

**CHRISTIAN SERVICE UNIVERSITY COLLEGE
DEPARTMENT OF PLANNING AND DEVELOPMENT
FACULTY OF HUMANITY**

**PERCEIVED CAUSES AND EFFECTS OF UNCONTROLLED
DEVELOPMENT IN URBAN COMMUNITIES
(A CASE STUDY OF AOWIN MUNICIPALITY-ENCHI)**

ASIEDU FELIX

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JUNE, 2018

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**A Dissertation in the Department of PLANNING AND DEVELOPMENT,
Faculty of HUMANITY, Submitted to Christian Service University College
in Partial Fulfillment of the requirements for the award of Masters in
Monitoring and Evaluation.**

JUNE, 2018

DECLARATION

I, Asiedu Felix, declare that this Dissertation, with the exception of quotations and references contained in published works which have all been identified and duly acknowledged, is entirely my own original work, and it has not been submitted, either in part or whole, for another degree elsewhere.

CANDIDATE’S NAME:

SIGNATURE

DATE

SUPERVISOR’S DECLARATION

I hereby declare that the preparation and presentation of this work was supervised in accordance with the guidelines for supervision of Dissertation laid down by the Christian Service University College, Kumasi.

SUPERVISOR’S NAME:

SIGNATURE

DATE

HEAD OF DEPARTMENT’S DECLARATION

NAME:.....

SIGNATURE

DATE

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I would like to thank the almighty God who has granted me the hope and made it possible for me to come out with this project work which will be very useful and important to residents and policy makers in the communities.

My sincere gratitude goes to my supervisor, Dr. K.O Agyemang, a Senior Lecturer at Christian Service University College, Kumasi–Campus whose guidance, diligence, tolerance and comments in matters related to the research work assisted to make this thesis a successful one.

I am also grateful to all selected landlords, landowners, developers, individuals and building team visited and interacted with, for accommodating me during my field survey. To conclude, I acknowledge all authors from whose books and publications I made references to.

DEDICATION

This thesis is dedicated to my lovely wife Naomi Asiedu, and my four children Richard Asiedu, Bernice Asiedu, Harold Asiedu and Janice Asiedu as a means of encouraging them to be diligent and devoted towards their academic pursuits.

ABSTRACT

The design and arrangement of buildings of a community's built environment influences the physical and mental health of its residents. The research was aimed at ensuring effective layout of buildings at Enchi in Aowin Municipal Assembly. The study involves an assessment of views and collection of data through the use of questionnaire, personal interviews and personal observation on perceived causes and effects of uncontrolled development in urban communities.

Data derived from the field survey was analyzed using descriptive statistic and presented in tables and charts. The study population of forty (40) was used which comprises of five(5) landowners, twenty(20) landlords, ten(10) developers and five(5) individuals. Random sampling technique was used to categorize landowners, landlords, developers and individuals to ensure the desired representation of each group for the study. Among the findings are; people build without obtaining permit which lead to haphazard arrangement of buildings in the communities, inability of Town and Country Planning agency to zone communities for physical development has created congestion in terms of movement in communities, law enforcing agencies do not enforce law on people who violate building laws which has given people chance to build without considering rules and regulations in the building industry. The study among others recommended that, there is the need to produce manuals on acquisition of land, process of obtaining building permits, proper enforcement of laws prohibiting indiscriminate development and further research be conducted into the exact cause of uncontrolled development in urban communities.

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