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Landuse Conversion in Ibadan Metropolis: The Town Planners' Perspectives

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Abstract

This paper examines town planning perspective on landuse conversion in Ibadan, Nigeria with the aim of providing information that could aid better land use planning and management in the study area. To achieve this, both primary and secondary data were adopted for the study. Primary data entails questionnaire administration and interview conducted on purposively selected thirty-seven (37) Town Planning Officers in all (11) the Zonal Planning Offices of the study area. The interview section was basically designed for the Directors of the Zonal Planning Offices in Ibadan Metropolis. The result were analysed with the aid of descriptive and narrative analytical techniques. The study revealed a chronic shortage of Town Planning officers in the Zonal Planning Offices of the study area, especially in Ibadan North, Ibadan Northeast, Ibadan Southeast and Ona-Ara local Government areas with 2, 2, 1 and 2 Town

Planning Officers respectively. Hence, low staff strength is among the problems facing effective monitoring and controlling of landuse conversion in the study area. Other problems identified were corruption among the staff, ineffective master plan, inadequate tools and machineries, poor funding of the Zonal Planning Offices, among others. The study also deduced that Town Planning as a profession, is perceived more as a medium to generate revenue than serving as a social work to the people. Hence, larger proportion of Town Planning Officers preferred continuity of landuse conversion. The study concluded that landuse conversion is inevitable and unstoppable in the city's development. Therefore, the Zonal Planning Offices should be empowered with more fund, qualified staff, machineries, among others to enhance effective monitoring and controlling of landuse conversions in the study area.

Keywords: Landuse, Landuse Planning and Management, Landuse Conversions, Town Planning

1. Introduction

Comparing the continuous increase in land demand to its fixed nature of supply necessitates adequate planning that shouldn't be neglected if conducive environment and efficient use of land is to be achieved. However, for adequate planning of various landuses, land allocation and space standards are specifically required (Aribigbola, 2008) [2]. This is done by designing various layouts of landuses like commercial, industrial, transportation, residential, institutional, and recreational uses with certain standards. If done effectively, it helps in controlling the physical development, enhances better accessibility, bring comfort, and leads to harmonious growth of the city. Effective landuse control and management particularly in countries with rapid urban growth like Nigeria, is crucial to tackling growing landuse problems such as urban sprawl, rising cost of land, incompatible use, flooding, public infrastructure degradation and improper management of solid waste, (Izueke, Madu & Eme, 2013) [10]. Others are insecurity, overcrowding, congestion, and finally, landuse change (Isola, 2021) [8].

As the population of the world becomes more urbanized and cities grow, landuse planning becomes more critical (Smith & Engel, 2006 cited in Izueke et. al, 2013) [10]. This phenomenal growth has resulted to the expansion of the major cities in an unplanned manner. The core areas of most cities are decaying, while some are increasingly becoming slums (Vivan, Kyom & Balasom, 2013) [24]. Despite the existence of different planning tiers (commission, board and authorities) whose development control of various landuses is germane in their objectives in providing a sustainable livable environment; and the enactment of the Nigerian Urban and Regional Planning Act, many development have been and are being carried out without development permit. Illegal structures are springing up arbitrarily, open spaces are disappearing, and the city layout is being destructed as

landuse conversion becomes a norms (Isola-Muyideen, 2025)^[9]. Another concern is that a lot of citizens perceive Town Planning as government department that is responsible for issuing approvals for buildings demolitions only (Okongwu & Imoisi, 2021)^[21], neglecting its primary assignment of being a social service to the people for landuse development and management matters.

