CONSTRUCTION PROJECT MANAGEMENT

Government Regulatory Requirements and Construction Project Delivery in Ibadan, Oyo State, Nigeria

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Abstract

Government regulations can be considered as a major tool for ensuring proper regulation of construction work. However, depending on the type of regulation, they may have varying impacts on construction projects. This study aimed to evaluate the impact of government regulations on construction project delivery in Ibadan, Oyo State, Nigeria. The type of research design adopted for this study was quantitative survey. A well-structured questionnaire was used to collect data from construction professionals involved in both public and private sector construction projects. A total of 120 questionnaires were distributed among which 115 were properly filled giving a return rate of 95.8%. The data obtained was analysed using descriptive statistics and mean scores. The results showed that building plan approval requirement, building regulation, development control requirement, environmental regulations and requirements and environmental impact assessment requirements had the highest mean score of 3.46. This was followed by town planning and physical development regulations and building permit requirements with a mean score of 3.39. Finally, labour and workers' welfare regulations had the lowest mean score of 3.02. It can be seen from the results that regulations and requirements associated with statutory approvals, development control and environmental management were perceived to have a greater impact. Therefore, it is concluded that effective coordination and adherence to government regulations will play a vital role in managing construction activities.

Keywords: Government regulations; construction projects; regulatory requirements; project delivery; building approvals; Ibadan

1 Introduction

The construction industry plays a key role in economic development through providing buildings, infrastructure and other physical facilities. Construction projects will include many different stakeholders, technical aspects and statutory procedures that need to be well managed. Various factors will play a part in influencing construction project delivery such as regulatory policies, procurement, project management and environmental factors (aigbavboa and thwala, 2021; ofori, 2015).

Regulatory policies help to ensure that building work complies with all requirements. They set requirements for building plan approvals, development control, environmental protection, health and safety, building permits and much more.

In Nigeria, there are various regulatory requirements that need to be met in order to undertake construction activities. This includes planning approvals, building regulations, environmental requirements and much more. The National Building Code sets out minimum standards for all pre-

design, design, construction and post-construction processes (federal republic of Nigeria, 2006). The Nigerian Urban and Regional Planning Act (1992) sets out a framework for physical development planning and development control.

However, just because there are regulations does not guarantee that they will be effectively implemented. Agapiou and Yakubu (2019) found that administrative factors such as corruption, competition and lack of professional involvement play an important role in determining non-compliance with structural building code regulations. Osuizugbo (2019) also emphasised the importance of effective building control and regulation within the Nigerian construction industry.

Regulatory requirements play a part in construction project delivery. Statutory procedures such as building plan approvals, building permits and environmental requirements can affect how planning and starting of the project can be done. Safety, inspection and waste management requirements are more directly related to construction. It is therefore important to understand the relative influence of these requirements.

Within Ibadan, both public and private construction activities take place to develop the built environment. Contractors and construction professionals will work within various government regulations. This study aims to assess the influence of government regulatory requirements on construction project delivery within Ibadan, Oyo State.

1.1 Statement of the problem

Government regulations are put in place to guide construction activities, ensure safety, protect the environment and ensure developments are compliant with approved standards. However, this does not guarantee that they will be effectively implemented and can depend on what type of project, where it is located and what type of project. Contractors and construction professionals may encounter various regulatory requirements.

Requirements such as building plan approvals, development control, environmental requirements, building permits and site inspections can affect how planning and construction can be done. If they are not well managed they can cause various administrative problems. There are various other requirements such as professional registration, fire safety, health and safety and welfare requirements.

Various studies have shown that there are issues with compliance within Nigeria. Agapiou and Yakubu (2019) found that administrative factors and professional factors cause non-compliance with structural building code regulations. Opawole et al. (2022) found that there are various factors affecting compliance with standards when looking at concreting materials within building projects in Lagos State. This shows that compliance with regulations is an important factor to consider when managing construction projects.

However, not all requirements will have the same relative influence. This study will look into what government regulatory requirements construction professionals will consider influence public and private construction project delivery. This study will look at and rank selected government regulatory requirements within Ibadan, Oyo State.

