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IMPACTS OF GOVERNMENT REGULATION COMPLIANCE ON THE DELIVERY PERFORMANCE OF BUILDING PROJECTS IN YOBE STATE, NIGERIA

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ABSTRACT

This study investigated the Impacts of Government Regulation Compliance on Project Delivery Performance in Yobe State, Nigeria. The study was guided by two research objectives. The study adopted a descriptive survey research design. A sample size of 200 respondents was selected using the Taro Yamane formula. Data were collected through a structured questionnaire divided into four sections: background information, level of regulatory compliance, factors inhibiting compliance, and project delivery performance. The data were analyzed using descriptive statistics, including frequency distributions, mean scores, and percentages, while findings were presented in tables and charts for clarity. The findings revealed that the level of compliance with government regulations among construction stakeholders in Yobe State was moderate to high, particularly in areas such as building plan approval, adherence to zoning regulations, and the engagement of registered professionals. However, compliance was relatively weak in aspects related to environmental protection, on-site health and safety, and soil testing. The study concluded that effective compliance with government regulations is essential for improving project delivery performance in the Nigerian construction industry. It recommended that the Yobe State Government should strengthen enforcement capacity, simplify approval procedures through digital systems, enhance public awareness, and provide regular training for regulatory officers and construction professionals. These measures will promote transparency, reduce corruption, and ensure sustainable project delivery in the state.

KEYWORDS: Government Regulation, Compliance, Project Delivery, Construction Performance, Yobe State, Nigeria.

INTRODUCTION

The construction industry is a significant driver of economic growth and development in any nation, providing essential infrastructure and creating employment opportunities. In Nigeria, the sector's contribution to the Gross Domestic Product of 200billion (GDP) has been substantial, reflecting its pivotal role in national development plans (CBN, 2022). However, the performance of building projects within this sector is often marred by challenges such as delays, cost overruns, and poor quality, which can be linked to a myriad of factors. Among these, the framework of government regulations stands out as a critical element designed to ensure safety, quality, and orderliness in the built environment. These regulations encompass a wide range of rules, from land use and zoning laws to building codes, environmental protection standards, and health and safety requirements on construction sites (Ogunbiyi & Oke, 2021). The primary purpose of government regulation in the construction industry is to safeguard public interest. By setting minimum standards for building materials, design specifications, and construction methodologies, these regulations aim to prevent structural failures, fire hazards, and other risks that could endanger lives and property (Ademola, 2022). In a developing context like Nigeria, where rapid urbanization is a constant, the effective enforcement of such regulations is paramount to sustainable development. The government, through various ministries, departments, and agencies (MDAs), is tasked with the formulation, implementation, and enforcement of these regulatory frameworks to guide the activities of developers, contractors, and other professionals in the industry (Ibrahim & Dania, 2020).

Yobe State, located in the northeastern region of Nigeria, has faced unique developmental challenges, including the need for reconstruction and rehabilitation following years of insurgency. This situation has spurred a significant increase in construction activities, particularly in the state capital, Damaturu (Buba & Maina, 2021). The urgency to deliver projects, such as housing, schools, and public buildings, creates a pressured environment where adherence to established regulations can be tested. Therefore, understanding the dynamics of regulatory compliance in this specific context is not merely an academic exercise but a practical necessity for ensuring that new infrastructure is durable, safe, and fit for purpose (Shehu & Ali, 2023).

The concept of project delivery performance is multifaceted, commonly measured by of time, cost, and quality. A successful project is one that is completed on schedule, within the allocated budget, and to the required quality standards (PMI, 2021). Deviations from these core metrics often lead to disputes, project abandonment, and a failure to realize the intended benefits of the investment. Government regulations are intended to positively influence these performance indicators. For instance, adherence to building codes should enhance quality and long-term durability, while planning and permit regulations aim to streamline the construction process, potentially reducing delays when implemented efficiently (Oyewobi et al., 2021).

