

Residents Socioeconomic Characteristics and Their Level of Development Control Regulations in Gated Communities of Ibadan Metropolis, Nigeria

Omotayo Ben Olugbamila^{1*} Henry Afolabi¹ Oluwadara Latifat Isola-Muyideen²
and AKERELE Ignatius Adelokun¹

1. Department of Urban and Regional Planning, Obafemi Awolowo University, Ile-Ife, Nigeria

2. Department of Urban and Regional Planning, University of Abuja, Nigeria

* E-mail of the corresponding author: olugbamilao@gmail.com

Abstract

This paper examines the socioeconomic characteristics of residents and their level of awareness of development control regulations in gated communities (GCs) of Ibadan Municipality, Nigeria. Multistage sampling technique was employed in selecting 268 residential buildings from the identified 23 gated communities in the five (5) local government areas (LGAs) of Ibadan Municipality. Random sampling technique was employed in selection one gated community in each of the situated housing schemes of the LGAs of Ibadan Municipality. Findings revealed that socioeconomic characteristics of the people is a determinant in evaluating residents' awareness and compliance with development control issues. This is substantiated with chi-square and ANOVA test result that revealed a significant relationship between marital status and their level of awareness of development control regulations with $\chi^2 = 0.630$ and significant at $p \leq 0.05$ level as well as income of residents and level of awareness with $[F(238, 2) = 2.286$ and significant at $p = 0.104 < 0.05$ levels. The study further revealed that the levels of residents' awareness with the identified elements of physical planning regulations and practices across the three GCs were a little above average. The paper concluded that efforts should be put in place to improve or enhance the socioeconomic characteristics of the residents which will invariably improve their level of awareness of development control regulations and will surely impact on their compliance.

Keywords: Gated Communities, Awareness, Ibadan Municipality, Socioeconomic Characteristics

DOI: 10.7176/JEES/13-2-03

Publication date: March 31st 2023

1 Introduction

Urban planning includes coordinated land use activities with a view to providing a practical and sustainable physical world in which to live, work, and enjoy (Keeble, 1969). Using development monitoring systems is one of the most reliable ways to carry out urban planning. As defined in the Nigerian Urban and Regional Planning Law Decree No 88 of 1992, (Federal Government of Nigeria, 1992), "Development" includes building, rebuilding, mining, engineering operations on any parts of the land or demolition of buildings including the cutting of trees and the display of advertisements on the land and the word "develop" with its grammatical variations shall be understood for that reason. (Section 88 of 1992 Urban and Regional Planning Law)

Development control is the mechanism used in the coordination of land development and land usage. It is also meant to create a decent, healthy and safe physical and socio-economic environment for living, working and recreational activities, to ensure sustainable development, to make easy accessibility to various land uses, to provide a sufficient and suitable place for various land-use applications and to ensure the efficient and reliable use of multiple resources (Bogoro & Samson, 2014). In summary, the city growth and change in shape and form can be controlled by the development control mechanisms.

In Nigeria, development control, which is the heart beat of urban planning, is not easily implemented due to its nature. It is restrictive, instructive, regulatory and mandatory in nature (Ogundele, Ayo, Odewumi & Aigbe, 2011). Indeed, the majority of development control measures are not complied with as many citizens do not recognise its expected benefits (Ezema, Ediae & Ekhaese, 2016). Therefore, people are usually hesitant to comply with these directives (Obabori, Obiwevbi & Olomu, 2007). The value of development control remains in its correct techniques of execution to accomplish its goal. Coupled with the problem of non-adherence to development control regulations is the fact that cities are fast becoming a melting point of many problems, namely: uncoordinated land-uses, traffic congestion, waste management poverty, safety and security. These problems also manifest in an unequal manner. The patterns of inequalities are evident in how individuals or group of individuals create the place where they live. Of note in this regard, and in search for a better life style and social homogeneity by the upper class people is the emergence of gated communities.

