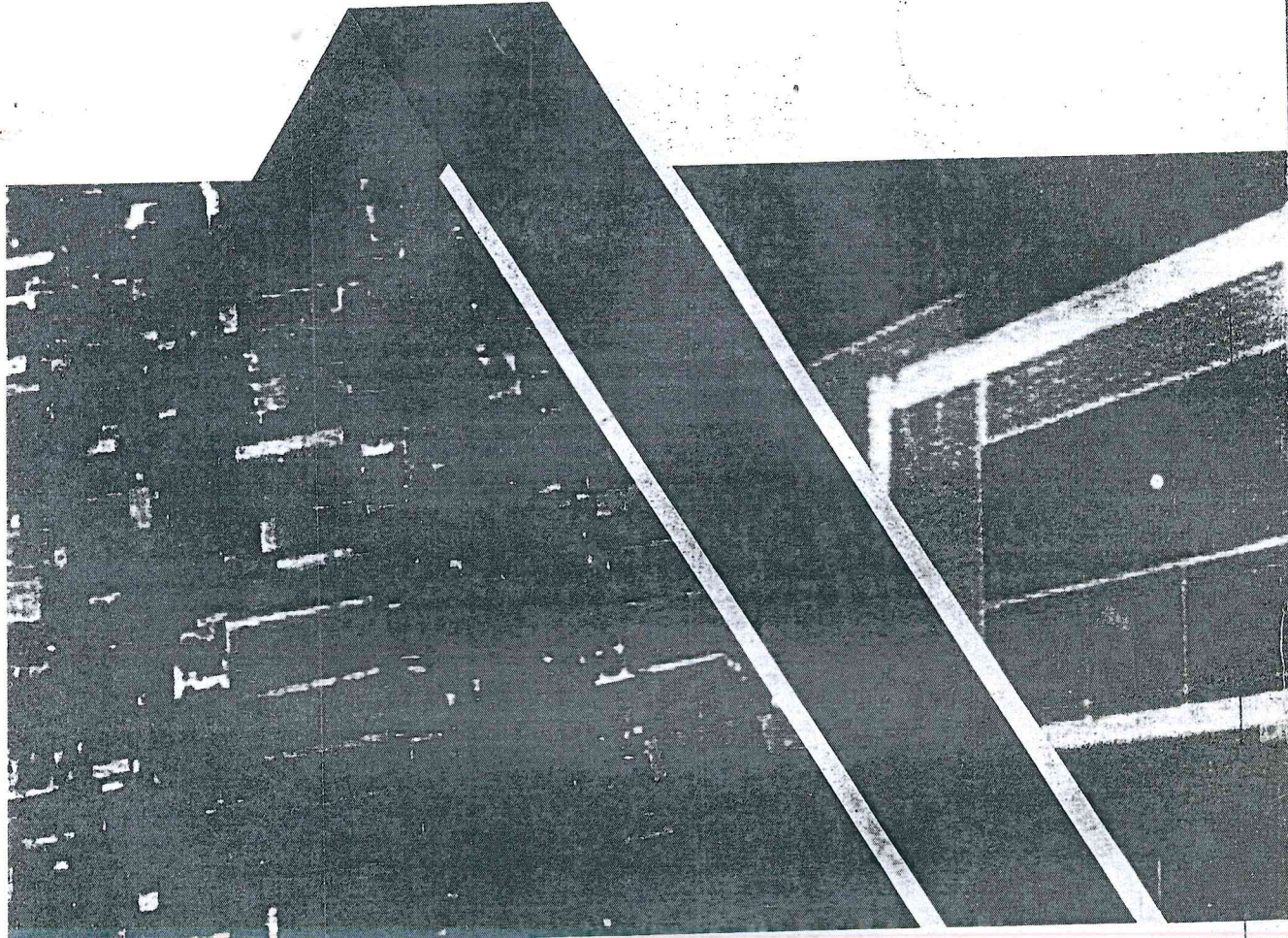


EMERGING ISSUES IN URBAN LAND USE AND DEVELOPMENT IN NIGERIA



**A Book of Readings in Honour of Professor James Idemudia Ighalo
(One of Nigeria's foremost Professors of Estate Management)**

Edited by:

M.B.Nuhu

M.T.A.Ajayi

I.A.Olatunji

N.B.Udoekanem

Chapter 15

Nigerian Environmental Laws and the Challenges of Sustainable Urban Development: A Case Study of Lagos