However, the relationship between regulation and performance is not always straightforward. On one hand, well-enforced regulations can create a level playing field, promote professionalism, and lead to better project outcomes. On the other hand, a cumbersome, bureaucratic, or corrupt regulatory system can introduce significant hurdles, leading to costly delays and encouraging circumvention (Udo, 2022). This duality highlights the importance of not just the regulations themselves, but the entire ecosystem of compliance and enforcement. The way developers perceive, interpret, and comply with these rules directly impacts the delivery performance of their projects (Okoro & Jones, 2023).

In recent years, there has been a growing body of literature examining the factors that influence construction project performance in Nigeria. Scholars like Olatunji (2021) and Adebayo and Aluko (2022) have explored issues ranging from financing and risk management to stakeholder engagement. However, specific research focusing on the granular impact of government regulatory compliance on project delivery within the post-conflict, high-demand context of Yobe State remains limited. This gap is significant because the pressures and priorities in such an environment may differ substantially from those in more stable regions of the country (Garba, 2024). This study, therefore, seeks to bridge the existing knowledge gap by systematically investigating the impact of government regulation compliance on the delivery performance of building projects in Yobe State. By focusing on Damaturu, the epicenter of much of the state's recent construction boom, the research aims to provide empirical evidence on the state of regulatory compliance and its consequences. The findings are expected to offer valuable insights that can inform policy adjustments and practical strategies to enhance the efficiency and effectiveness of the construction sector in the state, ensuring that the ongoing development contributes positively and sustainably to its future (NBS, 2023).

Statement of the Problem

The construction industry in Nigeria is persistently plagued by issues of project failure, characterized by frequent building collapses, abandoned projects, significant time and cost overruns, and substandard workmanship (Ibrahim & Dania, 2020). These problems not only result in substantial economic losses but also pose a severe threat to public safety. A key contributing factor often cited for this poor performance is the weak regulatory environment and the pervasive lack of compliance with existing building codes and regulations. Despite the existence of a National Building Code and various state-level edicts, their enforcement remains a significant challenge across the country (Adebayo & Aluko, 2022).

In Yobe State, the situation is exacerbated by the urgent need for post-insurgency reconstruction and development. The high demand for new buildings and infrastructure rehabilitation places immense pressure on contractors and regulatory agencies alike. This pressure can create an environment were cutting corners and bypassing regulatory requirements becomes a tempting, if not common, practice to meet tight deadlines (Buba & Maina, 2021). The consequence is a high risk of developing a built environment that is not resilient, safe, or sustainable, ultimately undermining the long-term recovery goals of the state (Shehu & Ali, 2023).

The problem compounded by a lack of empirical data on the specific dynamics of regulatory compliance in Yobe State. While anecdotal evidence suggests that non-compliance is widespread, there is a scarcity of systematic research to quantify the level of compliance, identify the specific factors inhibiting it, and, most importantly, measure its direct impact on project performance metrics like cost, time, and quality. Without this evidence-based understanding, any attempt by the Yobe State government to reform its regulatory system or improve project outcomes would be based on assumptions rather than concrete facts (Garba, 2024). Several factors are suspected to inhibit regulatory compliance in Yobe state. These may include a lack of awareness of the regulations among smaller contractors and artisans, the high cost associated with meeting certain standards, bureaucratic bottlenecks and corruption within regulatory agencies, and a shortage of qualified personnel to enforce the rules effectively (Ademola, 2022). These factors create a vicious cycle where developers are discouraged from complying, and regulatory bodies lack the capacity or will to enforce, leading to a perpetuation of poor project delivery performance (Udo, 2022).

Furthermore, the performance of building projects in Damaturu, the administrative and commercial hub of Yobe State, serves as a critical indicator of the health of the state's construction sector. Reports of delayed public projects and concerns about the quality of

newly constructed buildings are not uncommon. However, the extent to which these performance issues can be directly attributed to failures in regulatory compliance has not been adequately determined (Okoro & Jones, 2023). Disentangling the impact of regulation from other variables like funding, contractor competency, and security challenges is essential for developing targeted and effective solutions.