Gated communities are form of residential development that have emerged and are still emerging in Nigeria as fenced societies. According to Wang and Lau (2013); Radetskiy, Sphar, Sunde and Imran (2015), gated communities control or restrict public access through barriers, gates, fences and walls, or employing security guard

or closed circuit television (CCTV) camera. The development of Gated Communities especially in Nigeria can be traced to factors such as desire for safety and security and the desire for distinction (Ilesanmi, 2011). It is a response to various housing needs that arise due to government neglecting its role in providing the physical, social, and psychological housing requirements for the people. It is fenced housing projects with limited accessibility, as well as laws binding inhabitants to a certain 'code of conduct and collective management responsibility' (Atkinson & Blandy, 2005 cited in Ilesanmi, 2011). Gated communities could be public or private types of housing development.

The prevalent residential style for residents is Gated Communities. This pattern of building and its effects have become the major concerns of qualified urban planners and academics. Higher densities can be facilitated by gated communities, which make a compact built environment more attractive to buyers, according to Grant, Greene, and Maxwell (2005). They have requirements of amenity, features of design, and green spaces. They often reduced setbacks and dimensions of the road. They may generate a sense of place, character and community. Other principles supported by planners currently such as zoning, density control and building line, however, needs to be checked in the gated enclaves.

2 Literature Review

Several studies have affirmed the influence of residents' socio-economic and demographic characteristics on their level of compliance. The study by Adeagbo (2000) centred on urban development and compliances with planning standards across the residential zones of Ibadan, Nigeria, the study revealed differentials in residents' compliance with planning standards based on their socio-economic characteristics. Arimah and Adeagbo (2000) opined that poverty, ignorance and general apathy were identified as variables directly related to non-compliance with residential standards, while Zegarac (1999) claimed that the main reasons for non-compliance with the regulations were irregular economic growth expressed in terms of low and lack of accessibility to finance.

In addition, Offiong, Offiong and Ekpe (2014) focused on the socio-economic characteristics of property owners who comply with building regulations in Calabar, Nigeria. The study concluded that the socio-economic characteristics of property owners or residents, in particular income and educational status, determine the extent of adherence to building regulations in the study area. The study of Kuen-Tsing, Taiwan (2005) found that socio-economic features such as time of life, employment, monthly earnings and family size of respondents had an effect on compliance with building regulations. As documented in Alnsour and Meaton (2009) demographic considerations are also included in factors that influence compliance with the regulations on physical planning. Fekade (2000) described high infant mortality rates, urban migration in rural areas and migration as predictors of compliance. Kombe (2005) also claimed that as an outcome of rural-urban drift, the workforce was rapidly increasing in urban centers in developing countries. This upsurge in urban population puts pressure on existing housing stock and infrastructure, forcing many migrants to turn, among other forms of production, to an illicit way of providing accommodation.

Despite the fact that these studies addressed the socio-economic and demographic characteristics of residents in relation to the level of adherence with the design control regulations, these variables have been isolated and have not been regarded as a whole. In contrast, a number of studies have only identified the socio-economic profiles of residents of residential properties.

3 Materials and Methods

3.1 Study Area

The study area is Gated Communities (GCs) in Ibadan Municipality, Oyo State, Nigeria (Figure 1). It comprises Ibadan-North, Ibadan Northeast, Ibadan Northwest, Ibadan Southeast, and Ibadan Southwest (Figure 2). It is located approximately between longitude 7°2' and 7°40'E and latitude 3°35' and 4°10'North of Greenwich Meridian. It covers a land area of 5,388.3km² (Taiwo, Abutalab & Hammed, 2013). The population estimated to be 3,160,200 and 3,565,108 for 2015 and 2018 with 4.14% growth rate; while Ibadan population projection for 2019 using the last growth rate (4.14%) is 3,717,405 (NPC, 2018).