In the past years, lots of attentions have been paid to various urban landuse planning and management problems. In tackling some of the identified problems was the design of policies and laws such as Nigeria Town and Country Planning Ordinance (1946), Land Use Act of 1978, Development Policy of 1992, Urban and Regional Planning Act of 1992 among others. Of a great concern to this study is that, despite all these policies and laws, landuse problems still exist in Nigeria urban areas, such as Ibadan in Oyo state. These problems are making the tasks of Town Planners in charge of development control and landuse management more difficult. Hence, their effort in the control and management of the physical development within the city is less noticeable. Among the landuse planning and management problems in Oyo State is the on-going landuse conversion that is showing no sign of slowing down in Ibadan, the capital of Oyo State. This has many implications on the landuse prospect of the city (Isola-Muyideen, 2025)^[9]. Usually, there are various shades of landuse conversion impacts (positive and negatives) on the people and the environment, these ranges from economic, physical, environmental, and social and cultural dimensions (Oduwaye, 2013)^[19]. The negative impacts which is to be minimized or avoided by all means, is expected in a situation where land is developed and converted without adequate critical assessment of its implications. Hence, it is imperative that landuse planning and development become utmost concern to the landuse control management professionals, government and policy makers.

In the light of the foregoing, this research paper is poised to assess the perspectives of landuse managers (i.e. Town Planners) to landuse conversion within the city of Ibadan, with a view to provide information that could aid better landuse planning and management in the study area, and the country at large. Hence, the study examined the Zonal Planning Offices staff strength and methods of operation; identified the requirements of landuse conversion permit; assessed the compliance level of the people with the landuse conversion permit; examined methods of monitoring, controlling and regulating landuse conversion; and identified prominent problems confronting monitoring and controlling of landuse conversion in Ibadan Metropolis.

2. Materials and method

2.1 Literature review

2.1.1 Landuse planning and management

Land, the second most important element in human life after food, has been undergoing different uses by man depending on individual needs. Landuse is the science and art of space use organization that involved the allocation of urban and rural land (Obateru, 2004)^[18]. Its uses can be classified into residential, commercial, industrial, recreational, transportation use among others. Basically, landuse types are named based on the activities carried out on them. For example, where people live is called residential landuse, and where plants and crops are planted is called agricultural landuse. Landuse planning is the systematic assessment of

various land uses characteristics, to assist and guide land users in selecting best land use options that is suitable for immediate and future use (FAO, 1993)^[7]. It entails the establishment of provisions that control every activity in each land use development (Mandelker & Cunningham, 1990)^[15]. Literarily, governments make use of landuse planning to manage the development of land within their jurisdictions (Mohamed, Ahmad, Usama & Shaimaa, 2014)^[16]. Prevalent government intervention in landuse is certainly based on the notion that proper landuse controls actually enhance public interest, by proper handling of conflict landuses interest (Kim, 2010)^[11]; safeguarding the natural environments and recommending best locations for different land uses (Randolph, 2004)^[23]; providing needed amount of goods and services efficiently (Burchell, Downs & McCann, 2005)^[3]; and minimizing risk and development costs of development (Alexander, 1994)^[1].

2.1.2 Town planning structure in Nigeria

Town planning is practiced in three governmental tiers in Nigeria. These tiers are in hierarchy order of federal, state and local governments. Hence, there are National Urban and Regional Planning Commission for Federal matters, State Urban and Regional Planning Board for State matters, and Local Planning Authorities for local developments (Lamond, Awuah, Lewis, Bloch, & Falade, 2015)^[14]. Federal level of town planning, (known as 'commission') focused on the development of national plan, regional plan, sub-regional plan and urban plan. The 'Board' (state level) specialized in the preparation of regional plan, sub-regional plan, urban plan and subject plan. While, Local Government level are concerned with the preparation of town plan, rural plan, subject plan and local plan (Falade, 2012)^[5]. These three tiers of government are responsible for the physical development of the country at their different levels.

2.1.3 Landuse conversion (LUC) and town planners' involvement

Landuse conversion is the change of one landuse types to another. It is a change in the overall classification of landuse through a complete or partial replacement of one landuse type by another (Lambin, Geist & Lepers, 2003)^[13]. Various forms of landuse conversion in a particular region has been said to be an outcome of environmental, socio-economic and demographic factors (Cunningham, Cunningham & Siago, 2005)^[4]. Purwanto, Ernawati, & Wijaksono (2017)^[22], established four processes of landuse conversion to be: penetration, invasion, domination and succession. Penetration is a breakthrough of 'new landuse' type in a homogeneous landuse type. The accumulation of 'new landuse' (through penetration) leads to the invasion of 'old landuse' activities. This will continue until the proportion of the 'old landuse' activities decreased gradually and there is continuous increase in the new landuse that penetrated the old landuse environment. As time goes on, domination of landuse change occur when the new function dominates the previous function. While at the last stage (succession stage), the old function will be wiped out and be replaced by the new function. Isola (2021)^[8] identified four agents of landuse conversion to be individual owners, individual tenants, developers, and the government. It was however earlier established by Ogungbemi (2012)^[20] that among all the agents of landuse conversion, government agent is the superior because the final decision on landuse development and it changes lies on them. Government agent is the 'approval giver' that carried out its decision using any

