INTRODUCTION

This study examined the appraisal of land use planning and analysis reports, with a view to understanding the types of land use projects addressed by the land use planning and analysis reports (LUPARs), examine the existing situation of different land uses on site as contained in the land use planning and analysis reports (LUPARs) and further evaluate the compliance level of the projects based on the land use planning and analysis reports (LUPARs) in the study area. The research was carried with a view that information gathered can be of use when making decision in respect to development control.

Research Design

The research design is the overall plan chosen to combine the many study components in a logical and cohesive manner, ensuring that the research problem is effectively addressed. It also serves as the guide for the collection, measurement, and analysis of data. Both qualitative and quantitative research design were employed for this study whereby data were drawn from documents obtained from Lagos State Ministry of Physical Planning Authority, and site inspection and based from on reconnaissance survey and direct observation.

Study Population

The study population comprises the proponents of land use planning and analysis reports (LUPARs) in Lagos State.

Data Types and Sources

The data on land use characteristics (residential, commercial, industrial and public use) are obtained from ministry of physical planning across all local governments in Lagos State.

Sampling Frame and Sample Size

The data available compromise across all local government in Lagos State. There are 20 local government in Lagos State which include Agege, Ajeromi-ifelodun, Alimosho, Amuwo-odofin, Apapa, Badagry, Epe, Eti-osa, Ibeju-lekki, Ifako-ijaye, Ikeja, Ikorodu, Kosofe, Lagos Island, Lagos mainland, Ojo, Mushin, Oshodi-Isolo, Somolu and Surulere. The LGAs were subdivided in Lagos metropolis and peri-urban area. The total number of data available is 245 LUPARS.

Number of LUPARs Collected from Study Area

Study Area Region	Local Government Area	Total
Metropolis	Agege	5
	Ajeromi-ifelodun	12
	Alimosho	17
	Amuwo-odofin	25
	Apapa	4
	Eti-osa	88
	Ifako-ijaye	14
	Ikeja	17
	Kosofe	17
	Lagos island	3
	Lagos mainland	3
	Mushin	1
	Ojo	1
	Oshodi-Isolo	12
	Somolu	4
	Surulere	3
Peri-urban	Badagry	2
	Epe	1
	Ibeju-lekki	10
	Ikorodu	6
	Total	245

Methods of Data Collection

Data extraction method was used for this study. The required data were extracted from LUPARs which were approved planning documents. Furthermore, site inspections were done to verify the compliance of the land use analysis report data with existing condition of the development. The instrument used was an observation checklist which was only used to address the last objective of this study.

Data Analysis

The data collected for this study were analysed using qualitative analysis. Specifically, a content analysis was performed using Microsoft Word and Microsoft Excel.

Data analytical techniques

Qualitative analyses deals with elusive and imprecise data that can be challenging to gather and quantify. Since intangibles cannot be quantified by numerical numbers, machines find it difficult to perform qualitative analyses. The foundation of qualitative analyses is an understanding of people and organizational cultures. A quantitative, systematic, and intersubjective method for assessing recorded human communication is known as quantitative content analysis. It's a mathematical method that gathers data, examines, quantifies, and evaluates it. Descriptive content analysis is the process of utilizing statistical methods to summarize or describe a set of data.

Data analysis by Objectives

The analysis of the data was done based on the objectives of the study as follows:

Objective 1

This objective is to determine the types of land use projects addressed by the LUPARs in Lagos State. The land use planning and analysis report is carried out for any development in Lagos state which are residential, commercial, industrial and public use development. Data on these different land use types was obtained from land use planning and analysis reports. Descriptive statistics which include frequency distribution with simple percentages were used in analysing each of the land use projects.

Objective 2

This objective is to assess the existing situation of different land uses on site as contained in the LUPARs in the study area. Data were obtained from land use planning and analysis reports on project site location, road network, drainage system, street light, traffic light, power supply source, telecommunication service, sewage system, solid waste management, public/semi-public services, power supply infrastructure, site inventory of building use around each site. Both quantitative and descriptive content analyses was performed on the data obtained from the LUPARs to equate how well do developers comply with model city/master plan.

Objective 3

This objective is to evaluate the compliance level of the projects based on the LUPARs in the study area. Data obtained from LUPARs on (zoning, maximum no of floors, minimum plot size, maximum coverage per plot, density, parking requirement, provision of landscape, permissible number of dwelling units, floor area ratio, setbacks and complementary use) is compared with the model city/master plan to equate how well do developers comply with the plan regulations. Descriptive statistics such as frequency distribution, cross tabulation and arithmetic mean were used to analyse the data collected.

For a better understanding of the research methods, the data required, method of data collection and method of data analysis for each objective are as presented in Below.