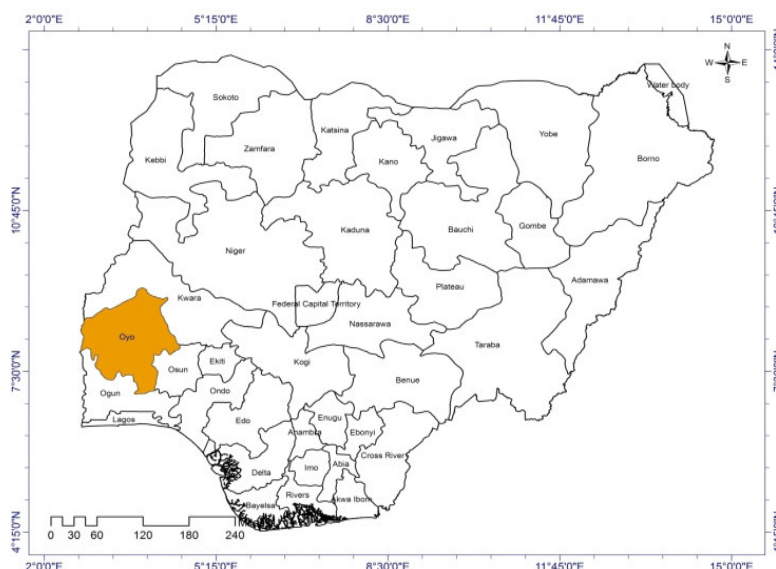


Figure 1: Map of Oyo State in the context of Nigeria
 Source: National Aviation Research and Development Agency (NASRDA), 2017

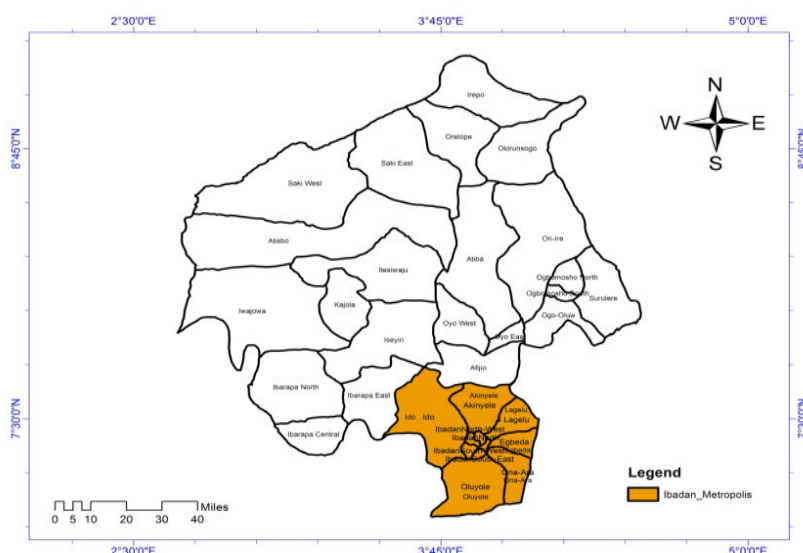


Figure 2: Ibadan Municipality in the context of Oyo State
 Source: National Aviation Research and Development Agency (NASRDA), 2017

3.2 Research Method

The data for the study were obtained through administration of questionnaire on residents of Ibadan Municipality, Nigeria. There are five LGAs comprising Ibadan Municipality. Findings revealed that there are 23 GCs situated in the government reserve area (GRA), local government scheme (LGS) and property development corporation scheme (PDCS). One GC was randomly selected in each of the situated schemes in each of the LGAs. Thus, Oke-Aremo, Sabo, Old Bodija, Owode, Lagelu, Idi-Ape, Jericho GRA, Iyaganku GRA and Liberty Layout were selected across the housing schemes. Reconnaissance survey revealed that there are 349 buildings in Oke-Aremo Housing Scheme, 291 in Sabo Housing Scheme, 278 in old Bodija among others. A total of 2,634 buildings form the sampling frame. Using systematic sampling technique, every 10th building (10%) in each GCs was sampled. Thus, a total of 268 residential buildings were sampled and questionnaire was administered on resident in each selected building.

Table 1: Locations of Residential Areas with Gated Communities (GCs) in Ibadan Municipality

LGA	Government Reservation Area	Local Government Scheme	Property Development Corporation Scheme	Total GCs Area
Ibadan North	Agodi GRA, Mokola Low Cost Housing Scheme, Samonda Scheme (Old Airport), Oke-Aremo Housing Scheme (4)	Sabo Housing Scheme, Mokola Layout (2)	Old Bodija Scheme, New Bodija Scheme (2)	8
Ibadan North West	Jericho GRA, Onireke Comm. and Links Reservation, Onireke Housing Estate (3)	None	None	3
Ibadan South West	Iyaganku GRA, Alesinloye GRA, Alalubosa GRA, Ring Road, HOP. GRA (5)	Ring Road Layout, Liberty Layout, Oluyole Scheme, Lagos Bye Pass Layout (Mixed Dev.) (4)	Owode Housing Scheme (1)	10
Ibadan South East	None	Lagelu Residential Scheme, Felele Express (1)	None	1
Ibadan North East	Idi-Ape GRA (1)	None	None	1
Total	13	7	3	23