medium among its planning tiers (Federal, State and Local), and always communicated through the Town Planners. Hence, all landuse conversion matters are expected to pass through the Town Planners for approvals or otherwise, before necessary actions will be taken. However, the major objective of the Town Planners is to create a conducive, safe, aesthetic and functional environment by monitoring and controlling all landuse developments in order to minimize all the negative impacts of the various land uses.

2.1.4 Landuse development monitoring and control

According to the Nigerian Urban and Regional Planning Decree number 88 of 1992, “development involves carrying out of any building, engineering, mining or other operations in, on, over, or under any land, or making of any environmentally significant change in the case of any land or demolition of buildings including the felling of trees and the placing of free-standing erections- use for display of advertisement on land”. However, development control is the professional activity carried out by town planning officers employed by the government to ensure that development is secured and compliance with the approved master plan. They are empowered to plan, promote and secure the physical development and enhance environmental improvement economically, socially, physically and culturally (Faludi 1973)^[6]. Development control objective is to achieve a well planned built-up environment with all necessary facilities, utilities and amenities in accordance to their various standards. Basically, enforcement notice and stop notice are the two tools used in development control process. These tools are served to developers that contravene the rules and regulations guiding landuse and development. Some of the identified problems facing

effective development control in literature are: Inadequate funding, inadequate planning tools and machineries, political intervention and the manipulation by government functionaries, poor staff strength, corruption, inadequate planning scheme such as master plan, lack of public enlightenment, and lack of efficient and qualified personnel among others (Vivan et. al, 2013; Kio-Lawson, Duru Marcus, Baris and Eebee, 2016)^[24, 12].

2.2 Study area

Ibadan, Oyo State capital is made up of eleven Local Government Areas. These are Egbeda, Lagelu, Ido, Ona-ara, Oluyole, Akinyele, Ibadan North, Ibadan Northeast, Ibadan Northwest, Ibadan Southwest and Ibadan Southeast Local Government Areas (Figure 1). Ibadan is one of the Yoruba speaking state in southwestern part of Nigeria. It covered a surface area of 3,080²kms, and geographically located on latitude 7°15' and 7°30' North of the Equator and Longitudes 3°45' and 4°00' East of the Greenwich Meridian (Figure 1). It is the third-largest city by population in Nigeria after Lagos and Kano, with estimated population of 3,756,000 for 2022 and 4,004,320 for 2024 respectively (NURHI, 2013). It is an old city being the center of administration of the old Western Region since the days of the British colonial rule. As a result of the different categories of landforms (hills, plains, rivers, and valleys) in Ibadan, not all its land area can be built on; while some areas require lots of work and money to develop than others (such as breaking down of hilly lands to plain lands). Thus, this limits the available land to be developed and enhancing conversions of the available developable land area within the city.