¹A. I. Bako and ²A. S. Adeogun

¹Department of Urban and Regional Planning, University of Ilorin, Ilorin, Nigeria

²Department of Estate Management, University of Ilorin, Ilorin, Nigeria.

e-mail: adeoluwawa@gmail.com

Abstract

Sustainable urban development is a global challenge. Over the years, effort at ensuring sustainable development has been anchored at various environmental laws put in place at various levels of government. The rapid urban expansion without adequate/effective environmental consciousness means that in virtually every urban centre, a substantial proportion of the population is at risk from natural and human-induced environmental hazards. This study examined the relationship between environmental laws and the challenges of sustainable urban development in Lagos State. Data were obtained from primary and secondary sources. Primary data were collected from randomly sampled 250 households in the selected local government areas. The result of the analysis revealed that environmental problems cut across all the residential settings in Lagos.

Keywords: *Environmental Laws, Sustainable Development, Residential Densities, Urban Environment; Physical Planning.*

Introduction

Nigerian cities are witnessing high rate of environmental deterioration and are rated among urban areas with the lowest livability index in the world. It is estimated that between 20 percent and 30 percent of the urban population enjoy decent urban life in the country (UNCHS, 2007). Although studies have identified various environmental problems in Nigeria, little attention has been given to their implications for sustainable development. The most serious problems

confronting cities, towns and their inhabitants as identified in Agenda 21(1996) are inadequate financial resources, lack of employment opportunities, spreading homelessness and expansion of squatter settlements, increased poverty and a widening gap between the rich and poor, growing insecurity and rising crime rates, inadequate and deteriorating building stock, services and infrastructure. Other problems include lack of health and educational facilities, improper land use, insecure land tenure, rising traffic congestion, increasing pollution, lack of green spaces, inadequate water supply and sanitation, uncoordinated urban development and an increasing vulnerability to disaster. All these have seriously challenged the capacity of government at all levels to realize socio- economic development and environmental protection, which are all components of sustainable development.

There are provisions in Nigerian laws for the protection of the right to use and enjoyment of property. In recent years, there have been efforts to control man's activities on land, due to the realisation of the need to protect the environment from degradation or pollution. Human thirst for development and modernization in unstable manner in addition to its attendant environmental pollution often degrade the environment. Unless there is equitable development that meets the needs of our urban centres and particularly of the poorest, the environment will continue to decay. Consequently, man's effort towards city development has been an important factor in environmental change. There are series of evidence which indicate that the world is now on an economic path that is environmentally unstable; such manifestation includes sea level rise, ozone layer depletion, falling water table, soil erosion, flooding, desert encroachment, deforestation and waste generation (solid, liquid and gaseous emission). For the continuous survival of man in general and to ensure sustainable development, there is the absolute need to maintain the environment at a minimum level that is capable of sustaining all living creatures.

The formal institutional approach to environmental protection in Nigeria may have started with the 1901 Forestry Ordinance and the 1917 Colonial Ordinance through which protected areas were established. In the contemporary times, environmental laws have also been put in place. Such laws are the Land Use Act of 1978, Environmental Impact Assessment (EIA) Act of 1992, Nigerian Urban and Regional Planning Act of 1992 and National Environment Standards and Regulation Enforcement Agency (NESREA) Act of 2007. States and local governments have also put in place various laws and bye-laws.

Although nature conservation seems to be taken seriously in Nigeria as existing legislations indicate, achievement can be said to be highly limited especially in the urban centres of the country. In these urban centers, the level of development has increased the magnitude of

environmental degradation in spite of the promulgation of various national environmental statutes, state environmental laws as well as local government environmental bye-laws. This study aimed to examine Nigerian Environmental laws and the challenges of urban development using Lagos State as case study with a view to suggesting policy recommendations that will make these laws more effective and as a means of achieving sustainable urban development.