Source: Ibadan Housing Corporation, 2019 and Authors Compilation (2021)

Table 2: Gated Communities where households were selected for survey

LGA	Gated Communities	Number of buildings	Number of buildings selected
Ibadan North	Oke-Aremo Housing Scheme	349	35
	Sabo Housing Scheme	291	30
	Old Bodija Scheme	278	28
Ibadan North West	Jericho GRA	314	32
Ibadan South West	Iyaganku GRA	277	28
	Liberty Layout	241	25
	Owode Housing Scheme	315	32
Ibadan South East	Lagelu Residential	294	30
Ibadan North East	Idi-Ape GRA	275	28
Total	9	2634	268

Source: Ibadan Housing Corporation, 2019; Author's field survey, 2021; Google earth 2021

4 Result and Discussion

4.1 Socioeconomic characteristics of Respondents

The socio-economic factors refer to the basic characteristics of neighbourhood residents, such as race, education level, employment level and income level (Makinde, 2022). The socioeconomic variables investigated in this study include gender, age, marital status, education level, income level and occupation.

4.1.1 Gender of Respondents

Presented in Table 3 is the gender distribution of residents across the gated communities in Ibadan Municipality. In the Government Reservation Area, 76.1% of the respondents were male while 23.9% were female. This was similar in the Local Government Scheme as male respondents accounted for 69.2% of the respondents while female respondents constituted 30.8%. Also in Property Development Corporation Scheme, the proportion of male respondents (76.4%) was more than that of female (23.6%). In all the three gated communities, the proportion of male respondents (73.9%) was higher than the proportion of female respondents (26.1%). The result of Chi-square test ($\chi^2 = 0.803$, $p \leq 0.05$) revealed that there was no significant difference in gender distribution across the three gated communities in the study area. The representation of both male and female gender in the study will afford it to determine the influence of gender on development control mechanism in the study.

4.1.2 Age of Respondents

The age of the household in the study area were grouped into four. These were ≤ 21 , 21-39, 40-59 and ≥ 60 years. It was revealed in the GRA that 2.8% of the respondents were youths, while the remaining 18.3%, 43.1% and 35.85 are the young adults, the elderly adults and old people respectively. In the Local Government Scheme, 10.3% were youths, 16.7% were young adults, 37.9% were elderly adult while the old people constituted 33.3% of the respondents. In the Property Development Corporation Scheme, 64.7% of the respondents were the older people, the elderly adult constitute 21.6%, while the remaining 13.7% and 5.9% are young adults and the youth age group. In all the gated communities, the active population (21-59 years) constituted the highest proportion of respondents

(81.1%). The minimum and maximum ages of respondents in the three gated communities were 20 and 77 years respectively while the overall mean age in the study area was 49years.

4.1.3 Marital Status of Respondents

The marital distribution of respondents in the GCs shows that in the Government Reserved Area, the proportion of married respondents (80.7%) was more than that of the single (19.3%). This was similar to the case in Local Government Scheme as married respondents comprised 80.8% of the total sampled while single respondents constituted 19.2%. Also in the Property Development Corporation Scheme, the married respondents comprised 82.3% while single respondents made the remaining 17.7%. In all the gated communities, the proportion of married respondents (81.1%) was higher than that of the single respondents (18.9%). Despite the greater proportion of the married respondents, the Chi-square test ($\chi^2 = 0.630$, $p \leq 0.05$) established that there was no significant difference in the marital status of residents across the three gated communities.