2 Literature review

2.1 Government regulatory policies

Government regulatory policies are laws, standards, guidelines and processes put in place by public authorities. Within the construction industry, regulatory policies will manage how planning, approval, construction and supervision are done to ensure they adhere to the correct standards.

The construction industry needs to have regulatory policies as construction activities can directly affect public safety, the environment, land use and infrastructure. Ofori (2015) explains that the construction industry operates within a larger institutional and economic environment. Therefore, regulatory policies can be used to guide the industry.

The effectiveness of government regulation depends on how well it is put in place and implemented. Agapiou and Yakubu (2019) looked into the factors affecting non-compliance with structural building code regulations. They found that administrative factors such as corruption, competition and professional vested interests were very influential. This shows that there can be issues with compliance due to institutional and professional factors.

Osuizugbo (2019) looked into how building control and regulatory requirements are perceived by project managers within Nigeria. Different building control performance indicators were looked into and the importance of improving regulation was emphasised. This shows that effective building control will require appropriate administration, institutional factors and monitoring.

2.2 Building plan approvals and development control

Building plan approvals are an important regulatory requirement to ensure that developments are looked at before commencing construction activities. This ensures that building designs can be reviewed by relevant authorities to ensure they are compliant with planning, structural and development requirements. It will also identify any discrepancies within the development.

Development control requirements aim to ensure that construction activities are compliant with approved land use plans, planning requirements and physical development standards. The Nigerian Urban and Regional Planning Act (1992) sets out a framework for physical development planning within the federal, state and local government. Development controls are also put in place to help guide physical development and protect the environment.

The National Building Code sets out minimum standards for pre-design, design, construction and post-construction activities (Federal Republic of Nigeria, 2006). This aims to improve quality, safety and professionalism within the building industry. However, this will depend on if it has been adopted and implemented by the relevant states.

Agapiou and Yakubu (2019) found that administrative and professional factors cause non-compliance with building code regulations. This shows that building regulations will not just depend on having the statutory requirements in place but also having appropriate monitoring, professional involvement and implementation.

2.3 Environmental regulations and environmental impact assessment

Environmental regulations will provide guidelines to ensure that construction activities do not have a negative impact on the environment. Various types of waste, noise, dust, emissions and other

environmental factors can be caused by construction projects. Therefore, regulatory requirements are needed to ensure that activities are completed appropriately.

The Environmental Impact Assessment Act (1992) sets out processes to consider potential environmental impacts from certain public and private projects. It requires environmental issues to be identified and assessed before starting projects. The environmental impact assessment procedures and charges regulations (2021) set out procedures for registering, assessing, reviewing, certifying and monitoring projects.

Environmental impact assessments are an important tool to identify and assess potential environmental impacts from proposed projects. This can provide useful information to help make decisions. Environmental requirements also encourage appropriate waste management, pollution control and protection of the surrounding communities and natural resources.

The Nigerian Urban and Regional Planning Act (1992) also considers environmental factors by requiring environmental impact statements to be submitted with relevant development applications.

2.4 Health and safety and fire safety

Health and safety regulations will set out requirements to protect workers and others who may be affected by construction activities. Construction sites can involve various activities that pose a risk to workers such as working at heights, operating machinery, handling materials and electrical installations. Therefore, appropriate health and safety regulations and procedures should be in place to minimise risk.

Adeyemo and Smallwood (2017) looked into how health and safety legislation has an impact on improving performance within the Nigerian construction industry. They found that there were limited legislations specifically for the Nigerian construction industry and this did not have a great influence on health and safety performance. They recommended that legislation should be specific, well monitored and implemented.

Umeokafor (2017) also looked into barriers to self-regulation within construction health and safety in Nigeria. They found that economic factors, lack of self-regulation capacity and lack of awareness were important factors. This shows that health and safety performance will depend on having regulatory requirements in place and having the capacity and willingness to implement them.

Fire safety requirements will also be part of the regulations for construction projects. This relates to ensuring that there are measures in place to avoid fire incidents.

2.5 Building permits, site inspections and professional requirements

Building permits will give permission to carry out construction activities once requirements have been met. This is an important requirement to ensure that proposed construction work has been reviewed by regulations. Site inspections allow relevant authorities to monitor activities and ensure that construction work is compliant with approved plans.

