Academic World
Journal of Scientific and Engineering Innovation

Journal homepage
https://academicworldpublisher.co.uk/index.php/awjsei

Evaluating the Impact of Transparency in the Enforcement of Land Use Regulatory Frameworks in the Rural-Urban Fringe of Osogbo, Nigeria

Fagbulu, G.A

Department of Estate Management and Valuation, Osun State Polytechnic, Iree

*Corresponding author Email Address: gbolabojumoke@gmail.com

Abstract— The Land Use Regulatory and Legal Framework Enforcement is one of the main features of concern within the property market transparency discourse. This study Assesses the Transparency in Land Use Regulatory Framework Enforcement in the Rural-Urban Fringe of Osogbo Nigeria. It equally explored factors affecting this transparency feature in its sub-factors such as real estate tax, land use planning, and building control, enforceability of contracts, property registration, and property acquisition. Using explanatory survey research designs, the target population includes Estate Surveyors and Valuers, property owners, and government officials in the land use allocation department and land registration department in the selected areas of Osun State. The study adopted Yamani's (2004) formula to determine the sample sizes of 384 property owners, 35 Estate Surveyors, and Valuers and 25 government officials were also selected. Data gathered from property owners, Estate Surveyors, Valuers, and officials through structured questionnaires were analyzed using descriptive and inferential statistics such as mean scores and factor analysis. Findings revealed that most of the transparency features in each of the sub-factors were in existence but below the high transparency level. The factors affecting the transparency features were; low-efficiency costs on property tax are a critical factor in assessing the transparency and fairness of real estate tax, the nature of the revenue instrument and policy choices or tax administration affect the level of market transparency, high cost to citizens of getting complete information on their total tax burden. The findings emphasized the importance of a transparent economy for growth and made comprehensive recommendations among which were; enhancing transparency including enforcing land use regulations, establishing a predictable tax regime, and fortifying contract enforceability to create market confidence for all participants.

Keywords: *Land Use Regulatory, Legal Framework Enforcement, Property Market Transparency and Property Market.*

I. INTRODUCTION

The concept of transparency can cover a broad range of areas, from regulatory frameworks to in-depth market information, and allows for standardized, clear, and fair practices. This foundation allows businesses and investors to make decisions with confidence while enabling governments to function effectively. High-quality property market data, for example, sends developers and investors a clear signal about when and what types of space to build. Moreover, data on environmental sustainability enables businesses to make informed choices and helps cities on the path to a more sustainable future. Real estate market transparency is one of the key attributes, therefore, of a successful, future-ready city. A transparent real estate market is a market fairly free from corruption and it has readily available information and operates fairly and consistently "the jones lang lasalle" (JLL, 2017). In other words, a transparent real estate market is completely open and organized, operates in a legal and regulatory framework characterized by a consistent approach to the enforcement of published rules and planning regulations, respects private property rights, and has relatively low transaction and information costs (Triantafyllopoulos, 2016). A move toward market efficiency is not a panacea for investors, occupiers, or those seeking to raise capital. Market efficiency does not eliminate risk, nor does it guarantee attractive returns to investors (Jacques, 2020).

Zohreh, Farshad, and Jamshid (2017) indicated that individuals have various perceptions of land, impacted by their attitudes and present interests. Land can be viewed as persons, a community, or a physical region that is ruled by a certain political organization. For legal and economic specialists, it is defined as any region of the earth's surface that can be lawfully owned or controlled. This right encompasses not only the land itself, but in addition any structures, flora, or other additions produced by people, as well as any valuable things placed on or beneath the surface area of the ground. The notion of land may be understood as including all the manmade and natural resources that come with owning the ground. According to Tiwari and White (2017), land use is how a particular piece of land is employed at a given moment, whether under governmental authority or at the discretion of the owner or occupier. Land use requires careful planning and coordinating human activities within a specific area, taking into consideration the advantages and drawbacks of each portion of the space. The objectives include residential, industrial, agricultural, commercial, recreational, public/semi-public, and special-purpose uses. The land use regulation within the real estate marketplace is a system of rules and organizations that oversee the buying and selling of real estate along with other transactions within the market. Market players demand reliable market information to make properly informed judgments.

In addition, the procedure of registering land and property as well as the necessary acquisition or purchase, information on debts related to real estate According to research by JLL in 2018, unfettered investment and service exchange are tied to the general transparency and security of property rights. Capital will not flow if the legal structure does not satisfy international norms. The pace and depth of market knowledge rely on how well the legal system can adapt. Additionally, it is necessary to minimize legal and tax obstacles from affecting transactions to optimize the decision-making process, which should also include issues such as a unified legal system. both transparent and understandable regulations; Clear and open access to legal information, availability of data from state or national land register offices, and transparency about rights and interests in real estate. Confidence in the correct rights, interests, and ownership structures, among other factors, information on national laws, and ensuring transparency and clarity in the structure of tax systems. Special attention should be made to analyzing the transparency of land use rules enforcement on the rural-urban edge of the study area, while the remainder of the research focuses on measuring and assessing transparency in land use regulations. This study aims to look at how land uses in the real estate market have become increasingly transparent within the study area.

