RESILIENCE AND LIVABLE CITIES IN A WARMING WORLD

A FESTSCHRIFT IN HONOUR OF

TPL. DR. JOSHUA ADEWUMI ADEBISI FNITP, RTP



EDITED BY

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CHAPTER 18

AN OVERVIEW OF ADOPTION OF GOVERNMENT REGULATIONS ON BUILDING PROJECTS IN THE OKE-OGUN AREA OF OYO STATE, NIGERIA

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Abstract
This study on overview of adoption of government regulations on building projects in the Oke-Ogun Area of Oyo State, Nigeria, with a view to with a view to encouraging the adoption of government regulations on delivery of building projects, thus promoting national development. This study was carried out using questionnaire as the research tool exploring the architects, contractors, project managers, regulatory officers, and local government officials as the population for the study. 80 copies of questionnaire were distributed among the construction firms (private and public) and 72 were duly filled and returned. The respondents were both male and female with quality years of experience to answer the questionnaire. On assessing the extent of building regulations in the study area using frequency table, it was revealed that, the level of availability of the regulation for use is low. The study revealed that, zoning laws and land use have not been adequately followed in the study area but, safety standards are strictly implemented on construction sites, to ensure workers and public safety on some construction sites. The study also found that, there is a strong correlation between government regulation and the economy of the country, institutional factors (unavailability of regulatory agencies), technical factors (training and development programmes) and social/cultural factors (local practices of the people in the study area) as the major factors affecting adequate implementation of government regulation in the study area. Furthermore, it was revealed that, non-implementation of government regulation has a great impact on building projects in the Oke-Ogun area of Oyo State. The study recommends that, in order to enlighten the construction professionals on the government policies available within the construction industry and its resultant effects to construction firms and other stakeholders in Oke-Ogun area, Oyo State. Hence, it is imperative for associations and professional bodies to embark on enlightenment seminars and workshops.

Keywords: Government Regulation, Construction Industry, Enforcement, Economy

1.0 Introduction

The construction industry has long been recognised as a cornerstone of national development. It provides the infrastructure necessary for economic activities, facilitates industrial growth, and enhances living standards through the development of housing and public amenities (Nguyen, 2024). However, the potential of construction sector has been obstructed by inadequate regulatory frameworks which are essential for standardising practices, ensuring safety, and promoting environmental sustainability in construction projects (Azman, Chuweni, Muhamad, Azir, Lee, Juhari, & Skitmore

2024). Despite all efforts, non-compliance with regulations still persists and the persistent could be attributed to factors such as weak enforcement, corruption, and lack of awareness among stakeholders (Ameyaw, Parn, Owusu-Manu, & David 2017).

Incessant building collapse, in particular, has highlighted the urgent need for effective regulation and enforcement. According to Ayedun, Durodola, and Akinjare (2012), poor regulatory compliance contributes significantly to the frequent collapse of structures, resulting in economic waste, loss of lives and ushered in diminished public confidence in the construction sector. The Oke-Ogun area, known as the food basket of Oyo State, has experienced significant population growth and urban expansion in recent years leading to a surge in construction activities which necessitates stricter adherence to building regulations for safety and sustainability (Ijigah & David, 2024). However, the region's construction landscape is fraught with challenges, including limited resources, lack of technical expertise, and a fragmented regulatory environment. These challenges underscore the importance of assessing the extent to which government regulations are implemented and their impact on construction project outcomes in the region (Ijigah & David, 2024).

Studies have been carried out in order to adequately buttress the impact of government regulations on construction activities. An instance is the study of, Odhiambo (2024) which examined the impact of regulations on construction projects in Kenya, revealing that stringent enforcement mechanisms significantly enhance project delivery and safety. Similarly, Mitera-Kiełbasa and Zima (2024), on the role of Building Information Modelling (BIM) policies in promoting compliance and efficiency in construction across Europe. These findings point to the potential benefits of adapting effective regulatory strategies to the Nigerian context. This study was premised on the recognition that while government regulations are essential for ensuring the safety and sustainability of construction projects, their implementation is often fraught with challenges in developing regions.