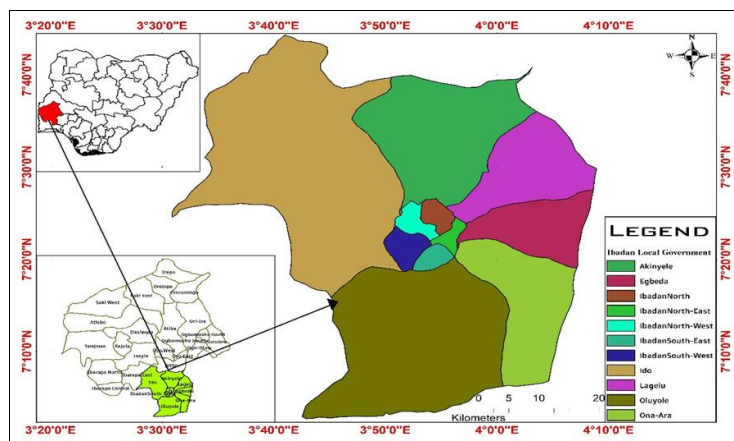


Fig 1: Map of the study area

2.3 Data collection and analysis

The data used for this study were from both primary and secondary sources. Primary sources entail the used of questionnaire and interview. For the questionnaire administration, all the 11 Local Government Areas (LGAs) in Ibadan were considered for the study. There exist a Zonal Planning Offices in each of the LGAs, which sees to the control and monitoring of landuse development in their area of jurisdiction. This gives a total of 11 Zonal Planning Offices across the study area. It was realized that there were 37 Planning Officer in all the Zonal Planning Offices of the study area. To satisfy the interest of this research paper, this study purposively selected all the Town Planning Officers in the study area as the sample size of the study, whom

questionnaire were administered to. It worth mentioning that the ‘Zonal Planning Offices’ are the representatives of Planning section of the Oyo State Ministry of Lands, Housing and Urban Development. In view of this, 37 structured questionnaires were administered to the Town Planners in the Zonal Planning Offices of the City (Table 1). On the other hand, the interview section basically focused on the directors of the Zonal Planning Offices. Each Town Planning zonal Offices has 1 director; hence the interview was conducted on the 11 directors. Data collected were analyzed through the use of descriptive (for questionnaire) and narrative (interview) analytical techniques. Secondary data used were records of staff in the Zonal Planning Offices, dissertations, articles, journals, etc.

Table 1: Selected respondents at the zonal planning offices of the study area

LGAs	No. of Town Planning Officers (TPO)	Others	Total No. of Staff	Selected Respondents (100% TPO)
Akinyele	4	6	10	4
Egbeda	5	7	12	5
Ibadan North	2	3	5	2
Ibadan Northeast	2	3	5	2
Ibadan Northwest	3	3	6	3
Ibadan Southeast	1	3	4	1
Ibadan Southwest	5	6	11	5
Ido	4	13	17	4
Lagelu	5	7	12	5
Oluyole	4	6	10	4
Ona-Ara	2	4	6	2
Total	37	61	98	37

Source: Oyo State Ministry of Lands, Housing and Urban Development (2025)

3. Results and discussion

3.1 Zonal planning offices departments and staff Strength

Three departments were found to be in operation in each of the Zonal Planning Offices and these includes: Administrative, finance, and development control. Administrative department is in charge of record keeping of all the activities the units engaged in, on daily basis. Finance department is where fund related issues such as Internally Generated Revenue arising from petition and complaint, tax payment, and assessment fees were being carried out. Physical planning related issues such as monitoring and site visitation, site inspection, technical report writing, serving of contravention notices, are carried out at development control department. As for the staff strength, the study revealed a chronic staff shortage in the Zonal Planning Offices of the study area, most especially at Ona-ara LGA, Ibadan-North LGA and Ibadan Northeast LGA. These Zonal Planning Offices had just 2 Planning Officers each (Table 2). This implies that, after the directors, there exist only 1 town planning officer to oversee the monitoring and controlling of landuse development matters in the whole LGAs. Of the complicated scenario is the case of Ibadan Southeast LGA with just one town planning officer. He

alone is the director, and also the officer in charge of the physical control of landuse planning and development in the whole LGA. What a situation? According to him, during his section of interview, he stated:

“I am the director and the only town planning officer in this zonal office. The work loads is much, as I always leave my office for the site inspection and also have to come back to office to meet petitions and complains, as well as plan proposals. I will be retiring in few months time, and I am still combining the work of all cadres to make the unit a functioning one.”

Fair enough is the situation at Egbeda, Lagelu, and Ibadan Southwest LGAs with 5 Planning Officers each. Others are Akinyele, Ido, Ibadan Northwest, and Oluyole with 4,4,3 and 4 Planning Officers respectively. Comparing this number of staff (37 in total) with the Ibadan large land mass size (3,080²km) to be covered, it is worthy to note that the staff inadequacy is on the high side. Hence, the staff strength is very low. However, with the help of other disciplines (such as administrative officers, draft men, surveyors, etc.), the Zonal Planning Offices are ‘trying’ to survive in carrying out their duty accordingly.

