THE BUILT ENVIRONMENT AND URBAN DEVELOPMENT ISSUES: AN ASSESSMENT OF DEVELOPMENT CONTROL CHALLENGES OF PRIVATE REAL ESTATE PROJECTS IN AJEGUNLE OYO, OYO STATE.

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Abstract

One of the challenges in African built environment is that of development control and most real estate projects do not conform to minimum standards, this attributed to number of factors. This study therefore assessed those factors that constrain effective development control especially that of private real estate projects in Ajegunle, Oyo with a view to proffering solutions for a sustainable practice. The research employed field survey approaches; the data obtained were analysed using tables and simple percentages, as well as mean item score (MIS), which was used for ranking. Through observations, interviews and review of related literature, the constraints militating against effective control of developments were identified. These were public, institutional, personal and logistics constraints. The study also determined the extent to which these identified constraints contributed to the challenges in the study area. It was discovered that public constraint was ranked the first followed by institutional constraint. Among individual constraints, political interest, highly politicised staff, ineffective development control procedure and lack of means of transportation were also ranked first respectively. Cases of violations of minimum set standards were also identified. The work recommended that efforts should be made to tackle identified challenges taking note of the fact that safety and issues of sustainability of the built environment is a collective responsibility, so both the agency in charge of development control and developers (the community where projects are sited) should try as much as possible to ensure that developments they embark upon do not constitute nuisance other adjoining uses..

Keywords: Built environment, development control, real estate projects, urban development

INTRODUCTION

Development control of private real estate projects is one of the key issues of discourse in African built environment. Its effective implementation is a major challenge in this part of the globe and requires sustainable solutions. Whereas real estate projects are key components of the built environment, the huge capital outlay required for their realization means that some measure of control and checks are necessary for optimum implementation. In some urban areas, there are often development control issues with new already existing projects necessitating regulatory action.

Development control is an instrument of Government which is primarily for enforcement and control in the built environment whether rural or urban and is aimed at controlling all types of real estate development. The purpose of development control is to guide proper development

of both cities, semi-urban and rural areas with particular regard to real estate projects. According to Memunatu, (2016) development control can be seen as a main tool used in the regulation of the urban environment especially in housing development. The aim is to enhance environmental quality, efficient delivery of utility services, beautify layouts and access, optimise usage of land, improve housing conditions, privacy among residents and ensure proper ventilation. Development control mostly deals with the control of use of land and regulating the detailed aspects of physical development taken into considering to a large extent adherence to minimum standard (Ifediora, 2019). These physical developments no doubt include real estate projects. Development control is aimed at checking the activities of real estate developers and land owners by ensuring that they do not develop their real estate projects as they like and to the detriment of a public interest (Hajjatu & Kadmiel 2018).

It is of great concern that often, many real estate projects do not conform to minimum standards. A cursory observance revealed that this is the case within the study area where contractors embark on development, alter existing real estate projects and even change or convert from one use to another without recourse to the authorities in charge of development control; negligence of obtaining necessary approvals persist, while relevant planning authority seems to look the other way; there was also unapproved development of commercial real estate projects like shops. Certain pertinent questions therefore arise, one of which is: who actually is to blame? What factors could be responsible for such violations?

As observed, it appears most real estate developers in the study area (Ajegunle, Oyo state, Nigeria) embarked on developments without adherence to established standards and prior approval of the relevant authorities. This is despite the existence of relevant agency/ministry in charge of development control. It is noteworthy that these on-going developments appear to distort the already existing building lines and set standards. This study is therefore aimed at assessing the factors that constrain effective development control of private real estate projects in Ajegunle, Oyo with a view to proffering solutions for a sustainable practice.

It has the following objectives:

i. to identify the factors that affect development control efforts,
ii. to determine the impact of the identified factors that affects development control efforts of private real estate projects in the study area
iii. to identify cases of violation of development control of private real estate projects in the study area.