The core problem this research addresses is the unexamined relationship between government regulation compliance and building project delivery performance within the unique context of Yobe State. The absence of a clear, evidence-backed understanding of this relationship hinders the ability of the state government and other stakeholders to formulate effective policies and strategies (Ogunbiyi & Oke, 2021). This lack of clarity represents a significant gap in both academic literature and practical knowledge. While national-level studies exist, the socio-economic and security context of Yobe State makes it imperative to conduct a localized investigation (Buba & Maina, 2021). A generic understanding of regulatory issues in Nigeria may not be applicable or sufficient to address the specific challenges faced by the construction industry in this part of the country (Lawal, 2022).

Research Questions

In line with the objectives of the study, this research will seek to answer the following questions:

1. What is the level of compliance with government regulations for the construction of building projects in Yobe State?
2. What are the major factors inhibiting compliance with government regulations for building projects in Yobe State?
3. What is the level of building projects' performance in Damaturu, Yobe State, Nigeria?
4. What is the impact of government regulation compliance on project delivery performance in Yobe State, Nigeria?

Aim and Objectives of the Study

The main aim of this study is to investigate the impacts of government regulation compliance on the delivery performance of building projects in Yobe State, Nigeria. To achieve this aim, the following specific objectives are set:

1. To assess the compliance level of government regulation for the construction of building projects in Yobe State, Nigeria.

2. To evaluate the factors inhibiting government regulations compliance for construction building projects in Yobe State, Nigeria.
3. To determine the level of building projects' performance in Damaturu, Yobe State, Nigeria.
4. To determine the impact of government regulation compliance on project delivery performance in Yobe State, Nigeria.

Scope of the Study

The scope of this study is carefully defined to ensure a focused and in-depth investigation. Conceptually, the study is centered on four key variables: the level of government regulation compliance, the factors inhibiting this compliance, the performance of building projects, and the impact of the former on the latter. Geographically, the study will be conducted in Yobe State, Nigeria. The target population for this research will comprise professionals and stakeholders directly involved in the building construction industry within Damaturu. Temporally, the study will focus on building projects that have been completed within the last five years (from 2020 to 2025). The study will investigate various types of building projects, including residential, commercial, and public/institutional buildings, to provide a holistic view of the construction sector in Damaturu. The research will employ a quantitative research approach, primarily utilizing survey questionnaires to gather data from the identified sample of construction professionals and government officials. The study acknowledges its limitations. By focusing solely on Damaturu, the findings may not be generalizable to the entire Yobe State, especially the rural areas where construction practices and regulatory oversight might differ significantly.

LITERATURE REVIEW

Conceptual Review

Compliance Level of Government Regulation for Construction of Building Projects

Government regulation compliance in the construction sector refers to the extent to which contractors, consultants, and other stakeholders adhere to established laws, codes, and standards that govern construction practices (Oke et al., 2022). These regulations typically include building codes, occupational health and safety requirements, environmental protection laws, procurement regulations, and quality standards. In Nigeria, and particularly Yobe State, these frameworks are enforced by government agencies such as the State Ministry of Works, local government planning authorities, and professional regulatory

councils. Compliance ensures that construction projects meet structural safety requirements, adhere to approved designs, and utilize materials and processes that guarantee durability and sustainability (Abubakar & Lawal, 2021).

Assessment of Regulatory Compliance Levels in Construction

Assessing the level of compliance with government regulations in the construction sector is a complex task, yet it is fundamental to understanding industry performance. Compliance is not merely about obtaining permits; it encompasses adherence to a spectrum of technical, safety, and environmental standards throughout a project's lifecycle (Adebayo & Aluko, 2022). Research indicates that compliance levels in many developing countries, including Nigeria, are generally low to moderate. A study conducted in Abuja by Ibrahim and Dania (2020) used a quantitative survey to assess adherence to the National Building Code, finding that while compliance was high in the formal planning and design stages, it dropped significantly during the construction and post-construction phases, particularly regarding material quality and safety protocols.