Methodology Matrix

	Objective	Data Required	Method of Data Collection	Methods of Analysis
i.	Assess the types of land use projects addressed by the LUPARs in Lagos	Data obtained included residential land use, commercial land use, industrial land use, institutional land use and mixed-use land use	Secondary data	Descriptive content analysis (frequency and percentage)
ii.	Examine the existing situation of different land uses on site as contained in the LUPARs in the study area.	Data were obtained from exiting situation around each site on road network, drainage system, street light, traffic light, power supply source, telecommunication service, sewage system, solid waste management, public/semi-public services, power supply infrastructure, site inventory of building use around each site	Secondary data	Descriptive content analysis (frequency and percentage)
iii.	Evaluate the compliance level of the projects based on the LUPARs in the study area.	Data obtained included how well do developers comply with the following regulation zoning, maximum no of floors, minimum plot size, maximum coverage per plot, density, parking requirement, provision of landscape, permissible number of dwelling units, floor area ratio, setbacks, complementary use	Secondary data	Descriptive content analysis (frequency and percentage)

RESULTS AND DISCUSSION

This chapter documents the results of the analysis of the data collected for this study. The chapter is organised into sections based on the objectives of the study, which are to determine the types of land use projects addressed by the LUPARs, compare the different land use addressed by LUPARs with approved planning standard and finally, evaluate the compliance level of the projects based on the LUPARs in the study area. Except above stated, all tables and figures emanated from the author's secondary data in 2022.

Types of Land Use Projects

Lagos state being a mega city consists of different land uses. From the results gathered in Figure 1, it is observed that there were 73.45% residential, 19.47% commercial, 3.54% industrial, 3.10% institutional and 0.44% mixed land use in metropolis area while for peri-urban area there were 78.95% residential, 15.79% commercial and 5.26% institutional land use in peri-urban area. Therefore, the total number for land uses across study area were 73.88% residential, 19.18% commercial, 3.27% industrial, 3.27% institutional and 0.41% mixed land uses making a total of 100% land uses in the study area.

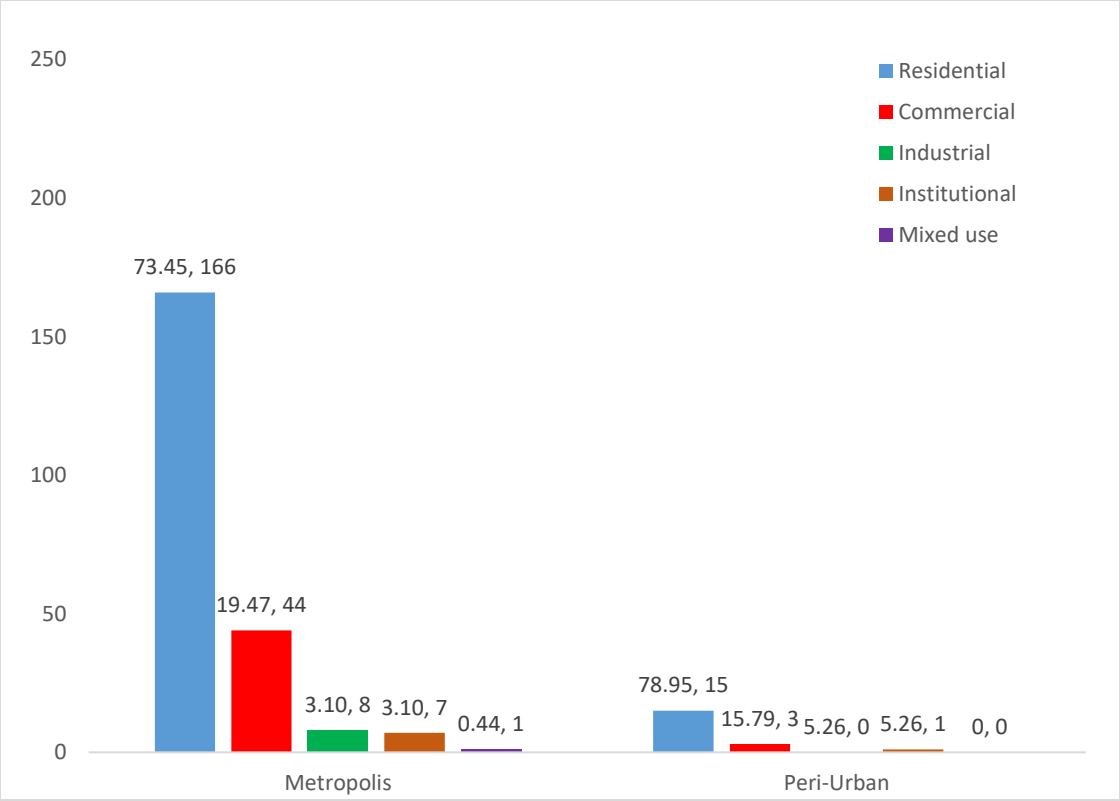

Figure. 1: Land Use Projects

Level of Compliance with Projects Based on LUPARs

Table 1 shows that 95.51% of the respondents accounting across the study area conforms to the zoning requirement while 4.49% of the total respondents accounting claimed not conform with the zoning requirement. 95.58% of respondents accounting in metropolis area conforms with zoning requirement while 4.42% of respondents accounting did not conform with the zoning requirement. 94.74% of respondents accounting in the peri-urban area conforms with zoning requirement while 5.26% of respondents accounting did not conform with the zoning requirement.