II. Problem Statement/Justification

Transparency is a critical factor in considering an investment in the real estate market. The absence of transparency in a real estate market is referred to as opacity. Some of these researchers who consider the opacity of a real estate market as being synonymous with corruption include Izah, Majid, Ariff, Mohammed, and Egba (2019) who concluded that foreign investors would usually consider more transparent markets, thus less corrupt economies, rather than investing in opaque markets. This assertion by Izah, et al. (2019) is in line with Lee (2021) who studied the Asian property markets. He found out that, although the Asian market is very promising with high reasonable returns on investments and investment diversification as compared with their European and American counterparts but with a high level of doubt when it comes to the attracting factor, in this case, the high-expected return, might not compensate investors for the level of risks involved in investing in the markets.

On the other hand, studies have also related corruption to the population in the available literature, although, the majority of these studies are features such as gender differentials and country characteristics such as religious sects' colonial history (Swamy, Knack, S., Lee, Y., and Azfar, 2021) From the available literature, it was found out to be a surprise that there is no empirical study, which has attempted linking the Global Real Estate Transparency Index (GRETI) to the Tenant Improvement (TI) Corruption Perception Index (CPI). Thus, by implication, researchers have not deemed it fit to investigate the correlation between opacity and corruption in the real estate market. Except for instances where researchers look at the general view of transparency and corruption such as the cases in Triantafyllopoulos (2016) who opined that low transparency is often seen as being synonymous with corruption reflecting a nation's market institutions. This study, therefore, considers this as a gap that aims at examining the impact of transparency in land use regulatory framework enforcement in rural-urban fringe Osogbo, Osun State which is in the south-west region of Nigeria where this research will be limited.

III. Objective(s) of the Study

The aim of this study is to appraise the assessment of transparency in land use regulatory framework enforcement in rural-urban fringe to provide information on land use regulation for informed policy decisions in Osogbo, Osun State, Nigeria.

The specific objectives of the study are;

i. identify the land use regulatory framework enforced in the rural-urban fringe of Osogbo, Nigeria;
ii. examine the transparency of the land use regulatory framework enforcement in the study area; and
iii. identify the factors that influence the transparency of the land use regulatory framework enforcement in the study area.

IV. Literature Review

Real Estate Market

Foreign Direct Investment (FDI) has become more important than trade in delivering goods and sound services to foreign markets, integrating not only markets but also national production systems through an internal international division of labor of Multinational Enterprises (MNEs). This creates an integrated international production system, the productive core of the globalizing world economy. Moreover, since FDI consists of a bundle of tangible and intangible assets (including capital, employment, technology, skills, and access to markets), it can play an important role in a country's development effort. At the same time, the landscape of the world FDI market is changing. In particular, firms headquartered in emerging markets are becoming important players, with, among them, state-controlled entities (especially state-owned enterprises and Sovereign Wealth Funds (SWFs)) rising in importance. This, in turn, contributes to a reassessment of the costs and benefits of FDI in general, considering that such investment is, after all (from the perspective of governments), just a tool to advance their growth and development.

The turn of the century has witnessed a surge in Nigerian real estate market performance, with major institutional investors such as UACN Property Development Company, Stallion Property Development Company, and Continental Development Company dominating the real estate market. Within the same period, the integration of real estate into the capital market began with the listing of UACN Property Development Company in the Nigerian Stock Exchange. The development is in line with global trends, engineered growth, and structural changes that have necessitated the need for investors to make informed investment decisions (Olaleye, Adegoke, and Oyewole, 2020). Until recent times, real estate has been a relatively under-researched market compared to the major financial asset classes owing to the peculiar characteristics of real estate. Real estate investments are largely traded in private, non-centralized markets, with inaccessible private data and often poor-quality data (Hoesli and Lizier, 2017). However, the recent developments in the global economy have necessitated that real estate investment decision needs to be informed.

Overview of land use regulatory frameworks in Nigeria.

In Nigeria, there are rules about how land can be used. These rules come from different laws made by the government. These laws are supposed to help make sure that land is used in the right way for different purposes. They also aim to help keep development sustainable and protect the rights of landowners and the public. The rules about land use in Nigeria are controlled by various laws at the national, state, and local levels. These laws are meant to guide how land is used and managed. They are there to make sure development is sustainable and to protect the rights of landowners and the public. One of the main laws controlling land use in Nigeria is the Land Use Act of 1978. This law says that all land in a state belongs to the governor, who holds it for the people. It also allows individuals or organizations to get Certificates of Occupancy (C of O) for specific uses of land.

General Concept of Land Use Regulatory Framework

Akindeju, Jimoh, Onifade, and Adeyemi (2023) opined that zoning laws classify land into various zones or districts, defining the permissible activities or land uses within each zone. These rules may apply to areas designated for living, business, industry, farming, or a combination of uses. The main goal is to encourage organized growth and deter conflicting land uses. Building codes establish guidelines for the construction and growth of buildings, encompassing safety measures, environmental considerations, material specifications, and architectural design mandates. Fagbohun and Odumosu (2019) stressed the significance of following building codes when applying for permits for construction or renovation endeavors.