The Study Area

Lagos State was created on 27th May, 1967 when Nigeria was restructured into 12 States. Before this period, Lagos municipality was under the administration of the Federal Government through the Federal Ministry of Lagos Affairs as the regional authority. The city of Lagos was under the Lagos City Council. The regions of Ikeja, Agege, Mushin, Ikorodu were under the former Western Region. Lagos State lies approximately between longitude 2° 42'E and 3° 42' E and latitude 6° 22'N and 6° 52'N. The state is located on the South-Western part of Nigeria with the southern boundary of the state surrounded by about 180 kilometers along Atlantic coastline while the northern and eastern boundaries are surrounded by Ogun State. The Republic of Benin formed the western boundary. The state is the smallest state in Nigeria in land area with an area of about 358,861 hectares or 3577sq.km (Odumosu, 1999). This represents only 0.4 percent of the entire area of the country. This size accommodates about 10 per cent of the entire 140 million population of the country (National Population Commission, 2007). The state is also the most urbanized in Nigeria. Only about 5 per cent of the state's total inhabitants are in rural areas. This has serious consequences on land use planning in the state especially in urban areas. It also has great implication on infrastructures such as housing, water supply, storm drainage, roads, electricity, telephone, waste management and other socio-economic, cultural and administrative issues.

Review of Existing Environmental Laws

Environmental law in Nigeria is that branch of public law which contains rules and regulations which have as their objective, the protection of the environment. During the colonial era, protection of the environment was not a priority in Nigeria and there was no specific policy aimed at preserving and protecting it. Matters relating to the environment were dealt with as a tort of nuisance because disputes in environmental law were not viewed as public matters warranting state intervention. The few environmental related laws that were applicable criminalized activities that could degrade the environment. These laws include the Criminal Code Act of 1916, which prohibited water pollution and air pollution; and created the offence of nuisance.

The constitutional development in Nigeria which was influenced by the colonial experience accounted for why most of the legislations that may perhaps be called environmental laws in Nigeria today are resource – specific or sector specific. These legislations were adopted into Nigeria from similar statutes in England. Planning legislations in Nigeria could be said to start with the ceding of Lagos in 1861. Two years after, to authenticate the new territory, an attempt to control and regulate urban developments was made by the British colonial masters in 1863 with the publication of Township Improvement Act. At the initial stage, the ordinance was enacted to control development and urban sanitation in Lagos alone. The Township Act No. 29 of 1917 constitutes the first major attempt at introducing spatial orderliness in the land use pattern of any city in Nigeria. The enforcement of the township ordinance was made the responsibility of the Administrative and Public Works Departments (Adeniyi, 1998). Emphasis was made on the guidelines for the physical layout of the towns and cities, particularly in the European and Non-European reservations.

The 1918 Town Planning ordinance was meant to address the peculiar planning problems of Lagos. The absence of separate administrative machinery contributed significantly to the failure of the 1917 ordinance. The main aim of the 1918 ordinance was the setting up of the Lagos Executive Development Board (LEDB) now Lagos State Property Development Corporation (LSDPC). The 1928 Town Planning Act is thus the oldest town and country planning ordinance of specific significance to planning administration in Nigeria. The ordinance made provision for the re-planning improvement and development of Lagos (Ola, 1977).

In 1946, the Nigerian Town and Country Planning Ordinance No. 4 of 1946 was enacted. It was the first planning ordinance which embraced the whole country and strengthened the legislative powers of the institutions to implement its provisions. According to the provisions of the 1946 ordinance, planning authorities were still the official planning institutions who controlled the environment through the preparation of planning schemes. The gains of town and country planning through the local government reform law (1976) were cut short with the promulgation of the Land Use Act No. 6 of 1978.

The main aim of the Land Use Act was to govern the ownership and use of land with one law that could be applicable throughout the country. The Act was also designed to curb land speculation,

ease the process of land acquisition by government, co-ordinate and formulate tenure modernization. To a large extent, the Land Use Act has not achieved the purpose for which it was promulgated especially in the southern and eastern parts of the country, hence the Act needs to be reviewed to address current issues in the use and development of land in the country. The review of the Nigerian Town and Country Planning Law of 1946 by the National Committee set up by the Federal Government in February 1991, gave birth to the promulgation of the Nigerian Urban and Regional Planning Decree (now Act) 88 of 1992.

The contribution of town and country planning laws to environmental protection cannot be ignored. One very important policy of the town and country planning laws is to identify the ever-mounting pressure on the exploitation of land. The pressure is further compounded by the competitive and sometimes conflicting uses to which land is put, particularly in the urban socio-economic system. If this pressure is not reconciled and diffused, it could lead to environmental pollution and hazards which are inherent in a chaotic use of land. In recognition of this danger, the various town and country planning laws were enacted.