Professional registration and licensing requirements will ensure that responsibilities are undertaken by appropriately qualified professionals. This will help with professional accountability and ensuring appropriate technical standards.

Opawole et al. (2022) looked into compliance with standards for concreting materials within building projects in Lagos State, Nigeria. They found that there were various factors affecting compliance such

as regulatory, technical, procurement, capacity and skills. They also highlighted the importance of having effective regulatory policies, monitoring, training and ethical standards amongst project stakeholders.

Overall building permits, site inspections, professional requirements and building standards will help with controlling and monitoring construction activities. Effective implementation will ensure that they are compliant with requirements.

3 Methodology

This study used a quantitative survey approach to assess how government regulatory requirements influence construction project delivery within Ibadan, Oyo State. This study targeted construction professionals who are involved in public and private construction projects. This included contractors, architects, builders, civil engineers, quantity surveyors and project managers.

A purposeful sample was taken to ensure that those with relevant knowledge and experience could be included. Primary data was gathered using a structured questionnaire. Questions were included to look at government regulatory requirements.

A total of 120 questionnaires were distributed to construction professionals. 115 valid questionnaires were returned giving a response rate of 95.8%. Responses were measured using a Likert scale.

The data was analysed using the Statistical Package for the Social Sciences (SPSS). Frequencies and percentages were used to analyse the characteristics of the respondents. Mean scores were used to assess and rank the government regulatory requirements.

4 Results and discussion

4.1 Government regulatory requirements influencing construction project delivery

Fourteen government regulatory requirements were assessed. The results found that building plan approval requirements, building regulations, development control requirements, environmental regulations and environmental impact assessments (where applicable) all had the highest mean score of 3.46. This ranked first (Table 1).

This suggests that respondents felt that regulatory requirements relating to statutory approvals, development control and environmental protection were very important. These are relevant to planning and starting construction projects as they ensure developments meet planning and environmental standards.

Town planning and physical development regulations and building permits both had a mean score of 3.39. This ranked fifth. National building code requirements and local government/state development control requirements both had a mean score of 3.31. This ranked seventh.

Occupational health and safety regulations, construction site requirements and waste management and environmental protection requirements all had a mean score of 3.28. This ranked ninth. This shows that respondents recognised that regulatory requirements relating to construction site activities, health and safety and environmental management were important.

Professional registration and licensing requirements had a mean score of 3.13. This ranked twelfth. Fire safety requirements had a mean score of 3.10. This ranked thirteenth. Labour and welfare

regulations had the lowest mean score of 3.02. This ranked fourteenth. However, they still had a mean score showing that they were part of the regulations considered relevant to construction project delivery.

Overall the results show that not all regulatory requirements were given the same rating. Building plan approval, building regulations, development control and environmental assessment requirements had the highest ratings. Professional licensing, fire safety and labour and welfare requirements had the lowest ratings.

Table 1. Mean scores and ranking of government regulatory requirements.

S/N	Government regulatory requirement	Mean	Ranking
1	Building plan approval requirements	3.46	1st
2	Building regulations and development control requirements	3.46	1st
3	Environmental regulations and requirements	3.46	1st
4	Environmental impact assessment requirements, where applicable	3.46	1st
5	Occupational health and safety regulations	3.28	9th
6	Town planning and physical development regulations	3.39	5th
7	Construction site inspection requirements	3.28	9th
8	Building permit requirements	3.39	5th
9	Fire safety requirements	3.10	13th
10	Labour and workers' welfare regulations	3.02	14th
11	Waste management and environmental protection requirements	3.28	9th
12	Professional registration and licensing requirements	3.13	12th
13	National building code requirements	3.31	7th
14	Local government/state development control requirements	3.31	7th

Source: Field survey, 2026.

4.2 Discussion of findings

The findings indicate that building plan approval, building regulations and development control, environmental regulations, and environmental impact assessment requirements were the highest-rated regulatory requirements, each recording a mean score of 3.46. This suggests that construction professionals considered statutory approvals and environmental requirements particularly influential in construction project delivery. These requirements are important because they provide the regulatory basis for assessing proposed developments and ensuring that construction activities conform to approved standards.