It thus sought to answer the following relevant questions which are; (i) what are those constraints/challenges that hinder effective development control of private real estate projects in the Ajegunle area of Oyo? (ii) To what extent have the identified challenges/constraints affected development control effort of private real estate development in Ajegunle Oyo and (iii) what are those practical cases of violation of development control of private real estate projects by the developers in the study area?

LITERATURE REVIEW

Real estate

Real estate is solely the land and its ports-landscapes, timber, water-ways, roads, fences, structures, utilities and all other permanently attached improvements and structures (Institute of Real Estate Management [IREM], 2011). Real estate as an investment has typically been a

steady and appreciating means of increasing one's initial investment over time; it is a tangible investment that has the ability to change and adapt to future trends (IREM, 2011). Real estate professional practices anchor more on building, infrastructure, facilities development and implementation success (Nwachukwu, 2016). There cannot be management of infrastructure, property and facility without development, which take its root in real estate development.

The Built Environment

According to Hussain (2016), built environment can be referred to as the human-made surroundings that provide the position or human activity, which ranges in scale from buildings and parks or green space to neighbourhoods and cities, which may include their supporting infrastructure, for instance; water supply or energy networks. It also opined that the built environment is a material, spatial and cultural product of human labour which combines physical elements and energy in forms for living, working and playing - the human made space in which people live, work and recreate on daily basis. According to it, conceptually built environment includes all the physical structures engineered and built by or modified by people primarily to satisfy man's needs and desires - the places where man live, work, and recreate.

McClure and Bartuska (2007) see built environment from four interrelated characteristics;

i.   Extensive – this means it is everywhere and it provides the context for all human endeavors. To be more explicit, it's everything humanly formed, modified or created, arranged or maintained.

ii.   It is a creation of human minds and the result of human purposes which is intended to serve human needs, wants, and values.

iii. It is created to help us deal with and to shield us from, the overall environment, to mediate or change this environment for our comfort and well-being.

iv.   Lastly, one of its characteristic is that every component of the built environment is defined and shaped by context; each and all of the individual elements contribute to the overall quality of environments either positively or negatively both built and natural and to human-environment relationships.

Components of the built environment, according McClure and Bartuska (2007), are organized into seven interrelated components: products, interiors, structures, landscapes, cities, regions, and Earth. The seven identified components define the scope of the total built environment.

1.   *Products*: Industrial and Product Design.
2.   *Interiors*: Interiors and Interior Design.
3.   *Structures*: Architecture, Engineering, and Construction.
4.   *Landscapes*: Landscape Architecture and Planning.
5.   *Cities*: Urban Design and Planning.
6.   *Regions*: Regional Planning and Management.
7.   *Earth*: Global Policies, Planning, and Management.

Development control and factors that affects development control efforts

Development control is a mechanism employed to maintain standards and process laid down by legislation that regulates development of land and building. It is a professional activity

undertaken by town planners to ensure compliance with the approved master plan with the aim of ensuring orderliness. In all ramifications development control is the very way and manner in which land use of physical development of land is regulated, (Osibanjo, 2004). Nwachukwu, Anih and Aniagolu (2015) sees development control as an interventionist approach to orderliness in the organization of space at various levels. According to it, development control is an instrument of overall environmental quality control, sets standards and regulations that guide the bulk and use of structures, as well as the air space around buildings. It is usually carried out by planners to curb conflict and to promote a harmonious inter-relationship. It ensures that various land uses such as agricultural, commercial, residential, industrial etc. are properly cared and planned for with aid of development plan. Development control seeks to achieve and ensure the orderly arrangement and control of land use activities/developments in space (Datonjo, Marcus, Dekor & Eebee, 2016). Abu (2015), in a study, examined the effectiveness of development control activities in regulating housing in Sagnarigu district in the Northern region of Ghana. The result of the findings indicated that there is high awareness of developers about the key idea of housing developments regulations. However they lacked enough knowledge in the various components and requirement of building and development permits; also they had inadequate knowledge about detailed aspect of development control affected developers' compliance to regulations. The work also identified problems that constrained effective development control. They include: lack of or inadequate personnel, lack of proper supervision of on-going developments, absence or lack of organized public education on development control mechanism and elements of insufficient coordination between the various stakeholders involved in development control. It noted that in spite of the role development control plays, there still exist issues of haphazard development in urban areas; it wondered about the effectiveness of development control mechanism in our urban areas.