The impact of population pressure and urbanisation on environmental degradation and the attendant consequences on sustainable development of Lagos is enormous. In an attempt to curb or reduce urban environmental disasters, the Lagos State government has put certain environmental regulations in place in addition to the national environmental laws. Such laws are the Environmental Pollution Control Edict (No. 9, 1989), Environmental Sanitation Agency Edict (No. 3, 1992), Road Traffic (Removal) Abandoned Vehicle Edict of (No. 7, 1984), Sand, Laterite and Gravel Spillage Edict (No. 4, 1984), Town and Country Planning Edict (No. 1, 1986), among others.

These environmental regulations are put in place to meet the challenges for optimal management of Lagos environment. Therefore, the focus of this study is to examine the relevance of these laws to sustainable development of Lagos.

Research Methodology

The population of Lagos State according to the National Population Commission (NPC, 2006) is above 9,113,605, while the projected population for 2013 at a growth rate of 3.2% is about

Table 15.1: Composition of the Study Area

Low Density LGAs	Medium Density LGAs	High Density LGAs
Ajeromi – Ifelodun	Amuwo – Odofin	Eti – Osa
Oshodi	Shomolu	Lagos – Island
-	-	Ikeja

In reality, these residential density demarcations hardly exist as many of the local government areas have all the residential characteristics represented in them. However, this system was adopted for easy collection and analysis of data and fair representation of the local government areas. Each local government was further demarcated into its residential districts. In each of these districts, streets were selected at random from the Lagos street map. In each of these streets, all the residential buildings and building types were enumerated and listed. The selection of each of these buildings was done randomly from the total number of buildings in a street for questionnaire administration. Out of a total of 250 questionnaires administered, 162 (64.8%) were properly completed and used for the analysis. There are two sets of questionnaires, namely those that were administered on the targeted population while the other set comprises those that were directed to Lagos State Environmental Protection Agency (LASEPA), Ministry of Physical Development, Urban Renewal Board, New Town Development Authority, Lagos State Waste Management Authority, Lagos Office of the National Environment Standards and Regulation Enforcement Agency (NESREA), amongst others. The questionnaires served as the major instrument used for the collection of data. They were administered using simple random sampling technique in order to ensure that household heads selected for the study were given the questionnaires to elicit responses on the issues under study.

Data Presentation, Analysis and Discussion of Findings

Gender and Age Structure of Respondents

The Table 15.2 indicates that male respondents out-numbered the opposite sex. The male respondents accounted for 61.1% while the female accounted for 38.9%. The table further reveals the age structure of the respondents; which shows that 92.1% of the respondents are youth and adults, falling within the working age bracket of 26 to 60 years. The age bracket of 18-25 is inferred to be among the secondary school leavers and forms the bulk of unmarried respondents which are also among the unemployed. The age bracket of above 60 consists of the retirees who also said they are unemployed.

Table 15.2: Gender Composition of Respondents

Sex		Residential Density			Total
		High	Medium	Low	
Male	No.	34	53	12	99
	%	(34.4)	(53.5)	(12.1)	(61.10)
Female	No.	15	36	12	63
	%	(23.8)	(57.1)	(19.1)	(38.9)
Total	No.	49	89	14	162
	%	(58.2)	(54.9)	(31.2)	(100)

Source: Field Survey (2013)

Table 15.2 continued: Age Structure of the Respondents

Age Group	No of Respondent	%
18- 25 years	7	4.2
26-45 years	115	71.0
46-60 years	34	21.1
Above 60 years	6	3.7
Total	162	100

Source: Field Survey (2013)

Income Distribution of the Respondents

From the field survey, Table 15.3 reveals that four (4) of the respondents did not respond to the questionnaire on income level of the study group. Also, the proportion of the respondents that claimed to be earning between ₦ 10,000 – ₦ 60,000 (57.3%) can be described as poor, if the perception of the researchers about the physical appearance and the asset ownership capability of the concerned respondents is taken into account. The impact of low income on waste generation and disposal and hence environmental degradation is enormous. The poor hardly have anything left to cater for the environment. In addition, they are engaged in activities most of which occupy them throughout the day, thereby giving them little or no time to cater for their environment.