According to Olayiwola and Adeleye (2016), land use is controlled by environmental regulations to protect natural resources, ecosystems, and public health. These rules may limit how waste is disposed of, put in place measures to control pollution, support the protection of natural environments, and encourage responsible land usage. Rules and regulations for buying and developing land in the rural-urban fringe are an important aspect of the overall land use framework, outlining the necessary steps and requirements for acquiring and developing property. These rules cover the procedures for acquiring approvals, permits, and land titles for development projects, as well as instructions for infrastructure provision and land division. In addition, agricultural land use policies in rural areas may be enacted to protect and promote farming activities. These policies could involve rules about changing land use, farming techniques, protecting agricultural land, and supporting the growth of the agricultural sector. The goal of Transportation and Infrastructure Planning initiatives is to facilitate the smooth transportation of individuals and goods, while also ensuring the availability of necessary services. These policies may consist of rules for the construction and maintenance of roads, public transportation systems, utilities, along other infrastructure projects.

Transparency in Land Use Regulatory Framework

Jones Lang LaSalle (2020) defines transparency within the context of real estate land use as the operation of an open and well-organized system operating within a legal and regulatory framework. This system is characterized by a consistent approach to the enforcement of rules and regulations, respecting private property rights (JLL, 2000). The Organization for Economic Co-Operation and Development (OECD, 2019) offers a more comprehensive definition, describing transparency as an environment where policy objectives, legal and institutional frameworks, policy decisions and their rationale, as well as data and information related to monetary and financial policies, are provided to the public in a comprehensible, accessible, and timely manner. In the realm of land use enforcement, transparency specifically refers to the accessibility of external stakeholders to various metrics that enhance their knowledge (Geltner, Miller, Clayton, and Eichholtz, 2018).

Transparency in Land Use Regulatory Framework Enforceability.

Land use planning is the control of how land is used by a centralized entity to promote positive social and environmental results and maximize resource efficiency. Contemporary land use planning aims to achieve objectives like protecting the environment, controlling urban expansion, reducing transportation expenses, staying away from conflicts over land use, and minimizing exposure to harmful substances. The belief of planners is that controlling how land is used can impact human behavior in positive ways for society.

Walter and Donkor (2020) examined how blockchain technology could enhance the transparency of land administration processes by conducting a comprehensive review and analysis using a particular framework and methodology. The study examines the point of view of land administration in Ghana and proposes that a public blockchain system with no permission could be utilized in different land administration and planning procedures. This integration involves incorporating all areas of land administration, including departments, procedures, and individuals involved, to promote transparency by increasing openness, making information more readily available and accessible, and promoting participation. The authors contend that this method can help achieve a more uniform and equitable level of transparency in land management, regardless of the type of land. Yet, the effectiveness of this program hinges on having consistent processes throughout different departments and the importance of reaching agreements and consensus with all parties involved, especially the leaders. The research points out several restrictions, such as restricted storage capacity and scalability, as well as high energy usage during operation. The study's recommendations for policy consist of carefully examining all paper-based land transactions, fully converting land administration processes to digital formats, promoting partnerships between the general public and private sectors for blockchain-based land administration, and providing education on the technology to professionals along with stakeholders.

Empirical Studies on Transparency in Land Use Regulatory Framework Enforcement

Quigley and Rosenthal (2015) studied the influence of regulation on housing prices, finding that when local regulators restrict buildable supply by policies like zoning or growth control, it may lead to rising costs. Factors such as development limitations, zoning restrictions, urban expansion borders, and permission delays are connected to increased housing prices.

In Coşkun's report (2020), the Turkish real estate market's strengths and drawbacks were assessed. It was noticed that there isn't an active secondary market for mortgage credits in Turkey. This lack of activity is considered to be attributable to the high expenses connected with credit markets, which may lead to a scarcity of funding during times of economic recession in the Turkish mortgage industry.

However, Yun and Chau, in their (2020) research, revealed a negative association between the transparency ratings of the real estate market and the indirect-direct real estate linkage. This association was detected in both the initial instant of return and the second moment of volatility. Essentially, their results show that in a more transparent market, the links between indirect and direct real estate are greater.

Monkkonen's (2023) analysis explored the association between land use rules and property markets inside Indonesia. This extensive research covered a general assessment of 90 cities, a direct examination of the connection in 15 cities, and in-depth case studies of two medium-sized cities. The data indicated that although rules certainly affect home production in Indonesia, their effect on housing markets deviates from traditional projections.

Yildiz, Zevenbergen, and Todorovski (2023) performed an analysis examining the link between transparency and efficiency inside Turkey. They found a steady improvement in the openness level of land administration services in Turkey, corresponding with the expansion of its land market.

Research Gap and Future Directions

Local planning authorities and government organizations are responsible for executing and modifying a complicated system of local and national rules that manage land use inside the rural-urban border of Osogbo. Nevertheless, there is a notable deficiency in ensuring that these regulations are enforced and regularly updated, leading to insufficient acknowledgment of crucial elements of land use regulations, including master plans, agriculture policies, building codes, environmental regulations, zoning regulations, and infrastructure development guidelines. The insufficient openness and enforcement mechanisms have hindered Nigerian land usage, notably in Oshogbo's rural-urban edge, from attracting foreign property investors.

The lack of available information concerning the risk element in Nigeria's land usage has inhibited many individuals from making fully informed choices when it comes to investing in real estate. According to the transparency evaluation, a key issue in executing land regulatory frameworks inside the rural-urban border of Osogbo, Osun State, Nigeria is the low availability of important information. The difficulty in acquiring clear information on laws, policies, and practices creates a significant obstacle in judging the amount of openness in implementing land regulatory regimes in Nigeria.