Table 1: Zoning Requirement

Study Area	Conforms	Not conform	Grand Total
Metropolis	**216(95.58)**	**10(4.42)**	**226(100)**
Peri-urban	**18(94.74)**	**1(5.26)**	**19(100)**
Lagos State	**234(95.51)**	**11(4.49)**	**245(100)**

Table 2, 100% of the respondents accounting in peri-urban area conforms with the maximum no of floors regulation. For those respondents accounting in the metropolis area 99.56% conforms to the maximum no of floors regulation while 0.44% did not conform with the maximum no of floors regulation. Therefore, 99.59% conforms with maximum no of floors regulation while 0.41% did not conform with maximum no of floors regulation across the study area.

Table 2: Maximum no of Floors

Study Area	Conforms	Not conform	Grand Total
Metropolis	**225(99.56)**	**1(0.44)**	**226(100)**
Peri-urban	**19(100)**	**0(0)**	**19(100)**
Lagos State	**244(99.59)**	**1(0.41)**	**245(100)**

Table 3 shows 80.82% of respondents accounting complied with the minimum plot size requirement and 19.18% did not comply with the minimum plot size requirement across the study area. 80.97% of respondents accounting in metropolis area complied with minimum plot size requirement while 19.03% of respondents accounting did not comply to their minimum plot size requirement. 78.95% of respondents accounting in peri-urban area complied with minimum plot size requirement while 21.05% of respondents accounting did not comply.

Table 3: Minimum Plot Size

Study Area	Conforms	Not conform	Grand Total
Metropolis	183(80.97)	43(19.03)	226(100)
Peri-urban	15(78.95)	4(21.05)	19(100)
Lagos State	198(80.82)	47(19.18)	245(100)

According to Table 4, the total number of respondents accounting across all area were 100%, those who complied to maximum coverage per plot regulation 88.16% of respondents accounting while 11.84% of respondents accounting didn't comply to the maximum coverage per plot regulation across the study area. Metropolis has the highest number of respondents accounting that conforms to maximum coverage per plot regulation though 10.62% of respondents accounting did not conform to the maximum coverage per plot regulation. 26.32% of the respondents accounting in the peri-urban area did not conform to the maximum coverage per plot regulation while 73.68% of those in the peri-urban area conforms to the maximum coverage per plot regulation.

Table 4: Maximum Coverage per Plot

Study Area	Conforms	Not conform	Grand Total
Metropolis	202(89.38)	24(10.62)	226(100)
Peri-urban	14(73.68)	5(26.32)	19(100)
Lagos State	216(88.16)	29(11.84)	245(100)

From Table 5, 98.78% of the total respondents accounting across the study area complied with the density requirement while 5.26% of the respondents accounting didn't comply with the density requirement. Area which complied the most with the density requirement was the metropolis area, where 99.24% of respondents accounting complied with the density requirement though 0.88% of

those in metropolis area didn't comply with density requirement. 94.74% of those respondents accounting in peri-urban area complied with the density requirement while 5.26% didn't comply with density requirement.

Table 5: Density Requirement

Study Area	Conforms	Not conform	Grand Total
Metropolis	224(99.24)	2(0.88)	226(100)
Peri-urban	18(94.74)	1(5.26)	19(100)
Lagos State	242(98.78)	3(1.22)	245(100)

Table 6 shows 80.41% of the respondents accounting conforms to the parking requirement across all areas while 19.59% didn't conform to the parking requirement across all areas. Most of the respondents accounting that conforms to the parking requirement across all areas were those in peri-urban, 89.47% conforms to the parking requirement while 10.53% didn't conform to the parking requirement. 20.35% of those in metropolis didn't conform to the parking requirement while 79.65% conforms to the parking requirement.

Table 6: Parking Requirement

Study Area	Conforms	Not conform	Grand Total
Metropolis	180(79.65)	46(20.35)	226(100)
Peri-urban	17(89.47)	2(10.53)	19(100)
Lagos State	197(80.41)	48(19.59)	245(100)

Figure 2 shows 59.59% of the respondents accounting across all study area complied with the provision of landscaping regulation while 40.41% of respondents accounting didn't bother to

comply with the provision of landscaping regulation. The study area who the most was the low is metropolis area as 59.73% of them complied with the provision of landscaping regulation while the remaining 40.27% of the respondents accounting decided not to comply with the provision of landscaping regulation. Those whose area are in the peri-urban area had 42.11% of respondents accounting that decided not to comply with the provision of landscaping regulation but the remaining 57.89% of respondents accounting complied with the provision of landscaping regulation.