Factors Inhibiting Government Regulations Compliance

The failure to comply with government regulations in the construction industry is rarely a simple choice but is often driven by a complex interplay of systemic, economic, and institutional factors. A predominant theme in recent literature is the role of corruption and institutional weakness. A study by Ademola (2022) focusing on Nigeria's construction sector found that corrupt practices within regulatory agencies were the single most significant barrier to compliance. This includes officials demanding bribes to approve plans or overlook violations, creating a system where non-compliance can be cheaper and faster than adherence. This institutional decay undermines the very purpose of regulation (Transparency International, 2021).

Theoretical Framework

The Institutional Theory provides a robust framework for understanding how external regulatory environments influence organizational behavior, particularly compliance in the construction sector. Developed and popularized by Scott (2014), the theory posits that organizations are not only driven by technical efficiency but also by the need to conform to the institutional environment in which they operate. This institutional environment consists of formal regulations, industry norms, and societal expectations, all of which shape how organizations operate. In the context of Yobe State’s construction industry, institutional theory

suggests that government regulations act as coercive forces compelling contractors and consultants to comply with building codes, safety standards, and environmental requirements in order to maintain legitimacy and secure future opportunities. Institutional Theory identifies three main pillars—regulative, normative, and cognitive that guide organizational behavior. The regulative pillar refers to the formal rules and enforcement mechanisms established by government authorities, such as the Ministry of Works and local planning agencies, which set out explicit requirements for building projects (Oke et al., 2022). The normative pillar involves the values and norms of the construction profession, such as quality assurance and ethical conduct, often reinforced by professional bodies like COREN and the Nigerian Society of Engineers. The cognitive pillar represents the shared understandings and taken-for-granted assumptions within the industry about "how things are done." In Yobe State, these three pillars collectively influence the extent to which stakeholders comply with regulations and align their practices with institutional expectations.

RESEARCH METHODOLOGY

Research Design

To effectively achieve the objectives of this study, a descriptive survey research design was adopted. This design is considered the most appropriate because it allows for the systematic collection of data from a sample population to describe and analyze existing conditions, phenomena, attitudes, and relationships between variables (Creswell & Creswell, 2022). The primary goal is to paint an accurate picture of the current state of government regulation compliance and its impact on project delivery performance in Yobe State.

Population of the Study

The population for this study comprises all professionals and stakeholders who are directly involved in the management, supervision, and regulation of building construction projects within Damaturu, the capital of Yobe State. The total target population is estimated based on the 2024 registration lists of professional bodies and the staff lists of relevant government ministries in Yobe State. The population is categorized into three main groups: Consultants, Contractors, and Government Regulatory Officials. The accessible population of these professionals in Damaturu is estimated to be 200. This figure represents the sampling frame from which the study's sample will be drawn. The distribution of the population across these key stakeholder groups is detailed in Table 3.1.

Table 1: Distribution of the Study Population.

Stratum No.	Stakeholder Group	Specific Professionals / Officials	Estimated Population (N)
1	Consultants	Registered Architects (NIA), Builders (NIOB), Civil/Structural Engineers (COREN), Quantity Surveyors (NIQS)	75
2	Contractors	Project Managers, Site Engineers, and Site Supervisors from firms registered with Yobe State Tenders Board	85
3	Govt. Officials	Technical staff from Yobe State Ministry of Works, Urban Planning Board (YSUPB), & Housing Corporation	40
	Total		200

Source: Researcher's compilation (2025) from NIA, NIOB, COREN, NIQS Yobe Chapters & Yobe State Ministries.

Sample Size and Sampling Technique

A sample is a subset of the population selected for investigation. Given the total population (N) of 200 construction professionals and regulatory officials, a scientifically determined sample size is necessary to ensure the findings are representative and reliable (Kothari, 2019). The Taro Yamane formula for calculating sample size for a finite population will be used. This formula is chosen for its simplicity and wide acceptance in social science research for determining sample size from a known population (Yamane, 1967).

Instrument for Data Collection

The primary instrument for data collection in this study was a structured questionnaire. The questionnaire is designed to be a comprehensive tool for gathering quantitative data related to all the research objectives. Its structured format ensures consistency in the responses, which facilitates straightforward coding, analysis, and comparison. The questionnaire was carefully designed to be clear, concise, and easy for the respondents to understand and complete, following best practices for survey design.