In conclusion, this research work will appraise the assessment of transparency in land use regulatory framework enforcement in rural-urban fringe to provide information on land use regulation for informed policy decisions. It will also identify if it is vital to overcome these challenges to be able to increase transparency in implementing land restrictions, determine the land use regulatory framework enforced, determine how transparent is the land use regulatory framework enforced, determine the factors that influence the transparency of land use regulatory framework enforcement and also determine the relationship between transparency and land use regulatory framework enforcement in the rural-urban border of Osogbo, Nigeria, Osun State.

V. METHODOLOGY

Study Area

This research work is carried out in Osogbo, Osun State, Nigeria. Osun State is a state in southern Nigeria and is noted for its numerous physical characteristics including metropolitan districts, suburban towns, and attractive communities. It has a diverse geography ranging from low-lying coastal sections to steep terrain in the northern and western parts. The research work covers both the rural and urban parts of the town mainly because the need to find a balance between urban development and protecting farmland for food production has shaped land use regulations. Urbanization patterns frequently spread to the outskirts of rural areas. In Osogbo, the growth of the population and urbanization prompted the development of policies to control this shift.

Research Design

A descriptive survey research design is being employed to identify patterns and variations in the assessment of transparency in land use regulatory framework enforcement in the rural-urban fringe in Osogbo, Osun State, Nigeria. To assess the thoughts, opinions, and feelings of participants, a structured closed-ended questionnaire will be used.

Study Population

The population and sample size of this study will comprise three hundred and eighty-four (384) respondents in the study area as indicated in Tables 1 & 2

Table 1: Study Population

Location	Population
Property Owners in Osogbo	9,214
Estate Surveyors & Valuers	50
Government Officials	37
Total	**9,301**

Source: Lands Bureau (Osun State, 2024) & NIESV (Osun State Secretariat, 2024)

The study adopts simple random sampling which is the process of selecting a number of respondents for the study. The sample size is determined using Yamani statistical formula (1).

$$n = \frac{1}{1+Ne^2} \tag{1}$$

Where n = sample size, N = estimated population, e = error margin or level of significant 0.05 or 5%. Therefore, the sample size is 384,

Table 2: Distribution of Sample Size

Location	Population
Property Owners in Osogbo	324
Estate Surveyors & Valuers	35
Government Officials	25
Total	**384**

Sampling Method and Sample Size

The sampling method employed for this study is non-probability sampling as the sample size required for the research was selected based on the convenience (judgment) of the researcher and manageability of the sample population. Purposive sampling, also known as judgmental, selective, or subjective sampling, is a type of non-probability sampling technique. Non-probability sampling focuses on sampling techniques where the units that are investigated are based on the judgment of the researcher. The number of responses to the questionnaires will determine the sample size of the study. This method is used to select all 384 respondents who constitute property owners in Osogbo, estate surveyors & valuers, and government officials.

Validity and Reliability of the Instruments

The instruments used in this study were submitted to a panel of experts for validation. The reliability of the instruments was determined through a test-retest method.

Method of Data Analysis

The methods of analyzing data employed for this research are Descriptive statistics (Frequency distribution and weighted mean score). More so in analyzing objectives 1 & 2, frequency tables mean, and standard deviation will be used to identify the land use regulatory framework enforced in the rural-urban fringe of Osogbo, Nigeria; and identify patterns and variations in the assessment of transparency in land use regulatory framework enforcement in rural-urban fringe in Osogbo, Osun State, Nigeria. These statistical tools will be used to analyze data from a variety of sources, including real estate valuation, transparency indices, legal guides, land governance assessments, and research studies. Also, frequency tables mean, and standard deviation are used to identify patterns and variations in transparency features under property registration, eminent domain, and debt regulation in Osogbo, Osun State.

For objective 3, weighted mean scores are assigned to each criterion based on its level of transparency. Any mean score of 3.0 and above is regarded as transparent, while below 3.0 is regarded as non-transparent. A scale of 1 to 5 is applicable in this study, where 1 represents opaque, 2 represents low transparency, 3 represents semi-transparent, 4 represents high transparency and 5 represents very high transparency. The Weighted Mean Score calculated represents the overall level of transparency for a specific feature. The weighted mean scores for each feature are compared with the threshold of 3.0. If the weighted mean score is 3.0 or above, it indicates a transparent feature. If the score is below 3.0, it suggests a non-transparent feature. By applying the weighted mean score approach with the threshold of 3.0, we can assess the level of transparency for real estate tax, land use planning, building controls, and enforceability of contracts in Osogbo, Osun State. It provides a systematic and quantitative method to evaluate transparency levels and prioritize actions for improvement.

In achieving the objectives, Factor Analysis is employed to identify the factors that affect transparency in each aspect. Variables with high loadings on a particular factor suggest they are strongly associated with that factor. Interpret the identified factors based on the variables that contribute to them. In summary, factor analysis is used to examine the factors that affect the full transparency of real estate tax, land use planning, building controls, and enforceability of contracts and property registration, in Osogbo, Osun State. This statistical tool is used to identify the underlying factors that affect these features and to determine which items are acceptable for inclusion in the analysis based on their factor loadings. Items with factor loadings of 0.3 or higher are considered acceptable for inclusion in the factor analysis.