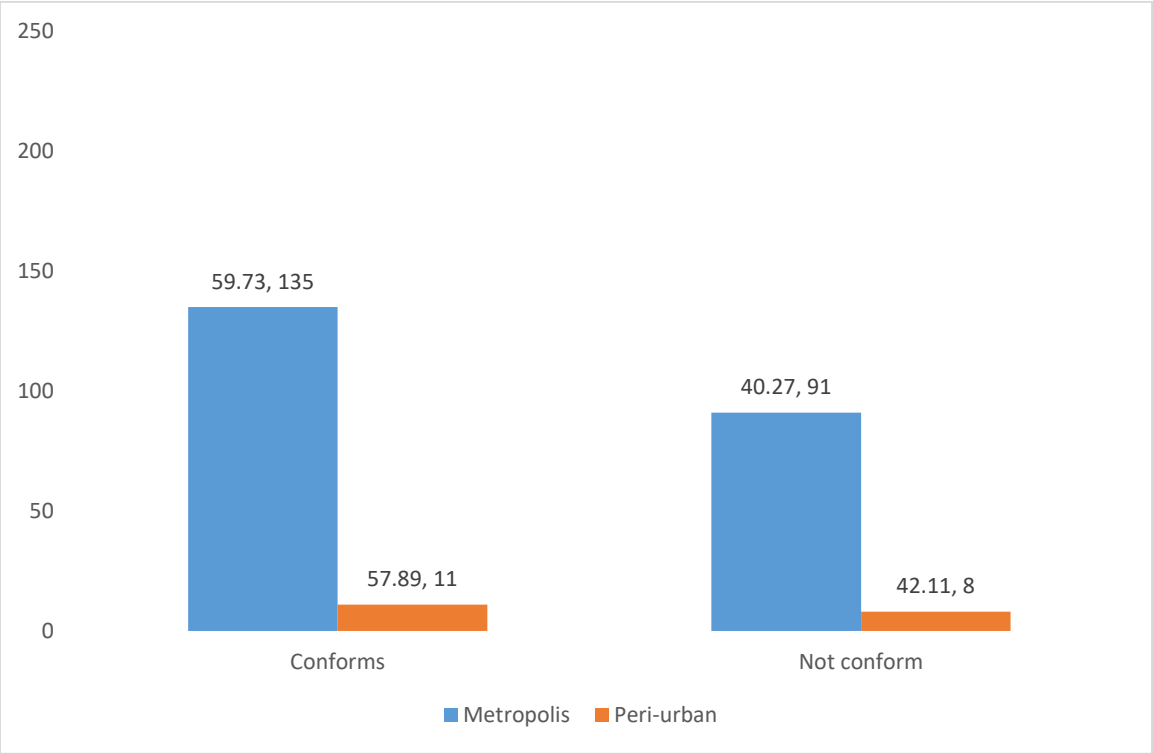

Figure. 2: Provision of Landscaping

From Figure 3 shown, 88.57% of the respondents accounting across all area conforms to the permissible number of dwelling units' requirement while 11.43% didn't bother to conform to the permissible number of dwelling units' requirement in the study area. The area who to the permissible number of dwelling units' requirement didn't conform the most is the metropolis area

as 12.39% of respondents accounting didn't conform while the remaining 87.61% conforms to the permissible number of dwelling units' requirement. Peri-urban area all the respondents accounting conforms to the permissible number of dwelling units' requirement which is 100%.