Table 2: Staff strength in the zonal planning offices

LGAs	No. of Town Planning Officers	Others	Total No. of Staff
Akinyele	4	6	10
Egbeda	5	7	12
Ibadan North	2	3	5
Ibadan Northeast	2	3	5
Ibadan Northwest	3	3	6
Ibadan Southeast	1	3	4
Ibadan Southwest	5	6	11
Ido	4	13	17
Lagelu	5	7	12
Oluyole	4	6	10
Ona-Ara	2	4	6
Total	37	61	98

3.2 Zonal planning offices role and method of operation

As stated by the Planning Officers, the major role of the Units is landuse development control. This includes layout and land subdivision, statutory & administrative control, and approval of plans. The respondents further stated that the public were always carried along in performing their primary duty with the aid of development control tools. As presented in Table 3, four different tools were identified: Zoning plan, layout plan, urban and regional planning law,

and planning regulations. It was revealed that 13.5% of the respondents claimed the use of zoning plan and planning regulations, 48.6% declared the use of layout plan and urban & regional planning law, and 24.3% adopted layout plan and planning regulations as development control tools. Others (13.5%) claimed the use of layout plan, urban and regional planning law and planning regulation in the control of landuse development in their various jurisdictions.

Two major sources of funding the Zonal Planning Offices identified were: The State Government allocation and Internally Generated Revenue. As shown in Figure 2, majority (63.6%) of the respondents claimed the use of State Government allocation in funding the Zonal Planning Offices While 9.0% of the respondents agreed to the use of Internally Generated Revenue, and 27.3% declared the use of both in funding the Zonal Planning Offices.

Table 3: Landuse development control tools

Instrument	Frequency	Percentages (%)
Zoning Plan and Planning Regulations	5	13.5
Layout Plan and Urban and Regional Planning Law	18	48.6
Layout Plan and Planning Regulations	9	24.3
Layout Plan, Urban and Regional Planning Law, and Planning Regulations	5	13.5
Total	37	100.0

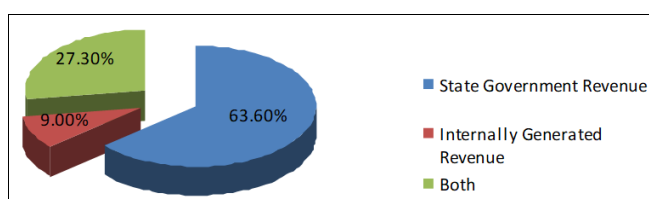


Fig 2: Source of funding the Zonal Planning Offices

3.3 Awareness level and requirement of landuse conversion

All the respondents claimed to be fully aware of the various types of landuse conversions in the study area. The respondents further ascertained that landuse conversion is increasing on daily basis. This is supported by the result presented in Table 4 as 37.8% of the respondents agreed that landuse conversion is at ‘highly increasing’ level. However, majority (48.6%) considered it to be at ‘increasing’ level, while 13.5% referred to its level as ‘just increasing’. However, the stated requirements for landuse conversion permit were: Submission of necessary documents (evidence of land ownership, survey plan and environmental impact assessment report) for application, site inspection report, charting and coordinating result, payment of assessment fee receipts, new plan (if applicable) and existing building approval. According to the directors, once all these requirements are met, and the new landuse is in compliance with existing regulations; landuse conversion permit will be issued in less than two months.

Table 4: Level of landuse conversion

Level of Landuse Conversion	Frequency	Percentage
Highly increasing	14	37.8
Increasing	18	48.6
Just increasing	5	13.5
Total	37	100.0

3.4 Compliance level of the people with landuse conversion permits

Findings on the legal status of landuse conversion revealed that not all landuse converted in the study area were approved by the Zonal Planning Offices. To further ascertain the proportion of the landuse conversions that were legal from the illegal ones, the respondents were asked to rate the proportion of legal landuse conversion out of every

10 landuse conversions done. As presented in Table 5, larger proportion (48.6%) of the respondents claimed that ‘3 out of every 10’ landuse conversions were legal, while 34.4% claimed that ‘4 out of every 10’ were legal. Those that rated the legal status of landuse conversion proportion to be ‘5 out of every 10’ accounted for 18.9%. These results revealed that far below half of the landuse converted in the study area were legal.