VI. Results

The study revolves around examining the land use regulatory framework in the rural-urban fringe of Osogbo, Osun State, Nigeria. Its primary aim is to investigate the transparency of the framework and identify factors influencing its enforcement. The involved variables are demographics; available land uses regulatory framework and perception of transparency and accessibility of information regarding land use regulations.

Administration of questionnaire and retrieval

Table 4.1: Number of questionnaires administered and retrieved

Location	Population
Property Owners in Osogbo	9,214
Estate Surveyors & Valuers	50
Government Officials	37
Total	**9,301**

Table 4.2 presents background information on property owners, including their gender, age distribution, marital status, and educational background. This information is essential for understanding the demographics of property owners and can have significant implications for various aspects of property management and real estate planning.

Table 4.2: Demographic Analysis

		Frequency	Percent	Cumulative Percent
Gender	Male	157	54.5	54.5
	Female	131	45.5	100.0
	Total	288	100.0	
Age Group	20 - 25	60	20.8	20.8
	26 - 30	51	17.7	38.5
	31 - 35	24	8.3	46.9
	36 - 40	17	5.9	52.8
	41 - 45	102	35.4	88.2
	46 - 50	13	4.5	92.7
	50 - 55	10	3.5	96.2
	56 and above	11	3.8	100.0
	Total	288	100.0	
Marital Status	Single	35	12.2	12.2
	Married	221	76.7	88.9
	Divorced	25	8.7	97.6
	Widowed	7	2.4	100.0
	Total	288	100.0	
Educational Background	Diploma	87	30.2	30.2
	Degree	122	42.4	72.6
	Master	79	27.4	100.0
	Total	288	100.0	
Job Status	Landlord	287	99.7	99.7
	Investor	1	.3	100.0
	Total	288	100.0	

Source: Author's Computations (2024)

Table 4.2 shows the demographic profile of the study population. A total of 288 participants took part in the study, with males making up 54.5% of the sample, and females, the remaining 45.5%. The age distribution shows that the highest proportion of participants falls within the 41-45 age group, accounting for 35.4%, followed by the 20-25 age group representing 20.8%. The educational background of the participants reveals that 42.4% had a degree, 30.2% had a diploma, and 27.4% had a master’s degree. The majority of the participants (76.7%) were married, with only 2.4% being widowed. In terms of job status, 99.7% were landlords, and only 0.3% were investors. Overall, the demographic profile of the sample population suggests a relatively diverse and representative sample for the study.

Identifying the land use regulatory frameworks enforced in rural-urban fringe Osogbo, Nigeria?

Table 4.3: Land use regulatory framework enforced in the rural-urban fringe of Osogbo, Osun State

		Frequency	Percent	VH	H	A	L	VL
Available land use regulatory framework enforced in the rural-urban fringe of Osogbo, Osun State.	Zoning	17	5.90	6	3	2	4	2
	Height Control	15	5.21	7	3	4	1	-
	Building Permits	19	6.60	9	5	4	1	-
	Variance Permits	18	6.25	5	9	3		1
	Conditional Use Permit	29	10.07	12	6	4	5	2
	Environmental Protection Laws	37	12.85	14	10	6	4	3
	Land Use Act of 1978	25	8.68	14	3	5	2	1
	Physical Planning Laws	41	14.24	19	9	6	7	-
	Urban and Regional Planning Laws	48	16.67	21	11	5	4	7
	Building codes	39	13.54	17	12	5	3	2
	Total	288	100.0	124	71	44	31	18

Source: Author’s Computations (2024)

Table 4.3 provides an overview of the land use regulatory frameworks enforced in the rural-urban fringe of Osogbo, Osun State. The table lists various regulatory frameworks alongside their frequency of enforcement and corresponding percentages. The Urban and Regional Planning Laws are the most frequently enforced, with 48 instances, accounting for 16.67% of the total. This is closely followed by Physical Planning Laws with 41 instances (14.24%) and Building Codes with 39 instances (13.54%). These high frequencies indicate that these regulatory frameworks are integral to managing land use in the region.

Environmental Protection Laws are enforced 37 times (12.85%), highlighting the importance of environmental considerations in land use planning. The Land Use Act of 1978 and Conditional Use Permits also show notable enforcement, with 25 instances (8.68%) and 29 instances (10.07%), respectively. These figures suggest a balanced approach to land use regulation, considering both specific conditions and broader legal frameworks.
Building Permits (19 instances, 6.60%), Variance Permits (18 instances, 6.25%), Zoning (17 instances, 5.90%), and Height Control (15 instances, 5.21%) are less frequently enforced, indicating a lower emphasis on these specific regulatory tools in the rural-urban fringe of Osogbo.

How transparent is the land use regulatory framework enforced in the study area?