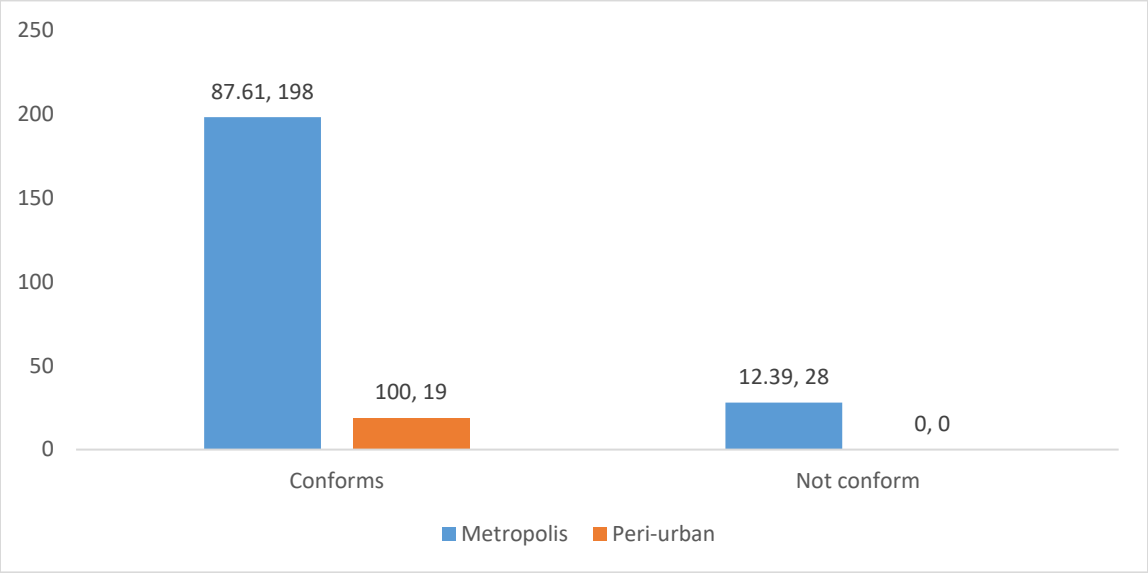

Figure. 3: Permissible Number of Dwelling Units

According to Table 7, the total number of respondents accounting across all area were 100%, those who complied to front setback regulation 90.61% of respondents accounting while 9.39% didn't comply to the front setback regulation across the study area. Peri-urban has the highest number of respondents accounting that conforms to front setback regulation though 5.26% of respondents accounting did not conform to the front setback regulation. 9.73% of the respondents accounting in the metropolis area did not conform to the front setback regulation while 90.27% of those in the metropolis area conforms to the front setback regulation.

Table 7: Front Setback

Study Area	Conforms	Not conform	Grand Total
Metropolis	204(90.27)	22(9.73)	226(100)
Peri-urban	18(94.74)	1(5.26)	19(100)
Lagos State	222(90.61)	23(9.39)	245(100)

From Table 8, 89.82% of the respondents accounting complied with the rear air space requirement in metropolis area while 9.73% of the respondents accounting didn't comply with the rear air space requirement in metropolis area, 100% of the report complied with the rear air space requirement in the peri-urban area. Therefore, there was no record of any respondents accounting that didn't comply with the rear air space requirement in peri-urban area.

Table 8: Rear Air Space

Study Area	Conforms	Not conform	Grand Total
Metropolis	203(89.82)	23(10.18)	226(100)
Peri-urban	19(100)	0(0)	19(100)
Lagos State	222(90.61)	23(9.39)	245(100)

Table 9 indicates that, 87.35 % of the respondents accounting across all area conforms to the right side setback regulation of the study area while 12.65% of the total respondents accounting claimed not to conform to the right side setback regulation of the study area. 94.74% of respondents accounting in peri-urban area conform to the right side setback regulation while 5.26% of respondents accounting didn't conform to the right side setback regulation. 86.73% of respondents accounting conforms to the right side setback regulation in metropolis area while 13.27% of the respondents accounting didn't conform to the right side setback regulation.

Table 9: Right Side Setback

Study Area	Conforms	Not conform	Grand Total
Metropolis	**196(86.73)**	**30(13.27)**	**226(100)**
Peri-urban	**18(94.74)**	**1(5.26)**	**19(100)**
Lagos State	**214(87.35)**	**31(12.65)**	**245(100)**

According to Table 10, 88.94% of the respondents accounting in metropolis area complied with the left side setback regulation though 11.06% of the respondents accounting in the metropolis area didn't comply with the left side setback regulation. 94.74% of the respondents accounting in peri-urban area complied with the left side setback regulation while 5.26% didn't comply with the left side setback regulation. Hence, 89.38% of the respondents accounting complied with the left side setback regulation in the study area though 10.61% of the respondents accounting didn't comply across all area.

Table 10: Left Side Setback

Study Area	Conforms	Not conform	Grand Total
Metropolis	201(88.94)	25(11.06)	226(100)
Peri-urban	18(94.74)	1(5.26)	19(100)
Lagos State	219(89.39)	26(10.61)	245(100)

From Table 11, 100% of the respondents accounting in metropolis area complied and 100% of respondents accounting in peri-urban area complied. Therefore, all respondents accounting in peri-urban area conforms to the highway and road requirement and in metropolis area all respondents accounting conforms to the highway and road requirement.

Table 11: Highway and Roads

Study Area	Conforms	Not conform	Grand Total
Metropolis	226(100)	0(0)	226(100)
Peri-urban	19(100)	0(0)	19(100)
Lagos State	245(100)	0(0)	245(100)

Figure 4 shows 78.95% of the respondents accounting in peri-urban area didn't comply with the complimentary use regulation while 21.05% of the respondents accounting in peri-urban area complied with the complimentary use regulation. 53.98% of the respondents accounting in metropolis area didn't comply with the complimentary use regulation while 46.02% of the respondents accounting in metropolis area complied with the complimentary use regulation.