Table 15.3: Income Distribution of the Respondents

Level Income =N=		Residential Density			Total
		High	Medium	Low	
<10,000	No.	21	4	-	25
	%	(13.0)	(2.0)	-	(15.4)
10,000-20,000	No.	31	6	-	37
	%	(19.1)	(3.7)	-	(22.8)
20,001-40,000	No.	22	18	-	39
	%	(13.0)	(11.0)	-	(24.0)
40,001-60,000	No.	3	12	2	17
	%	(1.9)	(7.4)	(1.2)	(10.5)
60,001-80,000	No.	2	9	3	14
	%	(1.2)	(6.0)	(1.8)	(9.0)
80,001-100,000	No.	-	1	4	5
	%	-	(0.6)	(2.4)	(3.0)
100,001-120,000	No.	-	1	5	6
	%	-	(0.6)	(3.1)	(3.7)
Over 120,000	No.	-	-	15	15
	%	-	-	(9.3)	(9.3)
No Response	No.	4	-	-	4
	%	(2.4)	-	-	(2.4)
Total		79	51	29	162
		(48.6)	(31.0)	(18.0)	(100)

Source: Field Survey (2013)

Educational Status of Respondents:

Table 15.4 also depicts the education status of respondents. It indicates that 28.4% are University/Polytechnic degree holders residing mainly in the low density residential area while 16.7% admitted that they have no formal education. This group exclusively reside in high density residential areas, 35.8% and 14.8% managed to complete secondary and primary education respectively while others constitute 1.2%.

Table 15.4: Educational Status of the Respondents

Residential		Education Attainment					Total
		Primary	Secondary	Degree Holders	Informal	Others	
High	No.	58	20	-	11	-	89
	%	(65.2)	(22.5)	-	(12.3)	-	55.0
Medium	No.	5	4	8	9	2	28
	%	(17.9)	(14.3)	(28.6)	(32.1)	(7.1)	17.2
Low	No.	-	-	38	7	-	45
	%	-	-	(84.4)	(15.6)	-	27.8
Total	No.	63	24	46	27	2	162
	%	(38.9)	(14.8)	(28.4)	(16.7)	(1.2)	100.0

Source: Field Survey (2013)

Types of Environmental Problems

Responses of the respondents indicate that incidences of environmental problems are highest in high density residential areas (about 66.4 % of the respondents) as compared to low density residential areas as presented in Table 15.5.

Table 15.5: Types of Environmental Problems in the study area

Types of Environmental Problem	Residential Density				
		High	Medium	Low	Total
Noise Pollution	No.	18	11	2	31
	%	(11.1)	(6.8)	(1.2)	(19.1)
Refuse Disposal/drainage system	No.	28	9	4	41
	%	(17.3)	(5.5)	(2.4)	(25.3)
Water pollution	No.	7	3	-	10
	%	(4.3)	(1.87)	-	(6.2)
Slums/squatter settlement	No.	36	13	-	49
	%	(22.3)	(7.9)	-	(30.2)
Flooding	No	10	5	2	17
	%	(6.2)	(3.1)	(1.4)	(10.5)
High Population density	%	5	1	-	6
		(3.1)	(0.6)	-	(3.7)
Sanitation	No.	2	1	-	2
	%	(1.2)	(0.6)	-	(1.2)
Housing Problem	No	2	-	-	3
		(1.2)	-	-	(1.8)
No response	No.	3	-	8	3
		(1.8)	-	(4.8)	(1.8)
Total	No.	102	43		162
		(66.4)	(27.0)		(100)

Source: Field Survey (2013)

Factors Responsible for Environmental Degradation

In residential units, neighbourhoods and streets in some parts of Lagos metropolis, environmental problems manifest in a number of ways as presented in Table 15.6. 59.9% of the respondents responded that poor physical planning accounts for it. This is followed by pollution problems (6.79%). Others include low level of health education (3.7%), blockage of drainages (4.9%), lack of cooperation among neighbourhood dwellers (4.3%) and poor enforcement of sanitary regulations (4.3%). However, on the average the proportion of residents that have fallen victim to urban environmental degradation is highest in the high density residential areas (79%) and decrease through the medium density (16.1%) to low density residential areas (1.2%).

