

Development control challenges and enforcement of minimum standards: A case study of residential real estate projects in Ozoro, Delta State ¹

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Abstract

This research focused on development control challenges and enforcement of minimum standards: A case study of residential real estate projects (hostel accommodation) in Ozoro. This study employed a mixed-methods research design which combines qualitative and quantitative approaches in the gathering and analysis of data. The population for this study consist of residential real estate developers i.e. the hostel developers in Ozoro, the agency that is responsible for development control and enforcement of minimum standards in Ozoro, students and other individuals residing in hostel accommodations in Ozoro, Delta State. It revealed significant concern that inadequate regulatory frameworks and lack of effective enforcement are major challenges that led to non-compliance with minimum standards. More so, respondents' perception on enforcement mechanisms shows somewhat effective, in addition they identified insufficient resources, corruption and lack of accountability as key challenges faced by local authorities. The research also highlighted potential health risks, environmental impacts and consequences on occupants' well-being which was attributed to non-compliance. This study research hereby suggests improved regulatory frameworks, effective enforcement and stakeholder collaboration.

Keywords: *Development control, Hostel accommodation, Minimum standards, Projects and Residential real estate.*

1.0 Introduction

The real estate industry is said to be one of the active and if not the most influential sectors of the overall performance of the Nigerian economy, (Ifediora, 2019). Globally investments in the real

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estate projects - the product of the sector are expanding rapidly, thus it has led to the expansion in job opportunities (Ifediora, 2019) and by extension increase in demand for its product such as residential accommodation. The increase in demand too appears to be linked to rapid urbanisation.

Rapid urbanisation and increase in population increase according to several literatures has led to increased demand for residential accommodation. Ozoro town which is the Headquarter of Isoko North Local Government Area (L.G.A.) is presently witnessing an increase in demand for residential accommodation, including hostel facilities. To cater to this demand, numerous residential real estate projects have emerged, offering various types of accommodation to students, workers and other residents. However, the development and management of these projects appears to be posing significant challenges to the local authorities, particularly in ensuring compliance with minimum standards.

Development control is a critical aspect of urban planning that aims to regulate the use and development of land and buildings to achieve sustainable development, protect the environment, and promote public health and safety, (Barugahare, 2019). Apart from Ozoro, other local authorities face numerous challenges in enforcing development control regulations, particularly in the residential real estate sector, (Otunola & Adebayo, 2021). This study focuses on hostel accommodation projects, which are a vital component of the residential real estate market in Ozoro.

Ozoro appears to be a rapidly growing town in Delta State, Nigeria and in turn has experienced significant development in recent years, driven by its growing population and economic activities. The town is home to educational institutions, Southern Delta University, Ozoro now Delta State University of Science and Technology, Ozoro, which attracts students from all over the country. Due to the above stated, there is a high demand for hostel accommodation and this in turn has led to the proliferation of residential real estate projects especially the students hostels.

In spite of this rapid development of the residential real estate projects, there has been concerns about compliance with minimum standards, building codes, zoning regulations as well as environmental standards, Ifediora and Igwenagu, (2025). The perceived absence of effective development control and enforcement of minimum standards can result to numerous challenges, including: overcrowding and poor living conditions, (Omollo, 2020), inadequate infrastructure and services environmental degradation and pollution, (Lanrewaju, 2012), increased risk of natural disasters and emergencies, (Agbor, 2021), negative impacts on public health as well as safety, Omotosho, Kosoko and Adenaike, (2020).

The importance of development control and enforcement of minimum standards cannot be overemphasized in the case of local planning authorities in Ozoro which appears to be facing

significant challenges in ensuring compliance with regulations. Some of the challenges include but not limited to; inadequate institutional capacity and resources, (Godswill et al., 2017), lack of effective enforcement mechanisms, (Onaiwu, 2020), the twin challenge of lack of transparency and corruption, (Ulasi et al., 2020), limited public awareness, (Pitogo, 2019) and participation and conflicting interests and priorities, (Gaspar et al., 2022). The identified challenges too have resulted in the construction or development of substandard hostel accommodation for the students. The challenges have in turn posed significant risks to the health, safety as well as well-being of occupants, (Akinpelu et al., 2019).

This study investigates the development control challenges and enforcement of minimum standards in residential real estate projects while focusing on hostel accommodation in Ozoro, Delta State. The objectives of the study are to: identify the cases that fall out of the approved acceptable standard; examine the current development control framework and enforcement mechanisms in Ozoro; identify the challenges faced by the local authorities in enforcing minimum standards in the case residential hostel accommodation as well as assess the impact of non-compliance with minimum standards on occupants and the environment.