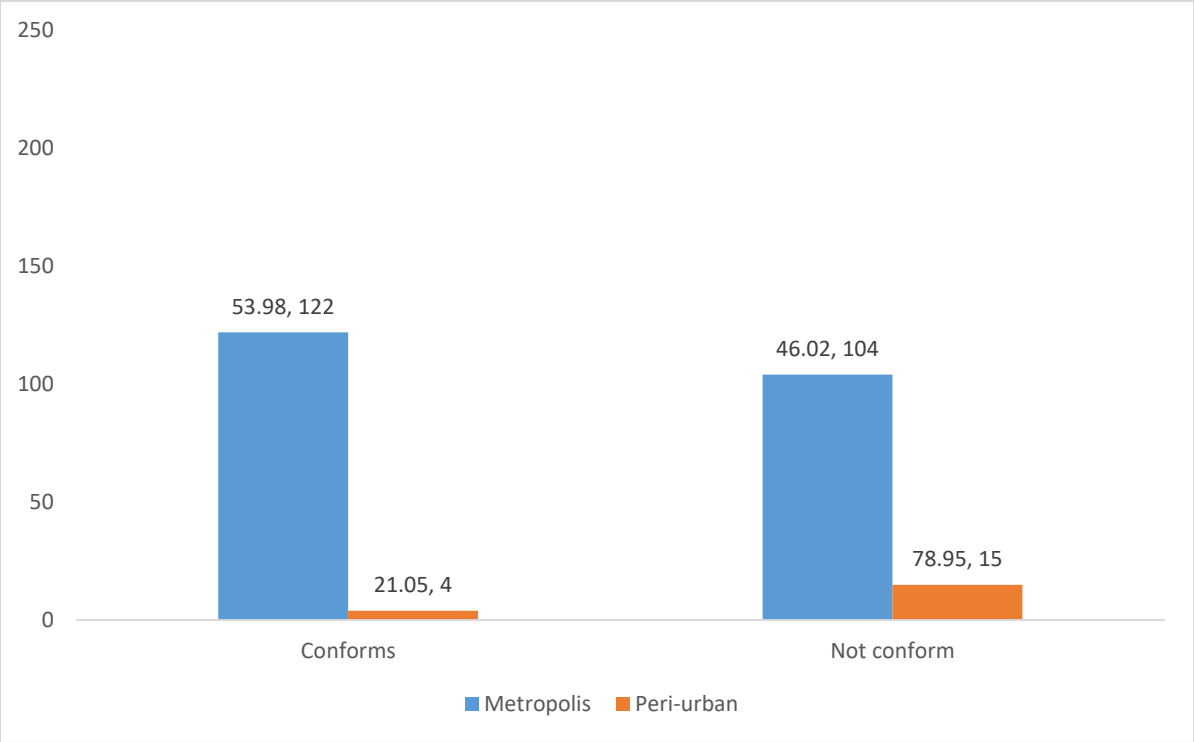

Figure. 4: Complimentary Use

Figure 5 indicate the compliance level in floor area ratio requirement, 61.22% of the respondents accounting across all area conforms to the floor area ratio requirement while 38.78% of the respondents accounting didn't bother to conform to the floor area ratio requirement in the study area. The area which the floor area ratio requirement didn't conform the most is the metropolis area as 38.5% of respondents accounting didn't conform while the remaining 61.5% conforms to the floor area ratio requirement. 57.89% of the respondents accounting in peri-urban area conforms to the floor area ratio requirement while 42.11% of the respondents accounting did not conform.