The relatively high ratings recorded for town planning and physical development regulations and building permit requirements further reinforce the importance of planning and statutory authorisation in construction activities. These requirements help ensure that projects are undertaken within the established planning framework. This is consistent with the Nigerian Urban and Regional Planning Act (1992), which provides for physical development planning and development control at different levels of government.

The National Building Code requirements also received a relatively high rating. This finding is relevant to the observations of Agapiou and Yakubu (2019), who identified administrative and professional-related factors as important determinants of non-compliance with structural building code standards in Nigeria. Their study demonstrates that the effectiveness of building standards depends on appropriate institutional administration, professional involvement and enforcement.

The ratings for occupational health and safety, site inspection, and waste management requirements demonstrate that respondents also recognised the relevance of operational and environmental regulations. Adeyemo and Smallwood (2017) observed that limited construction-specific health and safety legislation and inadequate enforcement affect safety performance in the Nigerian construction industry. Similarly, Umeokafor (2017) identified economic factors, limited self-regulatory capacity and lack of awareness as barriers to construction health and safety self-regulation. These findings reinforce the importance of effective regulatory oversight and the implementation of safety requirements on construction sites.

Environmental requirements also received some of the highest ratings in the present study. This is consistent with the provisions of the Environmental Impact Assessment Act (1992), which require the potential environmental effects of applicable projects to be considered before implementation. The environmental impact assessment procedures and charges regulations (2021) further establish procedures for assessment, certification and monitoring. These provisions demonstrate the importance of integrating environmental considerations into construction planning and implementation.

In relation to professional and technical compliance, Opawole et al. (2022) found that regulatory, technical, procurement, capacity and skills-related factors affect compliance with concreting material standards in Lagos State. Their findings support the importance of regulatory enforcement and professional competence in maintaining construction standards.

In comparison, professional registration and licensing, fire safety, and labour and workers' welfare regulations received lower mean scores. However, their lower positions should not be interpreted as evidence that they are unimportant or unnecessary. Rather, the results indicate that respondents assigned relatively greater influence to approval, development control and environmental requirements among the regulatory factors examined.

The findings therefore demonstrate that government regulatory requirements have different perceived levels of influence on construction project delivery. They also highlight the importance of effective implementation and coordination of regulatory procedures throughout the planning and execution stages of construction projects.

5 Conclusion and recommendations

5.1 Conclusion

The study assessed government regulatory requirements influencing construction project delivery in Ibadan, Oyo State, Nigeria. The findings revealed that building plan approval requirements, building regulations and development control requirements, environmental regulations and requirements, and environmental impact assessment requirements, where applicable, were the highest-rated regulatory factors, each recording a mean score of 3.46.

Town planning and physical development regulations and building permit requirements followed with mean scores of 3.39, while labour and workers' welfare regulations recorded the lowest mean

score of 3.02. The results demonstrate that respondents placed greater emphasis on statutory approval, development control and environmental requirements in relation to construction project delivery.

The study concludes that government regulatory requirements constitute an important part of the construction project environment. Their effective implementation is necessary to ensure that construction activities are properly planned, authorised and carried out in accordance with applicable standards. The findings also reinforce the importance of institutional enforcement, professional responsibility and effective regulatory administration in construction project delivery.

5.2 Recommendations

Based on the findings, the following recommendations are made:

1. Relevant government agencies should improve the coordination and efficiency of building plan approval and building permit procedures to ensure that statutory requirements are clearly communicated and processed appropriately.
2. Government regulatory authorities should strengthen the implementation of building regulations, town planning requirements and development control procedures to promote orderly construction and physical development.
3. Environmental regulatory agencies should ensure that applicable environmental regulations and environmental impact assessment requirements are properly considered before and during project implementation.
4. Greater attention should be given to occupational health and safety, construction site inspections, fire safety and waste management to ensure that these requirements are consistently implemented across construction projects.
5. Contractors and construction professionals should maintain adequate knowledge of applicable regulatory requirements and ensure that project activities are undertaken in accordance with relevant statutory provisions.
6. Government agencies should periodically review the implementation of regulatory requirements to identify administrative and operational challenges affecting construction project delivery.

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