Table 15.6: Factors Responsible for Environmental Degradation in the study area

Types of Factors		Residential Density			
		High	Medium	Low	Total
Poor Physical Planning	No.	86	11	-	97
	%	(53.1)	(6.8)	-	(59.9)
Low level of health education	No.	5	1	-	6
	%	(3.0)	(0.6)	-	(3.7)
Over population	No.	6	1	-	7
	%	(3.7)	(0.6)	-	(4.3)
Ignorance and poverty	No.	6	1	-	7
	%	(3.7)	(0.6)	-	(4.3)
Irregular supply of infrastructural/utility service	No.	3	2	-	5
	%	(1.8)	(1.2)	-	(3.0)
Poor sanitary enforcement	No.	5	2	-	7
	%	(3.0)	(1.2)	-	(4.3)
Blockage of drainage	No.	5	3	1	8
	%	(3.0)	(1.8)	(0.6)	(4.9)
Lack of cooperation among the neighbour	No.	10	5	-	15
	%	(6.2)	(3.0)	-	(9.3)
Pollution (including omission)	No.	7	3	1	11
	%	(4.3)	(1.8)	(0.6)	(6.8)
Total	No.	133	27	2	162
	%	82.1	(15.8)	(1.2)	(100)

Source: *Field Survey (2013)*

Rating of the Environmental Condition

The respondents were asked to rate the surroundings of their houses and the outcome is presented in Table 15.7. The table shows that only 4.9% rated their surroundings as excellent, 14.2% rated it very good while 9.9% rated their environment good. The remaining 51.9% and 19.1% of the respondents were liberal enough to have rated the condition of their surroundings as fair and poor, respectively. The rating by the dwellers is an indication that the residents are aware of the condition of the environment in which they reside.

Table 15.7: Rating of the Environmental Condition in the study area

Rating		Residential Density			Total
		High	Medium	Low	
Excellent	No.	-	-	7	8
	%	-	-	(4.9)	(4.9)
Very Good	No.	-	5	18	23
	%	-	(3.1)	(11.1)	(14.2)
Good	No.	1	6	9	16
	%	(0.6)	(3.7)	(5.6)	(9.9)
Fair	No.	66	18	-	84
	%	(40.7)	(11.2)	-	(51.9)
Poor	No.	18	13	-	31
	%	(11.1)	(8.0)	-	(19.1)
Total	No.	85	42	34	162
		(53.0)	(25.9)	(20.9)	(100)

Source: Field Survey (2013)

Awareness of the Existing Environmental Laws

Responses presented in Table 15.8 indicate that 42.6 percent of the respondents are aware of the existing environmental laws while 57.4 percent are not aware of any environmental law. The level of awareness is high in low density residential areas followed by medium density areas. The high density areas have the lowest level of awareness.

Table 15.8: Awareness of the Existing Environmental Laws in the study area

Awareness		Residential Density			Total
		High	Medium	Low	
Yes	No.	5	17	47	69
	%	(3.1)	(10.5)	(29.0)	(42.6)
No	No.	78	14	1	93
	%	(48.1)	(8.6)	(0.6)	(57.4)
Total	No.	83	31	48	162
		(51.2)	(19.2)	(29.6)	(100)

Source: Field Survey (2013)

Factors Responsible for the ineffectiveness of the Existing Environmental Laws

Table 15.9 indicates that environmental laws are yet to achieve their set goals due to ignorance of people about the laws, lack of public participation, inadequate funding, lukewarm attitude of the people to environmental laws, corrupt practices among public officers, amongst others. 42.4% of the respondents responded that there is inadequate awareness of the existing laws and 14.4% attributed ineffectiveness of the laws to ineffective implementation and enforcement. Also, 6.6% and 5.6% responded that inadequate funding and corrupt practices respectively, are responsible for poor implementation of the existing environmental laws. It could be inferred from the above that a significant percentage of the respondents in one way or the other are unaware of the existing laws and this may have contributed to the poor implementation of the laws.