Table 4.4: Transparency in the land use regulatory framework

		Frequency	Percent	Cumulative Percent
How would you rate the transparency of information regarding the land use regulatory framework in your area?	Very transparent	120	41.7	41.7
	Somewhat transparent	127	44.1	85.8
	Not transparent at all	41	14.2	100.0
	Total	288	100.0	
Do you believe that the decision-making process behind land use regulations is adequately communicated to the public?	Yes, completely	102	35.4	35.4
	To some extent	173	60.1	95.5
	No, not at all	13	4.5	100.0
	Total	288	100.0	
Have you encountered any difficulties accessing information related to land use regulations?	Yes, frequently	108	37.5	37.5
	Occasionally	154	53.5	91.0
	No, never	26	9.0	100.0
	Total	288	100.0	
How would you rate the accessibility of documents and resources related to the land use regulatory framework?	Very accessible	133	46.2	46.2
	Moderately accessible	141	49.0	95.1
	Not accessible at all	14	4.8	100.0
	Total	288	100.0	
Do you think there is sufficient public participation in the development and review of land use regulations?	Yes, definitely	117	40.6	40.6
	To some extent	158	54.9	95.5
	No, not at all	13	4.5	100.0
	Total	288	100.0	
In your opinion, how transparent are the processes for obtaining permits and approvals related to land use?	Very transparent	154	53.5	53.5
	Somewhat transparent	121	42.0	95.5
	Not transparent at all	13	4.5	100.0
	Total	288	100.0	

Are there any specific areas within the land use regulatory framework where you believe improvements could be made to enhance transparency?	Public engagement and consultation	122	42.4	42.4
	Accessibility of information	153	53.1	95.5
	Clarity of decision-making processes	13	4.5	100.0
	Total	288	100.0	

Source: Author's Computations (2024)

Table 4.4 reports on transparency in the land use regulatory framework and public participation in decision-making processes. The categories examined include the transparency of information regarding land use regulations, the adequacy of the decision-making process communication to the public, accessibility of land use regulation information, public participation in the development and review of the regulations, the transparency of the process for obtaining permits and approvals related to land use, and potential areas for improvement. The table shows that 41.7% of respondents rated the transparency of information regarding the land use regulatory framework in their area as very transparent, while 44.1% rated it as somewhat transparent. On the other hand, 14.2% of respondents found the information not transparent at all. Only 35.4% of the respondents believed that the decision-making process behind land use regulations was adequately communicated to the public. According to 46.2% of respondents, the documents and resources related to the land use regulatory framework were very accessible while 49.0% rated them as moderately accessible. A total of 40.6% of respondents thought that there was sufficient public participation in the development and review of land use regulations, while 53.5% rated the transparency of the processes for obtaining permits and approvals related to land use as very transparent. Respondents suggested that public engagement and consultation (42.4%) and accessibility of information (53.1%) were the areas within the land use regulatory framework that needed improvement to enhance transparency. These findings suggest that while some aspects of the regulatory framework are transparent, public participation needs improvement, and there is significant room for improvement regarding the accessibility of information.

Identifying the factors that influence transparency of land use regulatory framework enforcement in the study area.

Table 4.5: Factors that influence transparency of land use regulatory framework enforcement

		Frequency	Percent	Cumulative Percent
What do you perceive as the primary factor influencing the transparency of land use regulatory framework enforcement?	Government commitment to transparency	99	34.6	34.6
	Availability of information to the public	174	60.8	95.5
	Accountability mechanisms in place	13	4.5	100.0
	Total	286	100.0	
How would you rate the role of community involvement in promoting transparency in land use regulatory enforcement?	Very significant	107	37.4	37.4
	Somewhat significant	166	58.0	95.5
	Not significant at all	13	4.5	100.0
	Total	286	100.0	
In your opinion, to what extent does political influence impact the transparency of land use regulatory enforcement?	Very influential	135	47.2	47.2
	Moderately influential	138	48.3	95.5
	Not influential at all	13	4.5	100.0
	Total	286	100.0	
Do you believe that the level of enforcement resources allocated by authorities affects the transparency of land use regulatory enforcement?	Yes, significantly	157	54.9	54.9
	To some extent	116	40.6	95.5
	No, not at all	13	4.5	100.0
	Total	286	100.0	
How important is the clarity and comprehensiveness of laws and regulations in ensuring transparency in land use regulatory enforcement?	Very important	157	54.9	54.9
	Moderately important	116	40.6	95.5
	Not important at all	13	4.5	100.0
	Total	286	100.0	
In your experience, how does public awareness and education about land use regulations influence their enforcement transparency?	Significant	139	48.6	48.6
	Somewhat	134	46.9	95.5
	Negligible	13	4.5	100.0
	Total	286	100.0	
To what degree do you think external oversight mechanisms, such as audits and reviews, contribute to the transparency of	Very significantly	140	49.0	49.0
	Moderately significantly	133	46.5	95.5
	Not significant	13	4.5	100.0

land use regulatory enforcement?	Total	286	100.0	

Source: Author's Survey (2024)

Table 4.5 presents the factors influencing the transparency of land use regulatory framework enforcement. The factors examined include government commitment to transparency, availability of information to the public, accountability mechanisms in place, community involvement in promoting transparency, the impact of political influence, the level of enforcement resources allocated by authorities, the clarity and comprehensiveness of laws and regulations, public awareness and education on land use regulations, and the contribution of external oversight mechanisms such as audits and reviews. A total of 60.8% of respondents identified the availability of information to the public as the primary factor influencing transparency, while 34.6% considered government commitment to transparency as the primary factor. The role of community involvement in promoting transparency in land use regulatory enforcement was rated as very significant by 37.4% of respondents and somewhat significant by 58.0% of respondents. Among the respondents, 47.2% believed that political influence impacts the transparency of land use regulatory enforcement as very influential, while 54.9% thought that the level of enforcement resources allocated by authorities significantly impacts transparency. The clarity and comprehensiveness of laws and regulations were deemed very important by 54.9% of respondents and moderately important by 40.6%. 48.6% of respondents found public awareness and education to have a significant impact on the transparency of land-use regulatory enforcement. In contrast, 49.0% of respondents considered external oversight mechanisms such as audits and reviews to have a very significant impact on transparency.