This study no doubt contributed to the understanding of development control challenges and enforcement of minimum standards in the case of student's hostels - residential real estate projects in Ozoro. This study focus was on hostel accommodation projects in Ozoro, Delta State and it examined the development control challenges and enforcement of minimum standards in the case of some selected students hostels. The study, however, is limited to the Ozoro, in Isoko North Local Government Area.

2.0 Literature review

Several literatures have over time linked rapid urbanisation to increased demand of housing. In many cities and in Nigeria there is always an upsurge and conglomeration of people in city centres with the resultant effects on housing growth, Aluko, (2011). With rapid urbanization taking place in Nigeria, the demand for housing has escalated, Adedeji, (2023). Collaborating to the above literatures, the rapid urbanization and population growth in Ozoro, Delta State, appears to have led to an increased demand for residential accommodation which including hostel facilities. More so, the development and management of these projects seems to have posed significant challenges to local authorities, particularly in ensuring compliance with minimum standards. It's worthy to state here that development control is a crucial aspect of urban planning which regulates land use and building development. This is with a view to achieving sustainable development, protection of the environment as well as promotion of public health and safety (Akinluyi et al., 2020). Planning and managing land resources effectively is therefore necessary to ensure adequate spaces for housing and other developments (Akinluyi et al., 2020). This process involves multiple

technical departments, including the Town and Country Planning Department, the Public Works Department, and the Drainage and Irrigation Department, ensuring comprehensive evaluation before any permission are granted (Omar et al., 2013).

Challenges of development control are many and may include;

Available lands are limited supply: The scarcity of land for development hinders the construction and expansion of properties, driving up land prices and making it difficult for smaller players to enter the market. This appears to be the fate of Ozoro the study area based on, on the spot assessment of the study area or physical visit.

Regulatory and legal constraints: Zoning regulations permitting processes and other legal requirements can impact the feasibility and profitability of development projects. More so literatures such as Ifediora and Efobi (2020) have in their work the built environment and urban development issues: an assessment of development control challenges of private real estate projects in Ajegunle Oyo, Oyo state identified legal and regulatory constraints as part of the challenges of development control. Similarly, Ifediora, (2019) in his work *Development control challenges and land use compatibility: Professionals concerns and implications for health and safety* identified challenges which militates against effective development.

Odekunle, Akindele and Adebayo (2019) in carried out research on the problems and challenges of development control in Abeokuta-West Zonal Planning Area, Ogun State, Nigeria. This paper explores the challenges of development control in Abeokuta –West Zonal Planning Area, focusing on the lack of physical development guide, inadequate manpower, corruption, and political interference. Data from questionnaires and interviews revealed challenges such as inadequate manpower, corruption, and political instability. Recommendations include providing a framework for physical development, effective public awareness programs, adjustment of assessment charges for low-income earners, and domestication of the Nigerian Urban and Regional Planning Law 1992.

Kio-Lawson, Duru, John, and Eebee, (2016), in their work; the challenge of development control in Nigerian capital cities - A case of some selected cities in the Niger Delta noted that the rapid population increase and spatial expansion of Nigeria's capital cities have led to the need for development control measures. This has resulted in housing famine, haphazard spatial development, and environmental chaos. Despite the establishment of physical planning laws, most Nigerian cities are still far from being considered 'world class'. This paper examines physical development control in selected capital cities in the Niger Delta region, addressing issues such as inadequate funding, lack of equipment, public enlightenment, corruption, and political interference. The findings help make recommendations for improvement in physical development

and control in Nigerian cities. The study used structured questionnaires, direct observation techniques, and face-to-face discussions.

Barugahare (2014) examined development control tools used in Kampala Capital City, Uganda, focusing on three Administrative Parishes: Buziga, Kazo-Angola, and Nakasero IV. The study identifies two major development control tools: public capital investment and zoning based on land use and spatial location. Secondary tools include designed standards of roads, water systems, school space sizes, and community recreational spaces. Direct land use control involves zoning by activity user, using plot sizes, building setbacks, development coverage, parking, and driveway specifications. Building heights are also controlled by restricted stories, floor area ratio, and occupancy rate. The study finds that these tools do not address most key development requirements, such as high development standards informed by the 1948 Town and Country Planning Act and 1951 Kampala Town Planning Ordinance.