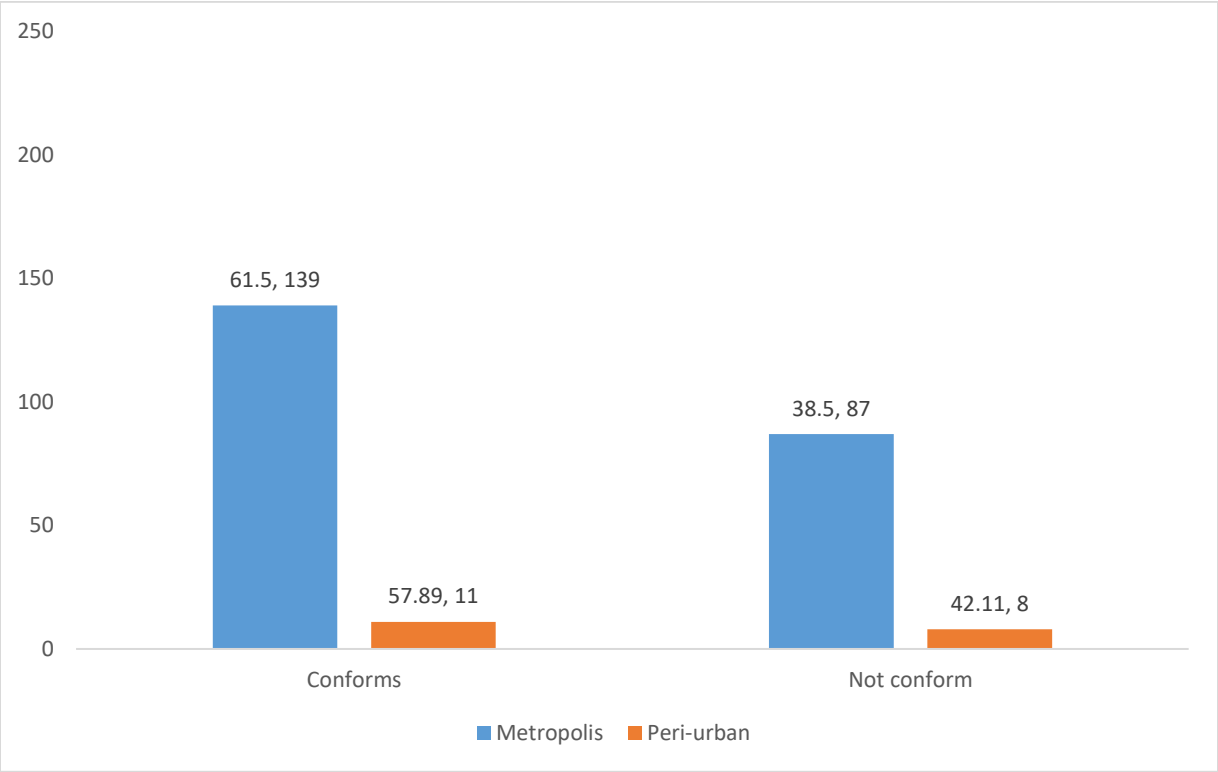

Figure. 5: Floor Area Ratio

From the results gathered in Table 12 shows the level of compliance that conforms comparison between metropolis and peri-urban areas in the study area. 92.30% out of the total respondent accounted conforms to the land use planning regulation across the study area in metropolis area

and the remaining 7.69% conforms to the land use planning regulation in the peri-urban area. Thus, this result explains that majority of the land use planning regulations that conforms were from the metropolis area while others were in peri-urban area.

Table 12: Conforms Comparison between Metropolis and Peri-Urban Areas

Planning Standard Regulation	Total no conforms	
	Metropolis	Peri-urban
Zoning	216(7.57)	18(7.57)
Maximum no of floors	225(7.88)	19(7.89)
Minimum plot size	183(6.41)	15(6.30)
Maximum coverage per plot	202(7.08)	14(5.88)
Density	224(7.85)	18(7.56)
Parking	180(6.31)	17(7.14)
Landscaping	135(4.73)	11(4.62)
Permissible dwelling units	198(6.94)	19(7.98)
Front setback	204(7.15)	18(7.56)
Rear air space	203(7.11)	19(7.98)
Right side setback	196(6.87)	18(7.56)
Left side setback	201(7.04)	18(7.56)
Highway and road	226(7.92)	19(7.98)
Complimentary use	122(4.27)	4(1.68)
Floor area ratio	139(4.87)	11(4.62)
Total	2854(92.30)	238(7.69)

According to Table 13 the not conform comparison between metropolis and peri-urban areas is illustrated, and 91.93% of the total respondents accounted that does not conform to the land use planning regulation in metropolis while 8.06% does not conform to the land use planning regulation in the peri-urban area. Hence, minority of the land use planning that did not comply

with the approved planning standard were from the peri-urban area and majority that did not comply were in the metropolis area.

Table 13: Not conform Comparison between Metropolis and Peri-Urban Areas

Planning Standard Regulation	Total no Not Conform	
	Metropolis	Peri-urban
Zoning	10(1.87)	1(2.13)
Maximum no of floors	1(0.19)	0(0)
Minimum plot size	43(8.02)	4(8.51)
Maximum coverage per plot	24(4.48)	5(10.64)
Density	2(0.37)	1(2.13)
Parking	46(8.58)	2(4.26)
Landscaping	91(16.98)	8(17.02)
Permissible dwelling units	28(5.22)	0(0)
Front setback	22(4.10)	1(2.13)
Rear air space	23(4.29)	0(0)
Right side setback	30(5.60)	1(2.13)
Left side setback	25(4.66)	1(2.13)
Highway and road	0(0)	0(0)
Complimentary use	104(19.40)	15(31.91)
Floor area ratio	87(16.23)	8(17.02)
Total	536(91.93)	47(8.06)

From Table 14, 84.13% of the respondents accounted across all area complied with the approved planning standard regulation while 15.87% of the respondents accounted across all area does not comply with the approved planning standard regulation in the study area. Therefore, majority of the compliance level complied with the approved planning standard requirement while minority of the compliance level does not comply with the approved planning standard requirement across the total study area.

Table 14: Compliance of Buildings to Planning Regulations

Planning standard	Conforms	Not conforms
Zoning	234(7.55)	11(1.89)
Maximum no of floors	244(7.89)	1(0.17)
Minimum plot size	198(6.40)	47(8.06)
Maximum coverage per plot	216(6.99)	29(4.97)
Density	242(7.83)	3(0.51)
Parking	197(6.37)	48(8.23)
Landscaping	146(4.72)	99(16.98)
Permissible dwelling units	217(7.02)	28(4.80)
Front setback	222(7.18)	23(3.95)
Rear air space	222(7.18)	23(3.95)
Right side setback	214(6.92)	31(5.32)
Left side setback	219(7.08)	26(4.46)
Highway and road	245(7.92)	0(0)
Complimentary use	126(4.08)	119(20.41)
Floor area ratio	150(4.85)	95(16.30)
Total	3092(84.13)	583(15.87)

SUMMARY OF FINDINGS, CONCLUSION AND RECOMMENDATIONS

This chapter focuses on the summary of findings based on the objectives of the study. The conclusion of the study is provided while recommendations are made for the identified problems in the study. Further area to be researched on regarding this study are likewise stated.