The point raised by Abu (2015) cannot be totally wrong or seen as untrue as there still exist haphazard development in the area under this study. The area still features uncontrolled and unplanned developments, developments that do not conform to minimum standards. Hajjatu and Kadmiel (2018) carried out a research on development control in Adamawa State. The paper, which discussed the development control in Adamawa State with its critical appraisal, highlighted the problems and the future prospects. The problems noted includes inadequacy of professionally qualified personnel, financial constraints, political interference, socio-cultural attitude of the city inhabitants, particularly the indigenes who are generally resistant to any form of control on their landed property, duplication of work; lack of proper site inspection, inefficiency in writing planning briefs and the master plan implication in development control. Ogundele, Ayo, Odewumi, and Aigbe, (2011) also identified the hindrances to effective development control in FESTAC town. They include lack of planning tools and equipment, inadequate funding of planning agency, inadequacy of professionally qualified planners in Federal Housing Authority (FHA), ineffective development control procedure, lack of organized public enlightenment campaign, the act of bribery and corruption among development control officers, lack of proper enforcement of development control, among others. Also Datango et al, (2016), identified some of the problems confronting effective development control in the capital cities. They are: inadequate funding, lack of equipment and machinery, lack of adequate public enlightenment, corruption on the part of planning officers, political interference.

From the foregoing, it could be observed that development control challenges are global issues and countries in the world have their peculiar challenges. Nigeria is also faced with these, at the Federal, State and Local Government levels. These challenges appear to be

similar and need to be identified and efforts made towards curbing them. However this study considers these challenges from four perspectives as identified by Ifediora, (2019) namely:

1. *Public constraint on development*: This includes inadequate public enlightenment, disobedience to law, poverty, no sanctions for defaulters, political interference.

2. *Personal constraint* which may be either on the staff of the development control authority or the individuals of the community who may be affected by the development control issues. Personal constraint include poorly educated staff, poorly paid staff, inadequate staff, highly politicised staff, carelessness on the part of the staff, and corruption on the part of planning officers. This aspect relates to the individual staff of the local planning authority as well as locals – the owners of the buildings/real estate who embark on the developments.

3. *Institutional constraint* which includes lack of motivation, inadequate funding, lack of political will, government insensitivity and poor administration.

4. *Logistic constraint* includes lack of moving vans, bad road networks, absence of good master plan.

This study narrows this research to specific type of real estate projects - private real estate projects, and seeks empirical evidence to fully explain the extent to which the identified challenges affect development control effort. This is the gap which this paper intends to fill.