The aim of this study is to overview the adoption of government regulations in building construction projects in the Oke-Ogun Area of Oyo State, Nigeria, with a view to encouraging the adoption of government regulations on delivery of building projects in the study area, thus promoting national development. The objectives are to ascertain the adoption of government regulation in building project delivery; assess the factors affecting the adoption of building regulation in building project delivery and identify the effects on non-implementation of government regulations on building projects' delivery in the Oke-Ogun area, Oyo State

2.0 Literature Review

2.1 Theoretical Review: Regulatory Compliance Theory

This study was underpinned with Regulatory Compliance Theory. Regulatory Compliance Theory explores the reasons why firms and individuals choose to comply or not comply with government regulations. It posits that compliance is influenced by factors such as the perceived benefits of following regulations, the cost of compliance, the likelihood of being caught for non-compliance, and the severity of penalties for violations (Schwartz & Wilde, 2015).

In the construction industry, compliance is essential for ensuring that projects meet safety standards, environmental guidelines, and quality requirements, ultimately leading to successful project delivery. According to this theory, the construction industry's performance is strongly linked to the enforcement of building regulations and the willingness of stakeholders such as developers, contractors, and government bodies to adhere to these regulations. In Nigeria, however, weak enforcement, corruption, and lack of stakeholder awareness often result in non-compliance, negatively impacting the cost, time, and quality of construction projects (Waziri & Bala, 2020). The theory suggests that increasing the perceived benefits of compliance (e.g., improved reputation, fewer delays) and reducing the costs of compliance (e.g., simplifying approval processes) can enhance regulatory adherence and, consequently, project outcomes. This theory aligns with the objectives of this study by providing a lens to understand how government regulations can influence stakeholder behaviour in the Nigerian building construction sector. It helps explain why some developers may bypass building regulations and the impact this has on project performance.

2.2 Empirical Review

Akinsulire et al. (2024) examined sustainable development in affordable housing, focusing on policy innovations and challenges. Their research highlighted that although government regulations promote sustainability, they often fail to address local socioeconomic contexts, leading to limited compliance. The study employed case studies and stakeholder interviews to provide comprehensive insights. Azman et al. (2024) assessed how institutional regulatory changes impacted construction productivity in developing economies. The firm-level analysis revealed that regulations promoting transparency and standardisation positively affected productivity but were impeded by bureaucratic inefficiencies.

Bakti and Dinariyana (2024) explored building approval processes in Samarinda, Indonesia, focusing on small commercial buildings. Their study identified that government regulations streamlined the approval process but were often hindered by ambiguous documentation requirements, delaying project commencement. Mitera-Kiełbasa and Zima (2024) explored Building Information Modelling (BIM) policy trends in Europe, using multi-stage analyses to assess regulatory frameworks. The findings underscored that government-mandated BIM adoption enhances project planning and execution but requires substantial investment in training and infrastructure, presenting a challenge for smaller firms. Van der Heijden (2024) conducted a systematic review of public governance in the context of Construction 4.0. The study highlighted that advanced regulatory frameworks improve innovation and sustainability in construction but require integration with digital tools for optimal performance. Vitasek and Macek (2024) studied factors influencing compliance with design estimates in residential construction in Europe. The study employed quantitative techniques to analyse compliance patterns at the construction stage. It revealed that government regulations requiring strict adherence to design estimates contributed significantly to cost efficiency but were hindered by inadequate monitoring mechanisms.

3.0 Materials and Methods

This study adopted quantitative survey method using questionnaire as the research tool exploring the architects, contractors, project managers, regulatory officers, and local government officials as the population for the study. The study was carried out in Oke-Ogun area, Oyo State. 80 copies of questionnaire were distributed among the construction firms (private and public) and 72 were duly filled and returned. The respondents were both male and female with quality years of experience to answer the questionnaire. Frequency table was used for the objective (i) while regression was used to analyse the factors affecting the adoption of building regulation in building projects in the study area.