Yuwel, Iroaganchi and Usmanm (2024) carried out research on the Effect of development control compliance on residents' satisfaction with peri-urban settlements in Gombe. The study investigated the impact of development control compliance on residents' satisfaction with peri-urban settlements in Gombe metropolis, Nigeria. The research used a quantitative design and a questionnaire survey to collect data. Results showed that major areas of compliance were environmental impact assessment, density control, and solid waste management. Road infrastructure and building code compliance were the least compliance areas. Major satisfaction levels included green spaces, housing quality, and traffic congestion. Minor satisfaction levels included access to parks and recreation and community engagement. The study suggests that development control compliance may not be the sole factor influencing residents' satisfaction, and suggests strategies for improving neighbourhood quality include strengthening enforcement mechanisms, enhancing public awareness, streamlining approval processes, and promoting community engagement.

Onaiwu (2020) worked on infringing development control measures in Auchi. The study established that developers contravened development control regulations in areas such as the construction of buildings without approval, exceeding plot coverage, and violation of setback regulations. The absence of planning schemes and inadequate planning staff in the Auchi office accounted for these infringements.

Olajuyigbe and Rotowa (2011) identified some challenges in controlling development, including an unavailable urban development policy, ineffective control of development, unavailable spatial data and information, and lack of a master plan to regulate settlements growth. The study advocated for the dire involvement of urban development policy coupled with a series of legislations and regulations to facilitate development control.

Joel and Ifediora, (2024), identified practical cases of selected houses which do not conform to the minimum standard, the obvious reasons why they do not conform to the minimum standards as well as the factors affecting enforcement and compliance. The study also determined the impact of the identified factors as well as proffered solution to the identified challenges. The study encouraged collaborative efforts that are aimed at effectively tackling further challenges as well as encouraged efforts aimed at providing quality housing devoid of deviation from minimum standards.

The study on the problems of development control in urban centers in Kenya by Koech (2001), established that laxity in approving plans, poor policy implementation, inadequate council capacities (finances, technical and human), political interference, inadequate enforcement machinery and lack of public awareness of the existence of planning and development control regulations were among the factors militating against development control.

Adedeji, (2023), in their research discussed the importance of affordable housing in Nigerian urbanization, highlighting its role in addressing housing shortages, slum proliferation, and inadequate infrastructure. It discusses the benefits of affordable housing, including improved quality of life, social cohesion, and economic opportunities. The article also discusses obstacles like land availability, funding constraints, and regulatory frameworks. It recommends comprehensive and sustainable approaches to improve and expand affordable housing initiatives.

Ifediora, and Efobi (2019) noted that development control is crucial for regulating land use and adherence to minimum standards. However, many modern developments do not meet these standards, especially in areas close to planning authorities. In Oyo and its surrounding areas, many developments are incompatible with adjoining uses, causing concern. All stakeholders, including government and residents, have a collective responsibility to ensure compatibility of land uses for safety and wellbeing. He noted that effective development control is essential for creating a smart city, addressing challenges and providing solutions.

Aluko, (2010) in the study; the impact of urbanization on housing development: the Lagos experience, Nigeria noted that Rapid population growth in developing economies often leads to housing development issues, including unemployment, unplanned urban sprawl, environmental pollution, deterioration, and urban decay. This paper examines the consequences of urbanization in Nigeria using data from metropolitan Lagos. The study found that rural-urban migration in the 20th century led to a sharp increase in population growth, high rent costs, and massive spatial expansion, causing cities to lose their original dignity, social cohesion, and administrative efficiency.

Akinluyi, et al (2020); on the Assessment of Urban Residential Land Use, Challenges and Control in Orita Obele Housing Estate, Akure, Nigeria investigated urban residential land use and control in Orita Obele housing estate, Akure Ondo-State Nigeria. Surveys were conducted on 168 housing units, and data analysis revealed that most landowners (53.5%) acquired one to three plots for housing development. However, many developed only one or two plots. The majority (86.9%) had approved their survey plans, but delays in signing had minimal impact on construction. The study suggests more affordable residential land for better planning and comfort.

Summarily, it can be observed that various studies have identified challenges in development control which includes limited land availability, constraints such as regulatory and legal, inadequate manpower, interferences such as corruption and political. Evidence abounds from research that these challenges could lead to housing shortages, proliferation of slum and inadequate infrastructure. Studies in Nigeria have been able to discover that developers often contravene development control regulations hence, the need for effective enforcement mechanisms, public awareness as well as community engagement. Among other challenges identified are; the lack of physical development guides, inadequate funding and lack of equipment. The literature highlights the dire need for a collaborative effort from all stakeholders which must include the government and residents, this is to ensure compatibility of land uses, aid in the promotion of sustainable development and improvement on the quality of life for urban residents.