The Study Area
Ajegunle district is predominantly residential district in Atiba, Atiba Local Government Area, Oyo State, Nigeria (See Figure 1 and Figure 2). The members of the community are predominantly peasant farmers and petty traders. Within the study area, Ajegunle are two tertiary institutions: Federal School of Survey Oyo and Ajayi Crowther University Oyo. Ajegunle has a popular market (Ajegunle market) that operates once in 5 days.
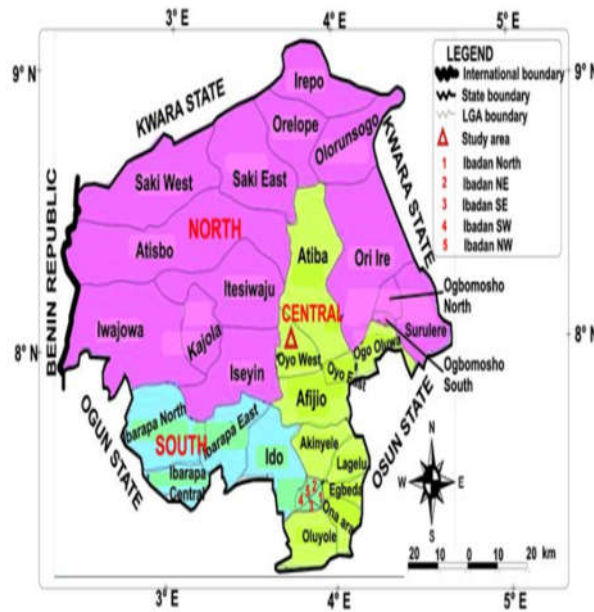
Figure 1: Map of Oyo State showing Atiba L.G.A., Oyo State
Source: (researchgate.net, 2020)

Figure 2: Map of Ajegunle Oyo in Atiba L.G.A., Oyo State
Source: (Map Data, 2020)

METHODOLOGY

The research employed field survey approach which took researchers to residents and members of the planning authority; questionnaires were distributed, observations and interview were also conducted as part of the survey to help in the identification of the factors. Data were obtained from primary and secondary data sources. An Objective Evaluation Questionnaire (OEQ) was used in primary data collection. A total of 58 respondents, purposively chosen, formed the study population. These consisted of willing and literate members of the community and the staff of the local planning authority. The total number of

questionnaires administered was fifty eight (58). The obtained data was analysed using tables and simple percentages, as well as mean item score (MIS), which was used for ranking. The questionnaire format was in the "5-Point likert-Scale of Responses". The responses were of: Strongly agree – 5, Agree – 4, Neutral – 3, Disagree – 2 and Strongly Disagree – 1 and A great deal – 5, A lot – 4, A moderate amount – 3, A little – 2 and None – 1.

Structured questionnaires were designed to show the key constraints/challenges that hinders effective development control of private real estate projects in Ajegunle area of Oyo. Respondents were required to scale the variable options based on the 5 points likert scale. Mean item score (MIS) = $\frac{5m_1+4m_2+3m_3+2m_4+m_5}{N}$, Where **N** represents the number of sampling units that responded and **m_i** represents number of times an option was selected or marked by respondents. Ranking was used to determine the extent the identified challenges hindered development control of real estate projects in the study area. Descriptive method of data analysis was adopted.

PRESENTATION AND DISCUSSION

Cases of violations of minimum standards in the study area

Plate 1 shows an on-going construction of a shop building along Atukale Street off Yidi road and Plate 2 shows an on-going construction of shops in Olubuse Street, a street beside Ajayi Crowther University Oyo, all in Ajegunle Oyo. These private real estate projects are almost close to drainage systems and its complete/total violation of minimum set back.

Plate 1: on-going construction of a shop building along Atukale Street off Yidi road
Source: Fieldwork, 2019

Plate 2: on-going construction of shops on Olubuse Street
Source: Fieldwork, 2019

Plates 3, 4, 5 and 6 are all residential real estate projects (accommodations) all situated on Olubuse Street, Ajegunle Oyo, beside Ajayi Crowther University. The real estate projects i.e. figures 5 is purpose built residential accommodation with the window backing Major Street, one wonders how the privacy of the occupants will look like. All the identified real estate projects are purpose built residential properties and are very close to drainage, minimum set back is not even considered.

Plate 3: Residential real estate project on Olubuse Street
Source: Fieldwork, 2019

Plate 4: Residential real estate project on Olubuse Street
Source: Fieldwork, 2019

Plate 5: Residential real estate project on Olubuse Street
Source: Fieldwork, 2019

Plate 6: Residential real estate project on Olubuse Street
Source: Fieldwork, 2019

Plate 7 is a petrol station which is situated within residential accommodation; Plate 8 is picture of local bakery that makes use of fire wood in baking, situated beside a petrol station, these two projects (activities) are incompatible and are in gross violation of stipulated standards for safety. Again these projects were also sited within a residential area.