4.0 Results and Discussion

4.1 Extent of Government Regulations on Building Construction Projects

Table 1 below is showing the extent of building regulation in Oke-Ogun area, Oyo State. In assessing the coverage of building regulation in the area, it was revealed that, the level of availability of the regulation for use is low. Also, zoning laws and land use have not been adequately followed in the study area. But on construction sites, safety standards are strictly implemented to ensure workers and public safety on some construction sites. On enforcement mechanism of the regulation, there has been no serious enforcement in the area. This is evident in the response of the respondents. Since there has been no serious enforcement, penalty cannot follow inability to implement it on construction sites.

Furthermore, the level of awareness of building regulation is low in the study area. The local authorities are not carrying out awareness campaign for the developers and contractors. Since there is low level of awareness, some construction sites do not put safety standard in place for their workers. Due to the low level of awareness and inability of the local authorities to carry out awareness campaign, there is low level of implementation of the regulation; this shows that, in most construction projects in the Oke-Ogun area, building regulations are not strictly followed which will have a detrimental effect on the environmental development in the future.

4.2 Factors Affecting Regulations in Building Projects

Table 2 shows the determination of the individual contributing factors affecting building regulations in Oke-Ogun area, Oyo State, while holding others constant. The study observed that, institutional factors (bureaucratic processes delay the approval of building projects in the Oke-Ogun Area, the availability of regulatory bodies is adequate to oversee construction projects effectively and Coordination among regulatory agencies improves the enforcement of building regulations) accounted for value of 0.625 of the factors affecting government regulations in the study area and this is significant at the 5% level of significance and with a high t-value of 16.293 (Table 2). This implied that, institutional factors play an important role in implementation and enforcement of government regulations.

Cultural/social factors showed a negative impact of 0.081 although this is significant at the 5% level of significance with a low t-value of-1.980. This implied that, cultural/social factors (local practices, public perception and cultural benefits) is not

really affecting building regulation. Also, economic factors accounted for a negative variation of 0.085 in the performance of the firms and this is also significant at the 5% level of significance with a low t-value of-1.980. Lastly, technical factors have a positive variation of 0.068 in the factors affecting government regulations which is in line with Ahmed, (2003). Though this is not significant at the 5% level of significance and with a t-value of 1.368. The fact that it is not significant does not mean this should be neglected.

Table 1: Table Showing the extent of Government Regulations on Building Construction Projects

Statement	SA	A	MA	D	SD
Regulation Coverage					
Building codes are adequately detailed and available for use in construction projects in the Oke-Ogun Area.	7 9.72%	6 8.33%	7 9.72%	32 44.44%	20 27.78%
Zoning laws are clear and effectively regulate land use in construction projects.	4 5.56%	6 8.33%	6 8.33%	40 55.56%	16 22.22%
Safety standards are strictly implemented to ensure worker and public safety.	10 13.88%	15 20.83%	15 20.83%	15 20.83%	17 23.61%
Enforcement Mechanisms					
Inspections of construction sites are conducted regularly to enforce compliance with regulations.	05 6.94%	10 13.88%	05 6.94%	10 13.88%	42 58.33%
Penalties for non-compliance with building regulations are effectively applied in the Oke-Ogun Area.	02 2.78%	02 2.78%	08 11.11%	35 48.61%	25 34.72%
There are sufficient enforcement mechanisms to ensure adherence to government regulations.	03 4.12%	05 6.94%	10 13.88%	40 55.56%	14 19.44%
Stakeholder Awareness					
Developers and contractors are well-informed about the existing building regulations.	08 11.11%	08 11.11%	04 5.56%	32 44.44%	20 27.78%
Local authorities provide adequate guidance and support on regulatory compliance	02 2.78%	02 2.78%	08 11.11%	35 48.61%	25 34.72%
Awareness campaigns about building codes and safety standards are effectively reaching stakeholders.	03 4.12%	05 6.94%	10 13.88%	40 55.56%	14 s19.44%
Compliance Levels					
Most construction projects in the Oke-Ogun Area adhere to government regulations.	-	-	24 33.33%	30 41.67%	18 25%
Compliance with zoning laws is common in building projects within the area.	02 2.78%	-	-	32 44.44%	38 52.78%
There are significant efforts by stakeholders to ensure regulatory compliance in building projects.	05 6.94%	10 13.88%	05 6.94%	10 13.88%	42 58.33%