3.0 Research Methodology

This study employed a mixed-methods research design which combines qualitative and quantitative approaches in the gathering and analysis of data. The study employed the use of primary and secondary data sources; the questionnaire surveys of hostel accommodation projects and the occupants, interviews with local authorities, developers as well as other stakeholders including observations and site visits to hostel accommodation. In addition is the review of existing literature in respect to policies on development control and enforcement of minimum standards. The population for this study consist of Residential real estate developers i.e. the hostel developers in Ozoro, the agency that is responsible for development control and enforcement of minimum standards in Ozoro, students and other individuals residing in hostel accommodations in Ozoro, Delta State. A sample size of 141 respondents which includes, residential real estate developers and regulatory agency officials as were as hostel occupants were selected through a random sampling technique. Method of data collection was basically through questionnaires, interviews and observations and they applies to residential real estate developers and hostel occupants, regulatory agency officials and hostel accommodations in Ozoro especially on data relating to minimum standard. In the case of data analysis, quantitative data was analyzed with the use of descriptive and inferential statistics such as means, frequencies and simple percentages etc.

4.0 Data Presentation and Analysis

4.1 Demography and personal questions

Table 1: Demographic information of respondents

GENDER/SEX OF RESPONDENTS			
S/N	Gender	Number	Percentage
1	Male	68	42.23
2	Female	73	57.77
	Total	141	100
CATEGORY OF RESPONDENT			
1	Student	128	90.77
2	Developer	13	9.23
	Total	141	100
DURATION OR LENGTH OF TIME STAYED IN OZORO			
1	Less than 1 year	46	32.62
2	1 – 2 years	34	24.11
3	More than 2 years	61	43.27
	Total	141	100

Table 1 above is basically demographic information of respondents about sex or gender, category of respondents whether they are developers or students and lastly is duration or length of time stayed in Ozoro. The numbers of respondents are expressed in numeric and simple percentages.

4.2 Places of Residents of the students and developers and identification of real estate projects that fails to adhere to minimum standards

Most of these real estate projects are scattered all over the five quarters in Ozoro; Uruto, Erovie, Etevie, Urudhe and Oruamudhu, (Ifediora et al, 2025) with many around school environment. Such as Campus 2 road, Aso rock, Eteriva, etc. Below are some of pictures of these projects



4.3 Data Presentation on challenges that led to non-compliance with the minimum standard in hostel accommodation.

Table: 2 Descriptive Statistics challenges that led to non-compliance with the minimum standard in hostel accommodation

S/N	Challenges	Options of 5 point likert scale for respondents					N	Sum	Mean		Rank	Std. Deviation	Variance	Skewness		Kurtosis					
		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree			Statistic	Statistic				Statistic	Std. Error	Statistic	Statistic	Statistic	Std. Error	Statistic	Std. Error
1	Inadequate regulatory framework.	61	46	30	4		141	587.00	4.1631	.07232	1 st	.85877	.737	-.596	.204	-.702	.406				
2	Lack of effective enforcement	47	46	31	11	6	141	540.00	3.8298	.09332	2 nd	1.10814	1.228	-.775	.204	-.045	.406				
3	Corruption and bribery	43	32	34	25	7	141	502.00	3.5603	.10381	3 rd	1.23270	1.520	-.338	.204	-1.005	.406				

The table 2 above shows the data presentation on the challenges that led to non-compliance with the minimum standard in hostel accommodation, it could be observed that out of the three challenges identified inadequate regulatory framework was ranked highest with a mean of 4.1631 followed by lack of effective enforcement and respectively.

In the case of skewness for the challenges identified the first two values (-.596 and -.775) suggest negative attitudes or opinions, with the second value being more pronounced. This suggests that the distribution is slightly skewed to the left. Respondents might generally have a slightly negative attitude or opinion about the topic. While the third value (-.338), this value falls within the range of -1 to 1 which indicates a roughly symmetric distribution. This implies that the respondents might have mixed opinions or be neutral about the topic i.e. suggests a more neutral or mixed opinion.