4.1.4 Educational Level of Respondents

Educational level plays a significant role in achieving the goal of development control. Studies such as Thomsen and Preston (2015), Alonge (2019) and Afolabi, (2021), among others, have recognized educational level as a factor for assessing people's opinion about environmental issues. The result of the study as presented in Table 3 showed that in the GRA, majority of the residents (58.9%) attained tertiary level of education. Respondents with secondary and primary education accounted for 33.0% and 10.1% respectively. In the Local Government Scheme, respondents with secondary school education have the highest proportion (56.7%), while those with tertiary and primary education accounted for 26.9% and 15.4% of the total response. In Property Development Corporation Scheme, respondents with secondary, primary and tertiary school certificates accounted for 47.1%, 27.5% and 25.5% respectively. The attainment of at least one level of education in the study area could be attributed to the fact that gated communities are usually occupied by people of higher educational status (Rafiemanzelat 2014; Bogoro & Samuel 2014).

Table 3 Socioeconomic Characteristics of Respondents

Socio-Economic Characteristics	Govt. Reservation Area	Local Govt. Scheme	Property Devt. Corp. Scheme	Total
Gender				
Male	83 (76.1)	54 (69.2)	39 (76.4)	176 (73.9)
Female	26 (23.9)	24 (30.8)	12 (23.6)	62 (26.1)
Total	109 (45.8)	78 (32.8)	51 (21.4)	238 (100.0)
Age				
≤ 21	3 (2.8)	8 (10.3)	3 (5.9)	6 (2.8)
21-39	20 (18.3)	13 (16.7)	7 (13.7)	82 (38.9)
40-59	47 (43.1)	31 (39.7)	11 (21.6)	89 (42.2)
≥ 60	39 (35.8)	26 (33.3)	33 (64.7)	34 (16.1)
Total	109 (45.8)	78 (32.8)	51 (21.4)	238 (100.0)
Marital Status				
Single	21 (19.3)	15 (19.2)	9 (17.7)	45 (18.9)
Married	88 (80.7)	63 (80.8)	42 (82.3)	193 (81.1)
Total	109 (45.8)	78 (32.8)	51 (21.4)	238 (100.0)
Education Level				
Primary	11 (10.1)	12 (15.4)	14 (27.4)	37 (15.6)
Secondary	36 (33.0)	45 (56.7)	24 (47.1)	105 (44.1)
Tertiary	62 (58.9)	21 (26.9)	13 (25.5)	96 (40.3)
Total	109 (45.8)	78 (32.8)	51 (21.4)	238 (100.0)
Monthly Income				
≤ 30000	5 (4.6)	9 (11.6)	4 (7.8)	18 (7.6)
31000-80000	56 (51.3)	42 (53.8)	33 (64.7)	131 (55.0)
≥ 81000	48 (44.0)	27 (34.6)	14 (27.4)	89 (37.4)
Total	109 (45.8)	78 (32.8)	51 (21.4)	238 (100.0)
Occupation				
Students	3 (2.8)	5 (6.4)	3 (5.9)	11 (2.8)
Public Sector Employee	41 (37.6)	23 (29.5)	25 (49.0)	89 (37.4)
Private Sector Employee	31 (28.4)	13 (16.7)	7 (13.7)	51 (21.4)
Business	19 (17.4)	31 (39.7)	11 (21.6)	61 (25.6)
Artisan	15 (13.8)	6 (7.7)	8 (15.7)	29 (12.2)
Total	109 (45.8)	78 (32.8)	51 (21.4)	238 (100.0)

Source: Authors Field work, 2021

4.1.5 Monthly Income of Respondents

Information on the income of respondents was collected as quantitative data. For easy analysis, the initial quantitative data were grouped into three: low, medium and high. Income below ₦30,000 was categorized as low income; this is based on the prevailing civil service salary scale in the country. The minimum wage at the federal level in Nigeria is ₦30,000 while it ranges from ₦15,000 to ₦30,000 in the states of the federation. The medium monthly income was categorized as from ₦31,000 to ₦80,000 while residents earning above ₦81,000 were categorized as high income earners. Majority of the residents across gated communities in Ibadan were in the middle income group with proportion of 51.3%, 53.8% and 67.4% respectively. Another income group is higher income constituted 44.0% of respondents in GRA, 34.6% of respondents in LG. Scheme and 27.4% of respondents in PDC. Scheme. The last income group is the low income earners which constituted 4.6% 11.6% and 7.8% of the respondents in GRA, LG. Scheme and PDC. Scheme respectively. Across the study area, more than half of the respondents (55.0%) fell within the middle income group.