Plate 7: Petrol station situated within residential area
Source: Fieldwork, 2019

Plate 8: Local bakery that makes use of fire wood situated beside a petrol station
Source: Fieldwork, 2019

The pictures as identified in the plates 1 to 8 above are few out many observed cases of structures which violate development control measures. Almost all the pictures shown in this paper indicated issues of non-adherence to minimum set back and standards. On enquiry, it was discovered that some of these real estate projects were done without required approvals; and some adjoining land uses were not compatible.

Presentation Of Results On Challenges That Hinders Effective Development Control

Table 1 shows answers of respondents on the question of institutional constraints/challenges that hinder effective development control of private real estate projects in Ajegunle Oyo. From the table it could be observed that 21, 19, 9, 7 and 2 respondents representing 36.2%, 32.8%, 15.5%, 12.1% and 3.4% respectively strongly agreed, agreed, were undecided, disagree and strongly disagreed respectively, that institutional challenges affect development

control of private real estate project. It can be inferred from the result that greater percentage of the respondents are of the opinion that institutional constraints affect development control of private real estate projects.

Table 1: Institutional constraint

Value label	Frequency	Percent
Strongly disagree	2	3.4
Disagree	7	12.1
Undecided	9	15.5
Agree	19	32.8
Strongly agree	21	36.2
Total	58	100.0

Source: Fieldwork, 2019

Table 2 shows the responses on the question of public constraints/challenges that hinder effective development control of private real estate projects in Ajegunle Oyo, from the table it could observed that 20, 19, 10, 8 and 1 respondents representing 34.5%, 32.8%, 17.2%, 13.8% and 1.7% respectively strongly agreed, agreed, were undecided, disagree and strongly disagreed respectively that public constraints affects development control of private real estate project. It can be inferred from the result that greater percentage of the respondents are of the opinion that public constraints affect development control of private real estate projects.

Table 2: Public constraint

Value label	Frequency	Percent
Strongly disagree	1	1.7
Disagree	8	13.8
Undecided	10	17.2
Agree	19	32.8
Strongly agree	20	34.5
Total	58	100.0

Source: Fieldwork, 2019

Table 3 shows responses on the question whether personal constraints/challenges hinder effective development control of private real estate projects in Ajegunle Oyo. From the table it could observed that 19, 18, 10, 7 and 4 respondents representing 32.8%, 31.0%, 17.2%, 12.1% and 6.9% respectively strongly agreed, agreed, were undecided, disagree and strongly disagreed respectively that public constraints affects development control of private real estate project. It can be implied from the result that greater percentage of the respondents are of the opinion that personal constraints affect development control of private real estate projects.

Table 3: Personal constraint

Value label	Frequency	Percent
Strongly disagree	4	6.9
Disagree	7	12.1
Undecided	10	17.2
Agree	18	31.0
Strongly agree	19	32.8
Total	58	100.0

Source: Fieldwork, 2019

Table 4 shows responses on logistics issues hinder effective development control of private real estate projects in Ajegunle Oyo. From the table it could observed that 16, 15, 21, 4 and 2 respondents representing 27.6%, 25.9%, 36.2%, 6.9% and 3.4% respectively strongly agreed, agreed, were undecided, disagree and strongly disagreed respectively issues that bothers on logistics affects development control of private real estate project. It can be seen that greater percentage were undecided, however greater percentage of respondents went for strongly agreed and agreed that logistics affect development control of private real estate projects.