For the Kurtosis, with values -.702, -.045 and -1.005 indicates the negative values and they cut across all three challenges suggesting that responses tend to be more spread out or evenly distributed, rather than clustering around a specific point. The values might be an indication that respondents have diverse perspectives or experiences regarding these challenges.

4.4 Data Presentation on effectiveness of the enforcement mechanism for development control

Table: 3 Descriptive Statistics on effectiveness of the enforcement mechanism for development control

Descriptive Statistics																	
S/N	Effectiveness of the enforcement mechanism for development control	Options of 5 point likert scale for respondents					N	Sum	Mean		Rank	Std. Deviation	Variance	Kurtosis			
		Very Effective	Somewhat effective	Moderate	Somewhat ineffective	Very ineffective			Statistic	Statistic		Statistic	Std. Error	Statistic	Statistic	Statistic	Std. Error
1	Regular inspection and monitoring.	34	22	37	18	30	141	432.00	3.0638	.12171	3 rd	1.44525	2.089	-1.272	.406		
2	Penalties and fines.	38	29	38	14	22	141	465.00	3.2979	.11509	1 st	1.36667	1.868	-1.049	.406		
3	Collaboration and community engagement.	39	22	38	20	22	141	457.00	3.2411	.11384	2 nd	1.35172	1.827	-.987	.406		

From the table 3 above one could observe that; regular inspection and monitoring has a mean of 3.0638. This is slightly above the neutral point of 3, which is as indication of a slightly positive perception of effectiveness. The standard deviation is 1.44525 and Variance 2.089 which shows a moderate variability in responses and moderate spread in responses respectively. The kurtosis of -1.272 is more of a platykurtic distribution, which indicates a relatively flat distribution with fewer extreme values.

Penalties and fines have a Mean score of 3.2979 which is above the neutral point, indicating a somewhat positive perception of effectiveness. The standard deviation is 1.36667 and that of variance 1.867 shows moderate variability in responses and moderate spread in responses respectively. The kurtosis of -1.049 is more of platykurtic distribution, an indication of a relatively flat distribution with fewer extreme values.

Collaboration and community engagement have a mean of 3.2411 which is above the neutral point; an indication of a somewhat positive perception of effectiveness. The standard deviation is 1.35172 while variance is 1.827. This shows moderate variability in responses and moderate spread in responses respectively. The kurtosis: -.987 is more of platykurtic distribution, which indicates a relatively flat distribution with fewer extreme values.

Summarily, the means suggest that respondents generally perceive the enforcement mechanisms as somewhat effective, with penalties and fines having the highest mean score. The standard deviations and variances indicate moderate variability in responses, suggesting some disagreement among respondents. The kurtosis values indicate platykurtic distributions, suggesting that responses are relatively evenly distributed across the scale, with fewer extreme values.

4.5 Data Presentation on challenges faced by local authorities in enforcement of minimum standards

Table: 4 Descriptive Statistics on challenges faced by local authorities in enforcement of minimum standards

S/N	Challenges faced by the local in the enforcement of minimum standards	Options of 5 point likert scale for respondents					N	Sum	Mean		Std. Deviation	Variance	Kurtosis	
		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree			Statistic	Std. Error			Statistic	Std. Error
1	Insufficient resources	78	23	15	23	2	141	578.00	4.0993	.10031	1.19107	1.419	-.525	.406
2	Corruption and lack of accountability.	69	20	24	20	8	141	565.00	4.0071	.10191	1.21006	1.464	-.748	.406
3	Limited public awareness and participation.	59	23	31	23	3	141	531.00	3.7660	.10540	1.25150	1.566	-1.048	.406
4	Inadequate regulatory framework.	60	22	32	22	5	141	533.00	3.7801	.10513	1.24838	1.558	-1.026	.406
5	Lack of effective collaboration and coordination	79	14	26	14	8	141	564.00	4.0000	.10841	1.28730	1.657	-.416	.406

From the table 4 above, it could be observed that insufficient resources have a mean score of 4.0993 this there high level of agreement that this is a challenge. The standard deviation is 1.19107 and variance is 1.419 implying that there is a relatively low variability in responses in case of the former and relatively low spread in responses in the case of later. The kurtosis is -.525 signifying platykurtic distributions, but in this case it is closer to normal.

The second challenge which is corruption and lack of accountability has a mean score of 4.0071 indicating high level of agreement that this is a challenge. The standard deviation is 1.21006 indicating a relatively low variability in responses while the variance is 1.464 indicating a relatively low spread in responses. The kurtosis is -.748 i.e. a platykurtic distribution.