The mean income in GRA, LG. Scheme and PDC. Scheme was ₦71,985.29, ₦57,364.46, and ₦61,388.88 respectively while the overall mean income in the study area was ₦62,763.02. The results of the ANOVA test [$F(238, 2) = 2.286, p = 0.104 < 0.05$] revealed that there was no significant difference in the monthly income of respondents across the study area.

4.1.6 Occupation of Residents in each Gated Community

The study showed that 37.6% of the residents in the GRA were public sector employees, 28.4% were private sector employees, 17.4% were business men and women, 13.8% were artisans while the remaining 2.8% of the respondents were students. In the LG. Scheme, 6.4% and 7.7% of the respondents were students and artisans respectively while 39.7% and 29.5% were business and public sector employees respectively and the remaining 16.7% were private sector employees. The findings also revealed that 49.0% of the respondents in the PDC. Scheme were public sector employees 21.6% were business men and women while the remaining 15.7%, 13.7% and 5.9% were artisans, private sector employees and students respectively. Generally, majority (37.4%) of the residents were public sector employees, 25.6% are into business, 21.4% are in the private sector while the remaining 12.2% and 2.8% are artisans and students respectively. This shows that majority of the residents in the study area were employees of one sector or the other that enabled them to be aware of town planning regulations and thereby capable of expressing their opinion about them.

4.2 Level of Awareness of Physical Planning Regulations

The assessment of the level of awareness of people is a crucial factor in the compliance with various social standards (Olofsson, Öhman & Rashid, 2007; Agbonta & Olowoporoku, 2018). Residents' awareness of physical planning regulations and practices was examined. Findings revealed that all the respondents were aware of the development control regulations and practices in the study area. The knowledge of physical planning regulations and practices however evolved from various sources. The mean Resident Awareness Indexes (RAI) and the standard deviations about the mean Resident Awareness Indexes (RAIs) for development control regulations in the three gated communities under study were presented in Table 4.4. The views of the residents on the awareness of physical planning regulations were expressed using a five-point Likert scale. Weighted value of 5,4,3,2 and 1 were respectively attached to rate each response of Very Aware, Aware, Just Aware, Not Aware and Not at All Aware on any functions of the exercise. The views were measured through an index called Resident Awareness Index (RAI). The mean indexes were denoted by (RAI).

The results of the analysis for the level of awareness that residents attached to the enforcement of physical planning regulation and practice in the identified gated communities in the study area are hereby discussed. The mean Resident Awareness Indexes (RAI) for GRA, LGS and PDSC were 3.328, 3.103 and 3.233 respectively. The awareness resident attached to enforcement of physical planning regulations and practices in GRA was more than that of PDSC which was likewise more than that of LGS. Based on RAI for the GRA, the five physical planning regulation and practice that residents were mostly aware of were development monitoring (4.523), preparation of development plans (4.186), preparation of layout (4.169), supervision of construction (4.065), formulation of physical development policies (3.983) and politeness of town planners to developers (3.887). On the other hand, the enforcement of physical planning regulation and practice that residents were least aware of were taking part in street naming (2.289), declaring some roads as one way traffic (2.289), declaring city section special planning areas (2.411), settlement of dispute on land use development (2.420) and location of bus stops (2.421).

From the computed RAIs for the LGS, the five physical planning regulations and practice that residents were mostly aware of include granting of planning permit (4.852), preparation of residential layout (4.044), development monitoring (3.970), politeness of town planners to developers (3.632) and preparation of development plans (3.602). On the other hand, the physical planning regulation and practice that residents were least aware of were settlement of disputes (2.029), dissemination of planning information (2.134), supervision of constructions, (2.191), granting of fence permit (2.367) and public involvement in planning decision making (2.426). Also, in the PDSC the computed RAIs revealed that the five physical planning regulations and practice that residents were mostly

aware of were development monitoring (3.883), granting of fence permit (3.667), supervision of constructions (3.638), preparation of residential layout (3.583) and politeness of town planners to developers (3.556). The least physical planning regulations and practice that residents were aware of include timely detection of illegal development (2.167), dissemination of planning information (2.250), period of granting approval to proposed plans (2.277), localisation of planning regulations (2.722) and settlement of dispute on land use development (2.861).