Method of Data Collection

The data for this study was collected directly from the primary sources, who are the selected construction professionals and government officials in Damaturu. A direct administration method was employed for distributing and retrieving the questionnaires. This method involves the researcher or trained research assistants personally delivering the questionnaires

to the selected respondents in their various offices or construction sites. This hands-on approach is chosen over methods like mail or online surveys for several reasons.

Method of Data Analysis

The data collected from the questionnaires was coded, entered, and analyzed using quantitative statistical methods with the aid of the Statistical Package for Social Sciences (SPSS) software, Version 28. The analysis was conducted in line with the research objectives and questions. Objective 1, 2, and 3: To assess the compliance level (Obj. 1), evaluate inhibiting factors (Obj. 2), and determine the level of project performance. The mean scores will be used to rank the items, a common technique in survey analysis to identify priorities and significance.

RESULT AND DISCUSSION

This chapter presents, analyzes, and interprets the data collected from two hundred (200) respondents who participated in this study on the Impacts of Government Regulation Compliance on Project Delivery Performance in Yobe State, Nigeria. The data were obtained through a structured questionnaire administered to professionals and stakeholders in the construction industry. Descriptive statistics such as frequency, percentage, mean, and standard deviation were used to summarize the data.

Biodata of the Respondents

Table 3: Demographic Data of the Respondents.

Variable	Category	Frequency	Percentage (%)
Profession	Architect	30	15.0
	Builder	40	20.0
	Civil/Structural Engineer	35	17.5
	Quantity Surveyor	25	12.5
	Project Manager	30	15.0
	Government Official	25	12.5
	Others	15	7.5
Years of Experience	0–5 years	25	12.5
	6–10 years	45	22.5
	11–15 years	50	25.0
	16–20 years	40	20.0
	Above 20 years	40	20.0

Variable	Category	Frequency	Percentage (%)
Highest Educational Qualification	OND/HND	30	15.0
	B.Sc./B.Tech	70	35.0
	M.Sc./M.Eng	60	30.0
	Ph.D	20	10.0
	Professional Certifications Only	20	10.0
Type of Organization	Consulting Firm	60	30.0
	Contracting Firm	70	35.0
	Government Ministry/Agency	40	20.0
	Private Developer	30	15.0

Source: Field Survey, (2025)

The data reveal that the largest professional group among respondents are builders (20%) and civil/structural engineers (17.5%), followed closely by project managers (15%) and architects (15%). This indicates that the study involved key professionals actively engaged in project implementation and regulation compliance. In terms of experience, 65% of respondents have more than ten years in the construction industry, demonstrating their exposure to various regulatory frameworks and project delivery challenges. Regarding educational qualification, a majority (35%) possess a Bachelor's degree, while 30% hold Master's degrees, reflecting a well-educated sample capable of providing informed responses. Contracting firms account for the highest number of respondents (35%), implying that the study primarily reflects the views of those directly responsible for project execution and compliance with building regulations in Yobe State.

RESULTS

Objective 1: To assess the compliance level of government regulation for the construction of building projects in Yobe State, Nigeria.

Table 3: Shows the mean ratings of the level of compliance with selected government regulatory requirements in construction projects.

S/N	Regulatory Item	Mean	Std. Deviation	Remark
1	Obtaining official building plan approval before construction	4.12	0.85	High
2	Adherence to approved land use and zoning regulations	3.98	0.92	High

S/N	Regulatory Item	Mean	Std. Deviation	Remark
3	Compliance with specified building setbacks	3.76	1.01	Moderate
4	Conducting soil tests before foundation design	3.22	1.15	Moderate
5	Use of specified quality materials (cement, steel, etc.)	4.25	0.80	High
6	Engagement of registered professionals for design/supervision	4.40	0.70	Very High
7	Compliance at different construction stages (foundation, roofing)	3.90	0.94	High
8	Adherence to on-site health and safety regulations	3.85	0.98	High
9	Compliance with environmental protection (waste management)	3.55	1.08	Moderate
10	Obtaining certificate of completion/fitness for habitation	3.10	1.20	Moderate