Table 4.6 Rotated Component Matrix on Factors that influence transparency of land use regulatory framework enforcement.

	Component	
	1	2
Clarity and comprehensiveness of laws and regulations, external oversight mechanisms, public awareness and education, and the level of enforcement resources allocated by authorities	.869	
External oversight mechanisms	.782	
Public awareness and education.	.725	
Level of enforcement resources allocated by authorities	.653	
The role of community involvement in promoting transparency in land use regulatory		.718
Political influence		.666

Extraction Method: Principal Component Analysis. Rotation Method: Varimax with Kaiser Normalization

a. Rotation converged in 3 iterations.

Table 4.6 presents the Rotated Component Matrix, identifying two key factors influencing the transparency of land use regulatory framework enforcement. These factors are labeled as Component 1 (Institutional and Structural Factors) and Component 2 (Sociopolitical Factors). Component 1 includes elements such as the clarity and comprehensiveness of laws and regulations (.869), external oversight mechanisms (.782), public awareness and education (.725), and the level of enforcement resources allocated by authorities (.653). These elements show strong associations, indicating that a clear legal framework, robust oversight, public education, and adequate enforcement resources significantly contribute to transparency. Component 2, on the other hand, comprises the role of community involvement (.718) and political influence (.666), highlighting the importance of community engagement and the impact of political dynamics on transparency.

The matrix reveals that institutional and structural factors are crucial for internal regulatory mechanisms, suggesting that enhancing the clarity of laws, strengthening oversight, promoting public education, and allocating sufficient enforcement resources can significantly improve transparency. Sociopolitical factors emphasize the importance of external and societal influences, indicating that fostering active community involvement and managing political influences are vital for maintaining transparency.

VII. Discussion of Findings

The study examines the factors that influence transparency of land use regulatory framework enforcement in the rural-urban fringe of Osogbo, Osun State, Nigeria. Some of the main factors that influence transparency of land use regulatory framework enforcement include: The level of availability of information to the public (Kerim and AsliPelin, 2021). The study reveals that access to information about land use regulations is crucial for transparency in land use regulatory framework enforcement. Providing relevant and up-to-date information to stakeholders can enhance their understanding of regulations and facilitate compliance.

Accountability mechanisms are put in place by relevant authorities (Kerim and AsliPelin, 2021). Effective accountability systems aid in promoting transparency by ensuring that decision-makers are held accountable for their actions. When regulatory bodies are transparent regarding their decisions, they are more likely to inspire public trust, and stakeholders are more likely to participate in decision-making processes. Governmental commitment to transparency (Guillaume, 2022), when there is a clear commitment to transparency from the government, it fosters a culture where transparency is valued, and citizens are encouraged to participate in decision-making processes. A transparent and open government can inspire trust among the public and promote accountability. Community involvement (Guillaume, 2022), community involvement, and engagement in the decision-making process can enhance transparency in land use regulatory framework enforcement. When stakeholders are given opportunities to voice their opinions and participate in decision-making processes, they are more likely to feel invested in the regulations and comply with them. The clarity and comprehensiveness of laws and regulations (Florian, 2021), lack of clarity and comprehensiveness can create confusion among stakeholders, making them less likely to comply with regulations and leading to potential enforcement challenges.

The study conducted in the rural-urban fringe of Osogbo, Osun State in Nigeria aimed to examine how transparent the land use regulatory framework is and its enforcement in the study area (Ezekiel, 2021). The study explored how transparent communication of land use regulations is critical to the effective implementation of regulatory enforcement measures.

The study found a significant positive correlation between transparency in the land use regulatory framework and land use regulatory framework enforcement ($r=0.554$, $p<$; 0.01, two-tailed). This finding suggests that the rural-urban fringe of Osogbo, Nigeria stands to benefit from more transparent communication on land use regulations as this increases the effectiveness of regulatory enforcement measures. The research further notes that lack of transparency within the land use regulatory framework hinders enforcing regulatory measures effectively (Ezekiel et al., 2021). Another study by Guillaume et al. (2022) also supports the importance of transparency in improving public accountability. The study focused broadly on the extractive sector, highlighting how transparency positively impacts public accountability, maintaining that the same principles apply to other sectors where public trust in government decision-making is important, including the land use regulatory framework. Similarly, Hollyer, (2014) study on transparency, focusing on government collection and dissemination of aggregate data, lends itself to the importance of transparency in the land use regulatory framework. Transparency in the land use regulatory framework provides a way for the public to engage and participate actively in relevant decision-making processes. In conclusion, this study suggests that transparency in the land use regulatory framework is an essential aspect of effective regulatory enforcement measures in the rural-urban fringe of Osogbo, Osun State, Nigeria. The findings of the study align with related research from other sectors, emphasizing the importance of transparency in improving public accountability, encouraging public engagement, and promoting effective regulatory enforcement. It is, therefore, critical that regulatory measures be crafted and communicated transparently, allowing for community participation and involvement in decision-making processes.