The standard deviation (SD) for Government Reserved Area (GRA), Local Government Scheme (LGS) and Property Development Corporation Scheme (PDSC) were 0.98, 1.14 and 1.17 respectively. The SD was used for computing the Co-efficient of Variation (CV) for each of the gated communities which was 22.6%, 26.3% and 27.8% respectively. This implied that 78.4%, 73.7% and 72.2% of the residents' awareness indexes for Government Reserved Area (GRA), Local Government Scheme (LGS) and Property Development Corporation Scheme (PDSC) clustered around the mean resident awareness indexes that were computed for the respective gated communities. With the proportions of CVs of the dataset obtained from these gated communities, it could be inferred that the computed RAIs were very reliable.

Table 4: Residents' Awareness Indexes (RAIs)

Practice of physical planning regulations	GRA		LGS		PDSC	
	RAIs	RAI- \bar{RAI}	RAIs	RAI- \bar{RAI}	RAIs	RAI- \bar{RAI}
Granting of planning permit	3.626	0.297	4.852	1.749	3.583	0.350
Development monitoring	4.523	1.194	3.970	0.867	3.883	0.650
Supervision of constructions	4.065	0.736	2.191	-0.912	3.638	0.405
Creation of awareness of planning regulations	2.794	-0.535	3.232	0.129	3.416	0.183
Localisation of planning regulations	3.233	-0.096	3.235	0.132	2.722	-0.511
Preparation of development plans	4.186	0.857	3.602	0.499	3.527	0.294
Formulation of physical development policies	3.983	0.654	3.397	0.294	3.555	0.322
Preparation of residential layout	4.169	0.840	4.044	0.941	3.583	0.350
Designing of open spaces	3.626	0.297	3.426	0.323	3.472	0.239
Opening up of roads	2.887	-0.442	2.632	-0.471	3.556	0.323
Granting of fence permit	3.588	0.259	2.367	-0.736	3.667	0.434
Settlement of disputes	3.429	0.100	2.029	-1.074	2.972	-0.261
Taking part in street naming	2.289	-1.040	2.955	-0.148	2.944	-0.289
Settlement of dispute on land use development	2.420	-0.909	2.985	-0.118	2.861	-0.372
Location of bus stops	2.421	-0.908	2.735	-0.368	3.333	0.100
Declaring city section special planning areas	2.411	-0.918	3.132	0.029	3.444	0.211
Declaring some roads as one way traffic	2.289	-1.040	3.134	0.031	3.250	0.017
Timely detection of illegal development	3.579	0.250	3.132	0.029	2.167	-1.066
Dissemination of planning information	3.177	-0.152	2.134	-0.969	2.250	-0.983
Period of granting approval to proposed plans	3.020	-0.309	3.029	-0.074	2.277	-0.956
Public involvement in planning decision making	3.626	0.297	2.426	-0.677	3.472	0.239
Politeness of town planners to developers	3.887	0.558	3.632	0.529	3.556	0.323
Calculated RAI	3.328		3.103		3.233	
Standard Deviation	0.98		1.14		1.17	
Co-efficient of Variation	22.6%		26.3%		27.8%	

5. Conclusion

The socioeconomic factors considered were gender, age, marital status, educational level, income, occupation and residents' length of stay. The study confirmed the fact that socio-economic characteristics of residents play a significant role in determining their awareness of development control activities and their level of compliance. The study also revealed that the levels of residents' awareness with the identified elements of physical planning regulations and practices across the three GCs were a little above average. This implies that the level of residents' awareness ranges between being aware and just aware concerning the elements of physical planning regulations and regardless of the GCs and socioeconomic attributes of the residents. This low level of awareness has effect on their degree of obedience with development control regulations in GCs of Ibadan Municipality. The study concluded that in order to explain the residents' compliance with physical planning regulation in the study area,

there is the need to consider residents' socioeconomic characteristics in the study area. Moreso, there is need for adequate public enlightenment on the pros and cons of disregarding physical planning regulations and the benefits therein. This may be done by effective enforcement of development control regulations using the mass media and other communication gadgets.

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