Grand Mean = 3.91 (High Compliance)

Source: Field Survey, (2025)

The overall mean value of 3.91 indicates a generally high level of compliance with government building regulations among practitioners in Yobe State. The highest compliance was recorded in the engagement of registered professionals (mean = 4.40) and use of quality materials (mean = 4.25), suggesting awareness of professional and material standards. However, environmental protection measures and obtaining completion certificates recorded relatively lower means (3.55 and 3.10), implying partial negligence in post-construction regulatory stages.

Objective 2: To evaluate the factors inhibiting government regulations compliance for construction building projects in Yobe State, Nigeria.

Table 4: Presents Respondents' views on the major factors inhibiting government regulations compliance for construction building projects in Yobe State, Nigeria.

S/N	Inhibiting Factor	Mean	Std. Deviation	Remark
1	High cost of official permit fees and compliance charges	4.05	0.93	Significant
2	Corruption and demand for bribes by officials	4.50	0.68	Very Significant
3	Long and bureaucratic approval processes	4.30	0.74	Very Significant
4	Lack of awareness of regulations among	3.75	0.95	Significant

S/N	Inhibiting Factor	Mean	Std. Deviation	Remark
	contractors			
5	Weak enforcement and inadequate monitoring	4.45	0.70	Very Significant
6	Insufficient penalties for non-compliance	3.85	0.88	Significant
7	Political interference in enforcement	4.15	0.84	Significant
8	Shortage of qualified staff in regulatory agencies	3.90	0.86	Significant
9	Client pressure to reduce cost and time	4.10	0.82	Significant
10	Poor access to building regulation documents	3.60	1.02	Moderate

Grand Mean = 4.07 (Significant Inhibitors)

Source: Field Survey, (2025)

The grand mean of 4.07 indicates that regulatory non-compliance is significantly affected by systemic and institutional factors. *Corruption and bribery* (mean = 4.50), *weak enforcement* (mean = 4.45), and *bureaucratic approval processes* (mean = 4.30) emerged as the most critical barriers. This implies that even where awareness and willingness to comply exist, administrative inefficiencies and corruption undermine effective regulation.

Discussion of Major Findings

The findings revealed a high overall compliance mean (3.91), indicating that most practitioners in Yobe State adhere to building regulations, particularly in using quality materials (mean = 4.25) and engaging registered professionals (mean = 4.40). This suggests a growing awareness of regulatory expectations and an appreciation for quality and professional accountability. As Ezeokoli and Okoye (2023) noted, the engagement of qualified professionals is a strong predictor of compliance success in Nigeria's construction sector. This result confirms that regulation awareness has translated into better practices in Yobe's construction industry. However, moderate compliance was observed in areas such as environmental protection (mean = 3.55) and obtaining completion certificates (mean = 3.10), reflecting gaps in the post-construction regulatory process. World Bank (2024) observed that in many Nigerian states, while pre-construction approvals are often enforced, final project certifications are frequently neglected due to weak institutional follow-up mechanisms. This inconsistency often leads to buildings being occupied without final inspection or sustainability assessments, thereby reducing long-term safety and maintenance standards. Additionally, high compliance with land-use regulations and health and safety provisions indicates that practitioners recognize the immediate risks and legal implications of violations.

This aligns with Ameh and Odusami (2022), who found that compliance rates increase when enforcement agencies impose clear and immediate penalties for non-adherence. Therefore, the pattern in Yobe reflects both proactive compliance behavior and selective enforcement pressure by government institutions. The findings show that compliance in Yobe State is largely driven by professional ethics and selective enforcement rather than full regulatory integration across all project stages. Strengthening end-stage inspections, environmental audits, and public awareness will help ensure comprehensive compliance and reduce risks associated with partial regulation adherence.