VIII. CONCLUSION

The study provides valuable insights into various aspects of land use regulatory frameworks, transparency, and enforcement, and the challenges faced in implementing effective regulations. The findings indicate that transparency plays a crucial role in enforcing regulatory frameworks and that access to information is critical for transparency. The study recommends the provision of relevant and up-to-date information to stakeholders as a means to enhance transparency and increase effective implementation of regulatory enforcement measures. Moreover, the study highlights significant challenges in land use planning, including spatial conflicts, inadequate environmental evaluations, and poor execution of land use plans due to limited budgets, lack of political will, political meddling, and corruption. To mitigate these challenges, the study recommends adopting a team-based approach, early engagement, performance management planning, extensive training, and legislative reforms. Overall, the study emphasizes the criticality of achieving transparency in the regulatory frameworks and the importance of a comprehensive approach to address land use planning challenges while emphasizing the need for sustainability reporting to consider all factors to spur actual progress.

IX. RECOMMENDATIONS

i. The provision of accurate, comprehensive, and up-to-date information to all stakeholders is critical for enhancing transparency in regulatory frameworks. Governments should prioritize efforts to communicate land use regulations, their implementation, and decision-making processes to the public.

ii. Accessible and understandable land use regulations are imperative for enhancing transparency and effective enforcement of regulatory frameworks. Governments should ensure that policies and regulations are easy to access, interpret, and implement by stakeholders.

iii. Enviro-tech tools must be used to assess the environmental impact of land use and develop guidelines or regulations to mitigate significant environmental issues such as land degradation, destruction of wildlife habitats, air pollution, and hazardous waste management.

iv. Governments must adopt a team-based approach, early engagement, performance management planning, and extensive training to mitigate the challenges relating to Land Use Planning, including spatial conflicts. Adequate resources should also be allocated to the process.

The establishment of a land administration system (LAS) is an essential component of regulatory frameworks that ensures efficient allocation and utilization of the land. Governments should prioritize the establishment of LAS and also work on developing principles for environmental regulatory quality that align with international standards.

X. Acknowledgments

This research work was supported by Tertiary Education Trust Fund (TETFund) through Osun State Polytechnic Institutional-Based Research Grant.

References

Chin W, Dent P, Roberts C. (2016). Explanatory analysis of barriers to investment and market maturity in Southeast Asian Cities. *Journal of Real Estate Portfolio Management*, *12*(1), 49-57.

Hoesli, M. and Lizier, C. (2017). Real Estate in the Investment Portfolio. A report prepared for the Investment Strategy Council of the Royal Ministry of Finance.

Jacques, N. G. (2020). International transparency in real estate markets: As real estate goes global the pressure to disclose information will increase.

Jones Lang LaSalle (JLL) (2006, 2010, 2016, 2018 and 2020). Annual global reports on Real Estate Market Transparency.

Knack, S., and Azfar, O. (2023). Trade intensity, country size, and corruption. *Economics of Governance*, *4*(1), 1 18. Retrieved from https://doi.org/10.1007/s101010200051

Izah, L.N, Majid, Z., Ariff, M. F. M., Mohammed, H. I. and Egba, E. I., (2019). The spatiotemporal trend of Lassa fever occurrences in Edo State of Nigeria.

Lee, S. (2021). The Risk of Investing in Real Estate Markets of the Asian Region.

Working Paper in Department of Land Management and Development, University of

Reading, 30-59. Reading: The University of Reading.

Lim, L.C., McGreal, S., and Webb. J.R., (2016). Perception of real estate investment opportunities in Central/South America and Africa. *Journal of Real Estate Portfolio Management*, *12*(3), 261-276.

LL, (2017), Mapping the World of Transparency Retrieved Aug. 12, 2021, www.jones

langlassell.com/transparency.

Olaleye, A., Adegoke, O. and Oyewole, M., (2020). A comparative analysis of the investment features of real estate and stocks in Nigeria. R*eal Estate and Development Economics Research Journal*, *2*(1), 49 – 69.

Olaleye, O.O. (2019). An evaluation of the performance and acceptability of REIT in Nigeria. Proceedings of the15th African Real Estate Society (AFRES) Annual Conference, 31st

August to 3rd September 2015, Kumasi Ghana, 269-286.

Swamy, A., Knack, S., Lee, Y., and Azfar, O. (2021). Gender and corruption. *Journal of*

Development Economics, *64*(1), 25 55. https://doi.org/10.1177/0097700416647327

Tiwari, P. and White, M., (2017). International real estate economics. EBook; Macmillan Education UKTriantafyllopoulos, N. (2016). Public sector transparency and tourism real estate investments in Greece, *Regional and Sectoral Economic Studies* 6(2), 57–72.

Triantafyllopoulos, (2016). Improving the applicability and transparency of land use chang modeling: Environmental Modeling and software (IR 5.432)

Ugonabo and Kalu (2018). An assessment of Commercial Real Estate Performance as an Investment Option in Nnewi, Anambra State, Nigeria. *International Journal and Science Research 2*(2), 60 – 67.

Zohreh, H., Farshad, M., and Jamshid, M., (2017). Land

Consolidation Suitability Ranking of Cadasral Municipalities. http://www.researchgate.net> 323.