed across institutional functions, although the overall pattern was favorable. From an urban planning perspective, these findings highlight the importance of maintaining public confidence in development planning and regulatory functions while examining whether land-related dispute resolution requires greater attention. However, the RAI values alone do not establish the actual effectiveness of these functions or the reasons for differences in residents' agreement.

Table 5. Residents' Agreement Indices (RAI) with Functions of Development Control Agencies in Middle Income Residential Area

Residents' Agreement	SD	D	N	A	SA	SWV	RAI	Standard Deviation
	1	2	3	4	5			
Granting of planning permit	0	0	0	23	13	157	4.36	0.48714
Controlling of physical development activities	0	0	0	23	13	157	4.36	0.48714
Selection of sites for different land uses	0	0	0	20	16	160	4.44	0.50395
Settlement of disputes on land ownership	0	2	0	18	16	156	4.33	0.75593
Settlement of disputes on land use development	0	1	0	20	15	157	4.36	0.63932
Preparation of residential layout	0	0	0	21	15	159	4.42	0.50000
Preparation of development plans	0	0	0	18	18	162	4.50	0.50709
Formulation of physical development policies	0	0	1	21	14	157	4.36	0.54263
Partaking in street naming	0	0	0	21	15	159	4.42	0.50000
Opening up of roads	0	0	0	17	19	163	4.53	0.50631

Note: SD = Strongly Disagree; D = Disagree; N = Neutral; A = Agree; SA = Strongly Agree; SWV = Summation of Weight Values; RAI = Residents' Agreement Index. Responses were measured using a five-point Likert scale, with weights ranging from 1 (Strongly Disagree) to 5 (Strongly Agree). The RAI was calculated by dividing the SWV by the total number of respondents (N = 36). Standard deviation values indicate the variability of respondents' ratings

The mean Residents' Agreement Index (RAI) for the high-income residential area was 4.51, indicating a generally high level of agreement among residents regarding the functions of development control agencies. As shown in Table 6, five of the ten functions recorded RAI values above the mean. The highest RAI was recorded for the preparation of residential layouts (4.64), followed by the formulation of physical development policies and participation in street naming, both with an RAI of 4.57. The preparation of development plans and the opening up of roads also recorded relatively high indices of 4.53 each. These findings suggest that residents expressed comparatively stronger agreement with the agencies' roles in spatial planning, policy formulation, street naming, and road provision.

In contrast, the settlement of disputes concerning land-use development recorded the lowest RAI (4.39), followed by the settlement of land ownership disputes (4.43). Although these values remain above the neutral midpoint of the five-point scale, they indicate comparatively lower levels of agreement with the agencies' roles in dispute resolution than with their planning-related functions. This pattern may reflect differences in residents' experiences of, or expectations regarding, these functions; however, such

explanations require further investigation and cannot be established from the RAI results alone. Overall, the findings indicate broad agreement with the functions of development control agencies in the high-income residential area, while also identifying dispute resolution as a function that may warrant closer examination. Nevertheless, residents' agreement should not be interpreted as direct evidence of the agencies' actual performance or effectiveness.

Table 6 Residents' Agreement Indices (RAI) with Functions of Development Control Agencies in High Income Residential Area

Residents' Agreement	SD 1	D 2	N 3	A 4	SA 5	SWV	RAI	Standard Deviation
Granting of planning permit	0	0	0	14	14	126	4.50	0.50918
Controlling of physical development activities	0	0	0	15	13	125	4.46	0.50787
Selection of sites for different land uses	0	0	0	14	14	126	4.50	0.50918
Settlement of disputes on land ownership	1	1	1	7	18	124	4.43	0.99735
Settlement of disputes on land use development	0	2	1	9	16	123	4.39	0.87514
Preparation of residential layout	0	0	0	10	18	130	4.64	0.48795
Preparation of development plans	0	0	0	13	15	127	4.53	0.50787
Formulation of physical development policies	0	0	0	12	16	128	4.57	0.50395
Partaking in street naming	0	0	0	12	16	128	4.57	0.50395
Opening up of roads	0	0	0	13	15	127	4.53	0.50787

Note: SD = Strongly Disagree; D = Disagree; N = Neutral; A = Agree; SA = Strongly Agree; SWV = Summation of Weight Values; RAI = Residents' Agreement Index. Responses were measured using a five-point Likert scale, with weights ranging from 1 (Strongly Disagree) to 5 (Strongly Agree). The RAI was calculated by dividing the SWV by the total number of respondents (N = 28). The standard deviation indicates the variability of respondents' ratings

The mean Residents' Agreement Index (RAI) in the post-crisis residential area was 4.06, indicating an overall positive level of agreement among respondents regarding the functions of development control agencies. As shown in Table 7, four of the ten functions recorded RAI values above the mean. The highest RAI was recorded for controlling physical development activities (4.36), followed by granting planning permits (4.32), opening up roads (4.25), and preparing development plans (4.12). These results suggest that residents expressed comparatively stronger agreement with the agencies' roles in regulating physical development, processing planning permits, providing road infrastructure, and preparing development plans.