Table 5: Proportion of legal landuse conversion

Proportion of legal landuse conversion	Frequency	Percentage (%)
3 out of every 10	18	48.6
4 out of every 10	12	32.4
5 out of every 10	7	18.9
Total	37	100.0

3.5 Method of monitoring, controlling and regulating landuse conversion

With the use of questionnaire and interview, the study deduces that for every application, there is a way of communicating the Zonal Planning Offices decision on the application to the applicant. These were done in three ways as presented in Table 6. The Zonal Planning Offices may write to the applicant, give time lag for the applicant to check back for decision on their proposals, or wait till the applicant come to check. All these methods were well represented in the Zonal Planning Offices. But, it was revealed that majority (67.6%) of the respondents claimed to always write to their applicants once their proposal has been approved. Respondents that give time lag for the applicant to check back for reply, and those that wait till the applicant check at the applicant’s convenient time accounted for 16.2% each. After approval has been given, the Zonal Planning Offices still has their methods of monitoring the landuse converted through site visitation on a regular basis. This is done to ensure that the developer does not deviate from the approved landuse conversion permit. This involved certification of every stage of the project, and carrying out regular monitoring during and after conversions. Further findings on the penalty of the developer that deviates from the approved landuse conversion permit established that, the penalty is demolition. It was however affirmed that demolition will only come up after the developer failed to yield to all the notices (contravention and stop work) served to conform to the approved landuse conversion permit. For those landuse converted without landuse conversion permits, the Directors claimed to be working on their matters as they will be forced to process and obtain landuse conversion permit with time.

Table 6: Method of communication of landuse conversion proposal with the applicant

Method of communication	Frequency	Percentage (%)
The Zonal Planning Offices will write to the applicant	25	67.6
The Zonal Planning Offices will give time lag within which the applicant will check back for decision on the proposal	6	16.2
Zonal Planning Offices will wait until the applicant come to ask for the final approval	6	16.2
Total	37	100.0

3.6 Professional Preferences on Continuity of Landuse Conversion

Despite the high level of landuse conversion in the city, the Planning Officers advised the continuity of landuse conversion process. This is supported with the result presented in Figure 3, where more than half of the Town Planners (63.6%) preferred more landuse conversions. Major reasons for supporting landuse conversions were: It enhances generation of more Internally Generated Revenue, creates employment, increase the society wealth and beautifies the environment. Respondents that were not in support of more landuse conversion (36.4%) claimed that it distorts the landuse pattern of the City, promotes urban decay and enhances overcrowding. Specifically, the respondents that supported more landuse conversion suggested the introduction of more industrial landuse to complement and reduce the numerous commercial landuses that was present in the study area.

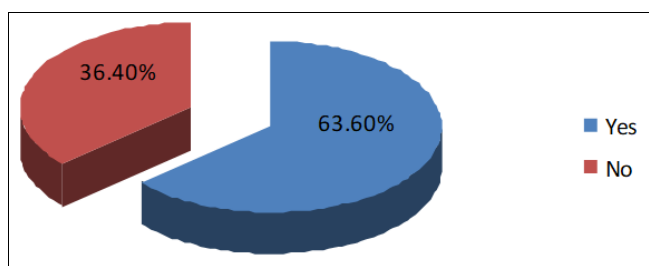


Fig 3: Professional preference on continuity of landuse conversion

3.7 Prominent problems confronting monitoring and controlling of landuse conversion

In order to identify the prominent problems confronting monitoring and controlling of landuse conversion in the study area, the respondents were allowed to rate the identified problems (from literature) facing landuse conversion monitoring and control in the study area. The level of seriousness of these problems was rated by the respondents through the use of 'Very Serious (VS), Serious (S), Just Serious (JS), Not Serious (NS) and Not at all Serious (Naas)'. All these ratings were later measured using five point Likert scale of measurement in order of 5,4,3,2 and 1 respectively. Relative Assessment Problem Seriousness Index (RAPSI) was derived after which Sum of Weighted Value (SWV) for each problem has been calculated. Next was the identification of the problems that deviate about the mean (MD) positively and negatively. These Mean Deviation (MD) was used to rate the problems according to their level of seriousness. The result is as presented in Table 7.