Summary of Findings

This study assesses the land use planning and analysis reports' in relation to perception of frequency of different land uses, existing situation of facilities, actual situation of utilities/ services and the level at which developers comply to the physical planning permit regulations in the study area, findings shown through the aggregated data collected that most of the respondents accounting were metropolis area while few were peri-urban area. Also, it was observed that there were 5 types of land uses in the study area, residential land use had the highest numbers of respondents accounting followed by commercial land use then institutional and industrial land use while mixed land use had the lowest number of report.

From the study conducted it was noted that existing situation of facilities, utilities and services area fairly okay, majority of the road conditions were in good shape, with availability of street lights in most areas, though most area did not have access to traffic light in the study area. Also, the drainage system is fairly okay because there is a good road network. From the study 21.22% of the total water supply sources are bad while 55.92% are fair and the remaining 22.86% are good, when summed up total respondents accounting are 245 in total.

The results shows that majority of the telecommunication service are fairly okay though few respondents accounting were not okay with the telecommunication serviced saying it is bad. From

the data collected most of the existing situation utilities, services and facilities were in fair condition. Majority of the sewage system are fair, most of solid waste management system are in good shape, 38.37% of respondents accounting of the total power supply are bad while 36.33% of respondents accounting are fair and the remaining 25.31% of respondents accounting are good, when summed up total respondents accounting are 100% in total. Also, there is adequate power supply infrastructure, public and semi-public services in the study area because majority are fairly okay.

Due to Land use planning and analysis report, developers are ready to comply with the Lagos state physical planning permit regulations amongst the regulations is the zoning requirement. Most of the respondents accounting do ensure that there zoning requirement conforms to the approved planning standard of the area just a few does not conform to the approved planning standard. According to the results majority of the respondents accounting complied with the minimum no of floor regulation just a few did not comply. Likewise, most of the maximum floor area conforms to the approved planning standard. Majority of the respondents accounting agreed to the maximum coverage per plot regulation to avoid haphazard development, it is understood that most of the respondents accounting complied with the physical planning permit regulations on density requirement.

Most of the respondents accounting conforms to parking requirement because an aesthetic pleasing environment is very essential for living, the data shows that there is a high level of compliance in term of provision of landscaping. In addition, it is observed that most permissible no of dwelling unit complied to the approved planning standard. The setbacks, road network, floor area ratio and complimentary use all complied to the planning requirement to ensure it is in accordance to the compliance level of Lagos state urban and regional planning and development law.

In synopsis findings from the reports showed that the level of compliance of development is significant and in accordance with the approved planning standard. The level of compliance rate was above average across the study area, and the planning regulations which recorded above average compliance are: zoning requirement, maximum no of floors regulation, minimum plot size, maximum coverage per plot, density requirement, parking requirement, provision of landscaping regulation, permissible number of dwelling units requirement, setbacks regulation and floor area ratio requirement. Descriptive findings also showed that there is a large difference in the rate of compliance to planning regulations between construction in the metropolis areas and those constructed in peri-urban areas.

Conclusion

To this end, this study revealed the level of compliance of land use planning and analysis reports in Lagos State using samples drawn from Lagos State Physical Planning Permit Authorities in all local government areas. This study described that land use planning and analysis activities were carried out more often in metropolis area than peri-urban area. It concluded that some information available in the LUPARs are at variance with those obtained during site inspections. This might have influenced granting approval on development permits where they were not supposed to be granted.

Recommendation

Land use planning and analysis reports can be more effective and impactful if the preparation is equally efficient, certain recommendation are therefore needed to improve the quality of LUPAR preparation. From the study, it was observed that the land use planning and analysis report imposed by the Lagos State Physical Planning Permit Authority went a long way in increasing the rate of compliance level, ensuring that developers meet up with the approved planning standard. The land

use planning and analysis report increased the rate of compliance, here are likely suggestions that should help solve the issues highlight in the summary.

Firstly, government especially the Ministry of Physical Planning and Development Agencies should provide effective land use planning procedure that would monitor and ensure that developers meet up with approved planning standard requirement before carrying out any development, by doing this it would reduce the level of haphazard development in our built up environment because before developers go into any construction that must have complied by the guidelines and abstained away from development that does not meet up with minimum standard and false information. This will successfully direct growth and development in a more sustainable way and offer the fundamental structure for a more practical development control.

Secondly, provision of adequate funding for planning authorities is very essential because for land use development to be coordinated effective and in line with overarching policy goals, planning agencies must have appropriate money. It can result in better decision making, enhanced infrastructure, greater public involvement and accelerated economic development. This would reduce the act of bribery and corruption among physical planning agencies officers within the study area.

Thirdly, public awareness on land use can improve the compliance level of land use planning. Government should organize public enlightenment programmes and campaign on the importance of land use planning as this might change developers' perspective toward land use planning and also improve level of compliance with planning regulation within the study area and beyond.

Lastly, government should provide additional personnel and modernized technology for supervising and observing land use operations. The government should arrange for both skilled

and unskilled personnel to receive training. Agencies within the ministry of physical planning and development should get training on appropriate client-client interaction.