Source: Researcher's Fieldwork (2025)

S - Strongly Agreed, - Agreed, M - Moderately agreed, D – Disagreed, S - Strongly Disagreed

Table 2 Test for Individual Parameter of the Model on Factors Affecting Building Regulations in Building Projects in Oke-Ogun area, Oyo State

Variable	B	Standard Error	t-Value	Beta	Significance
(Constant)	2.085	.412		5.062	.000
Institutional factors	.625	.038	.710	16.293	.000
Cultural/social factors	-.081	.041	-.086	-1.980	.049
Economic factors.	-.085	.043	-.086	-1.980	.049
Technical factors	.068	.050	.059	1.368	.173

Source: Researcher's Fieldwork (2025)

On the whole and with respect to hypothesis, which states that, government regulations are not affected by some factors was rejected and the alternative was accepted that, government regulations are not affected by some factors (economic, institutional, social/cultural and technical) have significant effect on government regulations and determination of the individual contributions of the factors affecting building regulations in Oke-Ogun area, Oyo State, while holding others constant. The study observed that, institutional factors (bureaucratic processes delay the approval of building projects in the Oke-Ogun Area, the availability of regulatory bodies is adequate to oversee construction projects effectively and Coordination among regulatory agencies improves the enforcement of building regulations) accounted for value of 0.625 of the factors affecting government regulations in the study area and this is significant at the 5% level of significance and with a high t-value of 16.293. This implied that, institutional factors play an important role in implementation and enforcement of government regulations.

4.3 Effects of Non-Implementation of Government regulations on Building Projects

Based on the findings, it was revealed that non-implementation of government regulations in building projects has led to poor quality building production which are not meeting the demand of the users, inadequate safety provision on some building construction sites, inappropriate set-back before building construction which is now leading to urban congestion, building construction in wrong places which are not in compliances with the government policy. All these are having negative effects on urban planning which is in line with the findings of (Zhang et al. 2023).

5.0 Conclusion and Recommendations

Based on the findings on adoption of building regulation in building projects delivery in the Oke-Ogun area, Oyo State, the study concluded that, the regulations are not enforced in the study area and that the construction projects in the study area are not conforming to the lay down standard of the government due to low level of awareness. Developers in the study area are not well informed by the respective local authorities this in one way or the other have been the main factor behind low level of compliance in the study area. The study also found that, there is a strong correlation between

government regulation and the economy of the country, institutional factors (unavailability of regulatory agencies), technical factors (training and development programmes) and social/cultural factors (local practices of the people in the study area) as the main factors affecting adequate implementation of government regulation in the study area.

Therefore, it was revealed and established in this study that the buildings constructed out of compliance with government regulations are possible cause of hazards and pose a great problem to urban planning. With this, the following recommendations were made.

i. The awareness among construction professionals of government policies should be improved.

ii. Associations and professional bodies should embark on enlightenment seminars and workshops to intimate construction professionals on the government policies available within the construction industry and its impact on construction firms and other stakeholders in Oke-Ogun area, Oyo State.

iii. Government should set up agencies in charge of building regulation for prompt enforcement of the regulations on all building projects in the study area.

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