Table 7. Residents' Agreement Indices (RAI) with Functions of Development Control Agencies in Post crises Residential Area

Residents' Agreement	SD 1	D 2	N 3	A 4	SA 5	SWV	RAI	Standard Deviation
Granting of planning permit	0	0	1	17	10	121	4.32	0.54796
Controlling of physical development activities	0	0	0	18	10	122	4.36	0.48795
Selection of sites for different land uses	0	1	2	20	5	113	4.04	0.63725
Settlement of disputes on land ownership	0	4	5	13	6	105	3.75	0.96705
Settlement of disputes on land use development	0	4	4	13	7	107	3.82	0.98333
Preparation of residential layout	0	0	3	22	3	112	4.00	0.47140
Preparation of development plans	0	0	2	21	5	115	4.11	0.49735
Formulation of physical development policies	0	0	3	22	3	112	4.00	0.47140
Partaking in street naming	0	1	2	23	2	110	3.93	0.53945
Opening up of roads	0	0	1	19	8	119	4.25	0.51819

Note: SD = Strongly Disagree; D = Disagree; N = Neutral; A = Agree; SA = Strongly Agree; SWV = Summation of Weight Values; RAI = Residents' Agreement Index. Responses were measured using a five-point Likert scale, with weights ranging from 1 (Strongly Disagree) to 5 (Strongly Agree). The RAI was calculated by dividing the SWV by the total number of respondents (N = 28). The standard deviation indicates the variability of respondents' ratings

In contrast, the settlement of disputes concerning land ownership recorded the lowest RAI (3.75), followed by the settlement of disputes concerning land-use development (3.82). Although these values are above the neutral midpoint of the five-point scale, they indicate comparatively weaker agreement with the agencies' roles in resolving land-related disputes. This pattern may point to differences in residents' experiences of, or expectations regarding, these functions, although further evidence would be needed to establish the reasons. Overall, the findings indicate that residents generally agreed with the functions of development control agencies, but their agreement varied across functions. The relatively lower ratings for dispute resolution may warrant further investigation, particularly in the context of a post-crisis residential area. Nevertheless, these RAI values reflect residents' perceptions and should not be interpreted as direct evidence of the agencies' actual performance or effectiveness.

The findings indicate that residents generally held positive perceptions of development control activities in Ile-Ife. As shown in Table 2, the majority of respondents (67.5%) considered these activities to be very effective, while 5.0% rated them as extremely effective. However, perceptions varied across residential areas. Residents in the post-crisis residential area reported comparatively less favourable assessments, with 46.4% considering development control activities very effective, compared with 78.6% in the city-centre area, 72.2% in the middle-income residential area, and 71.4% in the high-income residential area. This variation suggests that perceptions of development control may differ according to the residential context.

The analysis of residents' agreement with the functions of development control agencies, using the Residents' Agreement Index (RAI), also revealed generally high levels of agreement. As presented in Table 3, the overall mean RAI was 4.34. Opening up roads recorded the highest RAI (4.43), whereas settling disputes over land ownership received the lowest score (4.20). The area-specific analyses further demonstrated variations in residents' assessments. The mean RAI was 4.37 in the city-centre area (Table 4), 4.41 in the middle-income residential area (Table 5), 4.51 in the high-income residential area (Table 6), and 4.06 in the post-crisis residential area (Table 7). Thus, the high-income residential area recorded the highest mean agreement index, while the post-crisis residential area recorded the lowest.

The specific functions receiving the highest agreement also differed across residential areas. In the city-centre area, controlling physical development activities, preparing residential layouts, and participating in street naming each recorded an RAI of 4.43. In the middle-income residential area, opening up roads received the highest score (4.53). In the high-income residential area, preparing residential layouts had the highest RAI (4.64). In the post-crisis residential area, controlling physical development activities recorded the highest RAI (4.36), while settling disputes over land ownership received the lowest score (3.75). The settlement of land-use development disputes also received a relatively low score in this area (3.82).

Overall, the findings indicate that residents generally agreed with the identified functions of development control agencies, although the strength of agreement varied by function and residential area. In particular, the comparatively lower agreement indices in the post-crisis residential area and the lower ratings for land-related dispute resolution point to areas that warrant further investigation. Nevertheless, these results represent residents' perceptions and agreement rather than direct evidence of the agencies' actual performance or regulatory effectiveness.

4. Conclusions

This study examined residents' perceptions of development control activities and their agreement with the functions of development control agencies in Ile-Ife, Nigeria. The findings show that residents generally perceived development control activities positively, with 67.5% rating them as very effective and an overall mean Residents' Agreement Index (RAI) of 4.34. However, these favourable overall results conceal differences across residential areas. The high-income residential area recorded the highest mean RAI (4.51), whereas the post-crisis residential area had the lowest (4.06). This variation indicates that residents' assessments of development control functions are not uniform across the study area and that area-specific conditions may be relevant to understanding these perceptions.

The findings also reveal differences in how residents assessed individual functions of development control agencies. Functions related to road provision, physical development control, and residential layout preparation received relatively high agreement indices in different residential areas. By contrast, the settlement of land ownership and land-use development disputes received comparatively lower ratings, particularly in the post-crisis residential area. This pattern identifies dispute resolution as a function that merits closer examination. However, the survey results alone cannot establish why these differences occurred or whether they reflect actual differences in institutional performance.

The study therefore concludes that understanding residents' perceptions of development control requires attention to both the overall assessments and the variations between residential areas and institutional functions. Although the findings demonstrate broad agreement with the roles of development control agencies, such agreement should not be interpreted as conclusive evidence that development control activities are implemented effectively in practice. Further assessment of regulatory enforcement, service delivery, public awareness, and residents' experiences would help establish whether favourable perceptions correspond with actual planning outcomes.

5. Conflict of Interest

The authors declare that there are no conflicts of interest, whether financial or personal, that could have influenced the research, its findings, or the preparation and publication of this manuscript.

6. Author's Contribution

H. Afolabi was responsible for the overall manuscript (data and analyst).

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