Table 15.9 Environmental Laws

Factors		Residential Density			
		High	Medium	Low	Total
Lack of Awareness/Public Participation	No.	69	33	11	113
	%	(42.5)	(20.6)	(6.8)	(69.8)
Ineffective implementation of environmental laws	No.	2	9	13	24
	%	(1.2)	(5.6)	(8.0)	(14.4)

Source: Field Survey (2013)

Table 15.9 Continued: Factors Responsible for the ineffectiveness of the Existing Environmental Laws

Factors		Residential Density			
		High	Medium	Low	Total
Inadequate funding	No.	-	2	9	11
	%	-	(1.2)	(5.4)	(6.6)
Corrupt practices by officers	No.	1	8	-	9
		(0.6)	(5)	-	(5.6)
No Idea	No.	2	4	-	6
		(1.2)	(2.4)	-	(3.6)
Total	No.	74	55	33	162
		(45.6)	(33.9)	(21.4)	(100)

Source: Field Survey (2013)

Conclusion and Policy Guidelines

Human survival depends largely on the quality of the environment; therefore there is need for the Lagos State government, civil society organizations and the private sector, including the citizens to ensure effective management and utilization of natural resources in a manner that the benefits of the environment will be exploited by the present generation without jeopardizing the opportunities of the future generations. This study found that various stakeholders (such as Ministry of Lands and Physical Planning, State Environmental Pollution Control Advisory Committee, Lagos State Environmental Protection Agency, State Committee on Illegal Conversion of Buildings and other local government agencies) are involved in environmental protection with a view to achieving sustainable development. Despite this, the impact is less felt because the various agencies responsible for the protection of the environment are constrained by certain factors among which are inadequate funds, personnel, equipment as well as uncoordinated nature of the relationship between the various stakeholders involved. In order to arrest further degradation of Lagos environment, these recommendations are imperative:

(1) The psychological re-orientation of the people towards proper environmental management practices is central in developing environmental consciousness in individuals. To this end, environmental education such as public enlightenment campaigns in the mass and print media, churches, mosques, and community-based organizations is highly needed. Similarly, the introduction of environmental studies into the curriculum of the educational institutions at all levels will most likely contribute to creating the desired environmental awareness, and thus reducing unfriendly environmental practices (e.g. indiscriminate dumping of refuse on the roads, drains and unauthorized locations, defecating in the open field) in the city.

(2) City management department should be created at the local government level as nearly all local government headquarters in Lagos State have matured to urban status. At this level, the urban management unit should initiate participatory planning process whereby residents will be engaged in the revitalization of their neighbourhoods rather than the traditional approach of waiting for the government to rehabilitate urban infrastructures for them. This will lead to a shared vision of the future of the citizens. This approach will also require regularly scheduled public meetings to motivate the residents about their role in shaping the future of their neighbourhoods. Among other issues of concern which such neighbourhood forum should discuss are enterprises, fostering awareness on environmental issues such as waste collection, landscaping etc. All these local initiatives based on participatory planning and community-based development processes naturally adapt to the dynamics of the local economy which is a way of ensuring sustainable development.

(3) Specific programmes such as “right to quality environment campaign” should be initiated at all levels of government to emphasize that right to quality environment is a fundamental right along with food, education, clothing and employment. Children programmes on environmental issues and exhibitions in schools should be encouraged to tailor the minds of the children to their critical role in identifying solutions to environmental problems, thus influencing their development as they are highly vulnerable.

(4) Built environment professionals (e.g. architects, urban planners, estate surveyors and valuers, builders, engineers, etc.) have a role to play in creating environment that does not jeopardize peoples' health and well being. They should accept the responsibility of being the “watch dog” over the environment in making sure that they use their professional expertise to protect the environment for the present and future generations. Through appropriate design, construction and management solutions, significant result in environmental sustainability and by extension sustainable development can be achieved.

(5) Development of master plan for the purpose of service delivery in the areas of water supply, sewage and drainage systems, road network, upliftment of blighted areas, eradication of squatter settlements, control of street trading and alleviation of poverty and destitution should be on continuous basis; so also the circulation of the result of the plan in question to all relevant agencies, whether public or private.

References

Adeniji, J. (1998). Future Challenges of Sustainable Physical Development in Nigeria. In Adeniji, K. & Ogu, V.I. (Eds). *Sustainable Physical Development in Nigeria*. Ibadan: NISER.

Federal Republic of Nigeria (2007). Official Gazette on the breakdown of the National and State Provisional Totals 2006 census, S.I N0 23 of 2007, N024, Vol.94 Lagos 15th May.

FEPA Act Cap. 131 laws of the Federation of Nigeria 1990 (as amended) by Decree No. 59. of 1992.

UNCHS (2007). Urbanization: A Turning Point in History, Global Report on Urbanization www.unhabitat.org.

UN - Habitat (2005) Localising Agenda 21 retrieved from www.unhabitat.org/localising_agenda21