The third challenge is limited public awareness and participation with a mean score of 3.7660; this is above the neutral point, an indication that there is an agreement that this is a challenge. The standard deviation is 1.25150 signifying a moderate variability in responses and variance is 1.566 indicating a moderate spread in responses. The kurtosis is -1.048 which is implies platykurtic distribution.

The fourth challenge is inadequate regulatory framework with a mean score of 3.7801 which is above the neutral point. This indicates that there is agreement that this is a challenge. The standard deviation: 1.24838 which indicates moderate variability in responses while the variance is 1.558 which indicates moderate spread in responses. The kurtosis: -1.026 which is platykurtic distribution.

Lack of effective collaboration and coordination has a mean of 4.0000; an indication that there is a high level of agreement that this is a challenge. The standard deviation is 1.28730 implying a moderate variability in responses while the variance is 1.657 indicating a moderate spread in responses. The kurtosis: -.416 i.e. platykurtic distribution, in this case it is closer to normal.

Summarily, the means is an indication that the respondents generally agree that all options are challenges, while insufficient resources and corruption and lack of accountability being the most prominent. The standard deviations and variances indicate moderate to low variability in responses this suggests that there are some consistencies in opinions. The kurtosis values are more of platykurtic distributions. This suggests that responses are relatively evenly distributed across the scale, having fewer extreme values.

4.6 Data Presentation on potential health risks to occupants of hostel accommodations that do not comply with minimum standards

Table 5: Potential health risks to occupants of hostel accommodations that do not comply with minimum standards

S/N	Options	Number	Percentage
1	Respiratory problems	36	26.9
2	Infection and diseases	89	66.4
3	Mental health issues	41	30.6

The table 5 above is on potential health risks to occupants of hostel accommodations that do not comply with minimum standards, 36 respondents representing 26.9% went for respiratory problems as potential risk, 89 respondents representing 66.4% says infection and diseases is a potential risk and 41 respondents representing 30.6% say mental health issues is a potential risk.

4.7 Data Presentation on how non-compliance with minimum standards affect environment

Table 6: How non-compliance with minimum standards affect environment

S/N	Options	Number	Percentage
1	Pollution	65	47.4
2	Waste management	88	64.2
3	Resources depletion	39	28.5

The table 6 above is on how non-compliance with minimum standards affect environment, 65 respondents representing 47.4% went for pollution, 88 respondents representing 64.2% went for waste management and 39 respondents representing 28.5% went for resources depletion.

4.8 Data Presentation on the potential consequences of non-compliance with minimum standards on occupants' well-being

Table 7: The potential consequences of non-compliance with minimum standards on occupants' well-being

S/N	Options	Number	Percentage
1	Reduced quality of life	43	31.4
2	Increased stress and anxiety	76	55.5
3	Negative impact on productivity	60	43.8

The table 7 above potential consequences of non-compliance with minimum standards on occupants' well-being, 43 respondents representing 31.4% went for reduced quality of life, 76 respondents representing 55.5% went for increased stress and anxiety and 60 respondents representing 43.8% went for negative impact on productivity.

5.0 Conclusion and Recommendation

This research on development control challenges and enforcement of minimum standards in residential real estate projects was specifically for hostel accommodations in Ozoro, Delta State. It revealed significant concern that inadequate regulatory frameworks and lack of effective enforcement are major challenges leading to non-compliance with minimum standards. While respondents' perception on enforcement mechanisms shows somewhat effective, they however identified insufficient resources, corruption and lack of accountability as key challenges faced by local authorities. The research also highlighted potential health risks, environmental impacts and consequences on occupants' well-being which was attributed to non-compliance. The research is suggesting improved regulatory frameworks, effective enforcement and stakeholder collaboration; this is to ensure compliance with minimum standards.

The study hereby recommend as follows:

- Strengthening of the regulatory frameworks which will feature review and updating of the existing regulations to address gaps and ambiguities.
- The enhancement of the enforcement capacity through the provision of adequate resources and training for local authorities, this is to effectively enforce minimum standards.
- Promotion of stakeholder collaboration which will go a long way in fostering partnerships between local authorities, developers and occupants with a view to ensuring compliance.
- The need for increased public awareness; the focus will be on the education of the occupants and the developers on the importance of compliance with minimum standards.

- Implementation of effective monitoring mechanisms; this which will feature regular inspections and monitoring aimed at identifying and addressing non-compliance.

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