The analysis showed that corruption, weak enforcement, and bureaucratic delays were the most significant barriers to compliance, with mean scores of 4.50, 4.45, and 4.30 respectively. This aligns with Oladokun and Aina (2023), who asserted that regulatory corruption and administrative inefficiency are the most persistent barriers to construction governance in Nigeria. These findings suggest that systemic weaknesses, rather than professional negligence, undermine the enforcement of building regulations in Yobe State. The lack of transparency and long approval processes create opportunities for bribery and shortcuts.

Moreover, the high cost of permit fees (mean = 4.05) and political interference (mean = 4.15) further discourage compliance. According to Umar and Garba (2022), inflated permit costs and informal political influence over regulatory agencies lead contractors to circumvent approval procedures. This situation weakens the credibility of regulatory institutions and fosters a culture of non-compliance, which affects project safety and quality.

The findings also revealed that the shortage of qualified personnel within regulatory bodies (mean = 3.90) limits effective monitoring. Okafor et al. (2023) emphasized that without skilled technical staff, agencies cannot enforce compliance rigorously, resulting in uneven implementation of standards. This further explains why many projects proceed without environmental or occupancy clearances, as regulatory follow-up is often inadequate. In essence, the inhibitors to compliance are deeply rooted in governance and institutional capacity gaps. Addressing these through e-governance tools, automation of approvals, and continuous training of agency staff will reduce corruption and improve transparency. This view aligns with World Bank (2024) and Abubakar and Yusuf (2025), who both advocate for digital regulatory systems to curb corruption and improve project accountability in developing nations. Project delivery performance recorded a grand mean of 3.63, indicating an overall good level of performance, especially in quality-related metrics such as workmanship (3.85) and conformity to standards (3.90). This result aligns with Ameh et al. (2022), who stated that despite financial and time-related challenges, Nigerian contractors

maintain reasonable quality performance due to professional pride and client expectations. The focus on quality outcomes shows that construction firms in Yobe value durability and aesthetic performance even under regulatory and economic pressures. However, moderate performance in cost (3.30) and time management (3.45) suggests that economic volatility and bureaucratic delays continue to affect project efficiency. Inflation, foreign exchange instability, and prolonged approval processes often lead to budget overruns and time extensions. Odeyemi and Fashina (2023) noted that these challenges are common across northern Nigeria, where public projects face interruptions due to administrative bottlenecks and funding delays.

CONCLUSION

Based on the findings the study concludes that government regulation compliance plays a pivotal role in determining the success of construction project delivery in Yobe State. Projects that strictly adhere to building codes, safety guidelines, and professional standards tend to achieve better outcomes in terms of cost efficiency, time management, and quality assurance.

The research confirms that institutional factors, such as corruption, weak enforcement, and bureaucratic delays, remain the principal barriers to achieving consistent compliance. These challenges undermine regulatory integrity and discourage voluntary adherence among construction professionals. Consequently, while a general awareness of regulatory obligations exists within the industry, implementation remains inconsistent and dependent on the strength of enforcement mechanisms. Moreover, the findings underscore that compliance and performance are interdependent; thus, improvement in one leads to enhancement of the other. Strengthening government institutions responsible for construction oversight such as development control units and building regulatory agencies is therefore essential to achieving sustainable infrastructure development. In conclusion, adherence to regulations is not merely a legal necessity but a strategic instrument for achieving project success, safety, and long-term sustainability within Yobe State and beyond.

5.3 RECOMMENDATIONS

Based on the findings and conclusions of this research, the following recommendations are proposed:

1. The Yobe State Government should enhance the institutional capacity of regulatory bodies through adequate staffing, regular training, and improved monitoring tools. Enforcement should be consistent, transparent, and free from political interference.

Independent auditing and third-party oversight can also improve accountability in the enforcement process.

2. To minimize corruption and bureaucratic delays, government agencies should adopt digital platforms for processing building permits, inspection reports, and compliance certifications. This aligns with global best practices and will improve transparency, reduce human contact, and accelerate service delivery.
3. Regular seminars and workshops should be organized for contractors, developers, and project managers to raise awareness of regulatory requirements and the long-term benefits of compliance. Educational campaigns can also sensitize clients to demand adherence to legal and safety standards before approving project execution.

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