Table 7: Prominent problems facing monitoring and control of landuse conversion

Possible problems	SWV	RAPSI	MD
Inadequate office accommodation	48	4.36	0.75
Lack of cooperation from public members	46	4.18	0.57
Ineffective master plan	46	4.18	0.57
Political interference	45	4.09	0.48
Poor staff strength	45	4.09	0.48
Inadequate tools and machineries	43	3.91	0.30
Poor funding of the Zonal Planning Offices	42	3.82	0.21
Lack of data or information for the detection and decision making on landuse conversion	40	3.63	0.03
Bribery and corruption among workers	37	3.36	-0.25

Absence of public enlightenment on the importance of landuse conversion permit	35	3.18	-0.43
Lack of efficient and qualified personnel	26	2.36	-1.25
Absence of effective planning law	24	2.18	-1.43
$RAPSI_p = \Sigma RAPSI / N = 43.35 / 12 = 3.61$			

Where:

RAPSI = Relative Assessment Problem Seriousness Index,

$RAPSI_p$ = Mean Values for RAPSI

$\Sigma RAPSI$ = Summation of RAPSI

SWV = Sum of Weighted Value

DM = Deviation About the Mean

N = Total Number of Problems

Out of the twelve identified problems, eight problems had positive deviation about the mean. These were inadequate office accommodation, lack of cooperation from public members, lack of effective master plan, political interference and poor staff strength. Others were inadequate tools and machineries, poor funding of the Zonal Planning Offices and lack of data/information for the detection and decision making on landuse conversion. These problems were the paramount obstacle for proper and adequate control and monitoring of landuse conversion in the study area. On the other hand, the less prominent problems facing the Zonal Planning Offices in the control and monitoring of landuse conversion were four in number. These were bribery and corruption among workers, absence of public enlightenment on the importance of landuse conversion permit, lack of efficient and qualified personnel, and absence of effective planning law. It was further revealed in Table 8 that lack of cooperation from public members and ineffective master plan had the same strength in affecting effective control and monitoring of landuse conversion in Ibadan.

4. Conclusion and recommendations

This study was able to deduce that, attention given to development permit is majorly because it is seen as an avenue to generate revenue to the government and the planners' personal pocket than a centre for social work for the physical development and creation of a sustainable, livable and a functioning environment. That is the reasons behind the Zonal Planning Offices forcing the landuse converted developers without permit to design plan to suit what has been done without carrying out a critical analysis of possible impacts of the new use on the immediate environment. Hardly, would you see a building converted demolished because it doesn't has development permit, it would rather be designed and approved to meet what has been done. Hence, applicants seeking the approval of proposed developments do not usually include date of commencement of work. However, to tackle this, regular effective monitoring is advised. Development permits should not just be granted to the developers because of the financial benefits, but more work should be done on the relationship of the new use with the existing use (s) and the impacts on the neighbourhood.

The study also revealed poor staff strength in all the Zonal Planning Offices. This problem needs immediate attention as effective monitoring and controlling of landuse development can not be done without adequate staff to carryout the activities. In this case, government should endeavor to employ more efficient professional staff into the planning sector. Funding is another criterion to achieve

effective landuse planning and control, adequate fund should be made available by the government for the procurement of needed equipments and machineries to achieve their target on time and as required. As for the corruption among the professionals, the public should be encouraged through public sensitization to report corrupt officials to the appropriate authority and sanction should be given to such staff. This will help in reducing corruption level in the various Zonal Planning Offices. Finally, to the policy makers, there should be total enforcement of laws that guide the landuse planning and development. This will make the profession more recognized and respected by the public. For example, the physical planning law stipulates the demolition of contravention development, failure in doing so will portray the profession as a 'weakling' in the eyes of the public

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