Table 4: Logistics constraint

Value label	Frequency	Percent
Strongly Disagree	2	3.4
Disagree	4	6.9
Undecided	21	36.2
Agree	15	25.9
Strongly agree	16	27.6
Total	58	100.0

Source: Fieldwork, 2019

Table 5 shows the descriptive statistics on the four identified challenges that constrains effective development control of private real estate projects in Ajegunle Oyo. The summary of the ranking indicates that Institutional constraints was ranked 1st (highest) with mean score of 3.8621 followed by public constraint with the mean score of 3.8448, then personal constraints and logistics constraints in that order. This implies that out of the four variables (factors) that militate against effective private real estate projects development control; institutional constraints has the greatest impact on development control effort compared to others, i.e. public, personal and logistics.

Table 5: Descriptive Statistics

Constraints/ Challenges	N	Sum	Mean	Std. Deviation	Rank	Skewness		Kurtosis	
	Statistic	Statistic	Statistic	Statistic		Statistic	Std. Error	Statistic	Std. Error
Institutional	58	224.00	3.8621	1.14629	1st	-.807	.314	-.246	.618
Public	58	223.00	3.8448	1.10504	2nd	-.651	.314	-.565	.618
Personal	58	215.00	3.7069	1.24264	3rd	-.721	.314	-.468	.618
Logistics	58	213.00	3.6724	1.06603	4th	-.380	.314	-.335	.618
Valid N (listwise)	58								

Source: Fieldwork, 2019

The extent to which the identified challenges/constraints affect development control effort of private real estate projects in Ajegunle Oyo

Extent to which Public constraints affect development control

The analysis in table 7 above indicated that political interest with a mean score of 4.29 was ranked the first (highest) in the individual factors (variables) identified under public constraint and was followed by inadequate public enlightenment with a mean score of 4.00 respectively in that order. Its shows also that in terms of the extent the identified factors affect development control of private real estate projects that greater number of respondents were of the opinion that the identified variable (factors) affects development control effort to a great extent, based on the likert scale used. It can be observed that they chose a great deal and a lot.

Table 7: Extent to which Public constraints affect development control

S/N	Public Constraints	N	SCALES AND FREQUENCIES					SUM	MEAN	RANK
			1	2	3	4	5			
1	Political interest.	58	0	0	9	23	26	249	4.29	1st
2	Inadequate public enlightenment	58	2	3	9	23	21	232	4.00	2nd
3	No sanctions for defaulters	58	1	7	8	20	22	230	3.97	3rd
4	Inadequate supervision of on-going projects.	58	4	3	7	21	23	230	3.97	3rd
5	Poverty.	58	2	5	7	26	18	227	3.91	4th
6	Socio-cultural attitude of local inhabitants where real estate project is located	58	5	5	13	20	15	3.60	3.60	5th
7	Disobedience to law.	58	1	4	23	13	17	192	3.31	6th

Source: Fieldwork, 2019

Extent to which Personal constraints affect development control

The analysis in Table 8 indicated that highly politicised staff with a mean score of 4.29 was ranked the first (highest) in the individual factors identified under personal constraint and was followed by corrupt official – the act of bribery and corruption among development control officers with a mean score of 4.02 respectively in that order. Also it shows also that in terms of the extent the identified factors affect development control of private real estate projects that a greater number of respondents were of the opinion that the identified variable affects development control effort to a great extent. Based on the likert scale used, it can be observed that they chose a great deal and a lot.

Table 8: Extent to which Personal constraints affect development control

S/N	Personal Constraints	N	SCALES AND FREQUENCIES					SUM	MEAN	RANK
			1	2	3	4	5			
1	Highly politicised staff	58	0	1	8	22	27	249	4.29	1st
2	Corrupt official – the act of bribery and corruption among development control officers	58	3	2	9	21	23	233	4.02	2nd
3	Poorly educated staff.	58	3	4	6	27	18	227	3.91	3rd
4	Poorly paid staff.	58	4	5	14	19	16	212	3.66	4th
5	Carelessness and lack of will on the oat of the staff	58	5	4	15	20	14	208	3.57	5th

Source: Fieldwork, 2019

Extent to which Institutional constraints affect development control

The analysis in Table 9 indicated that highly ineffective development control procedure with a mean score of 4.29 was ranked the first (highest) in the individual factors identified under personal constraint and was followed by inadequate funding of the agency with a mean score of 4.16 respectively in that order. This indicates that with respect to the extent the identified factors affect development control effort of private real estate projects, a greater number of respondents were of the view that the identified variable (factors) affects development control effort to a great extent. It can be observed that based on the likert scale used, that greater number of respondents chose a great deal and a lot.

Table 9: Extent to which Institutional constraints affect development control

S/N	Institutional Constraints	N	SCALES AND FREQUENCIES					SUM	MEAN	RANK
			1	2	3	4	5			
1	Ineffective development control procedure	58	0	2	7	21	28	249	4.29	1st
2	Inadequate funding of the agency	58	3	3	3	22	27	241	4.16	2nd
3	Lack of political will.	58	3	5	5	18	227	235	4.05	3rd
4	Lack of motivation.	58	2	6	8	14	28	234	4.03	4th
5	Lack of coordination between various stakeholders of the development control	58	3	3	8	20	24	233	4.02	5th
6	Inadequate personnel		1	6	9	19	23	231	3.98	6th
7	Poor administration	58	4	4	15	18	17	214	3.69	7th
8	Government insensitivity	58	5	5	14	19	15	208	3.59	8th
9	Lack of proper site inspection	58	6	5	12	19	16	208	3.57	9th
10	Inefficiency in initiating planning briefs	58	7	3	4	23	21	222	3.53	10th

Source: Fieldwork, 2019

Extent to which Logistics constraints affect development control

The analysis in Table 10 indicated that lack of means of transportation with a mean score of 4.12 was ranked the first (highest) in the individual factors identified under logistic constraint and was followed by inadequate funding of the agency with a mean score of 3.69 respectively in that order. This implies that in respect to the extent the identified factors affect development control effort of private real estate projects that greater number of respondents were of the view that the identified variable (factors) affects development control effort to a great extent. Also based on the likert scale used one can observe that they chose a great deal and a lot.

Table 10: Extent to which Logistics constraints affect development control

S/N	Logistics	N	SCALES AND FREQUENCIES					SUM	MEAN	RANK
			1	2	3	4	5			
1	Lack of means of transportation	58	1	4	8	19	26	239	4.12	1st
2	Poor road networks and other infrastructure	58	4	4	6	19	25	231	3.98	2nd
3	Lack of planning tools	58	4	2	6	25	21	231	3.98	2nd
4	Absence of master plan	58	3	5	15	19	16	214	3.69	3rd

Source: Fieldwork, 2019

CONCLUSION AND RECOMMENDATIONS

The control of development of private real estate projects within the context of built environment is affected by many constraints/challenges. While relevant authorities responsible for development control cannot be exonerated from some of the identified challenges, the local landlords and developers also share the blame for anomalies. To tackle the identified challenges, all the concerned stakeholders must work together. This is because effective development control of private real estate projects within the context of the built environment is a collective responsibility. All actors within the built environment must show commitment to safe environment and work collectively to contain the ever growing development control problems. Such problems are in the form of uncontrolled and haphazard developments in our environment.

Communities where private real estate projects are carried out must stand up against developments that will likely constitute nuisance to their environment, knowing fully that developments that violate minimum standards and constitute treat to adjoining uses are not sustainable and as such will cause problems in future. It is noteworthy to state that members of the community where projects are sited have roles to play on such built environment to ensure sustainability. To this end all machinery must be put in place in order to ensure orderly development of private real estate projects. Research has identified challenges/factors that militate against effective development control and the extent to which these identified factors affect development control efforts. If conscious effort is made to minimise the impact of these identified factors, then sustainable solutions to the problems facing the African built environment in the area of development control could be found.

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