



Inaugural
Lecture
Series

IT IS ABOUT TIME

Afolabi Adegbite Adedibu



LADOKE AKINTOLA UNIVERSITY OF TECHNOLOGY
OGBOMOSO, NIGERIA

LAUTECH Press, Ogbomoso.

All right reserved.
No part of this book may be reproduced, stored in a retrieval system
or transmitted, in any form or by any means, electronics, mechanical,
photocopying, recording, or otherwise, without the prior written
permission of the copyright holder

First published, November 2004

IT IS ABOUT TIME

Introduction:

Mr. Vice Chancellor, Deputy Vice Chancellor, Registrar, Deans of Faculties, Heads of Departments and Units of the University here present, Distinguish Guests, Great Students of LAUTECH, Press Crew, Ladies and Gentlemen. It gives me great honour to present the 3rd inaugural lecture of Ladoké Akintola University of Technology. It is not an easy task to talk in only one hour on the work done for over twenty seven years, but we will try to keep within the time limit to say the little we have contributed over the years in the field of environmental management of our cities and city regions of our beloved country, Nigeria.

Cities and Social Order (Mabogunje, 1974); Unsafe at Any Speed (Onokomaia, 1983); Coats of Many Colours (Oyebanji, 1986); A Place For Every Thing (Ayeni, 1993) Maker and Breaker of Cities (Ogunsanya, 1999); Our Gasping Cities (Egunjobi, 1999); Better by Far (Olorunfemi, 2001); From Womb to Tomb (Oyesiku, 2002); these are some of inaugural lectures that have touched on people and their environment and these presentations have dealt with the inter-relationship between man and the environment. In most cases, the lectures have advocated for orderly arrangement and management of space in cities and their adjoining regions.

Most of these works have gone deep into the literature as well as used empirical data to justify why things are the way they are. Further, explanations were given on the basic concepts, generalizations, theories and laws guiding location of spatial phenomena of their interest in cities and city regions. It would therefore not going to be a new thing to begin to talk about the basic concepts, principles, theories and laws guiding the development and management of space for optimum interaction between man and his environment. Rather, one will like to know more about what is needed to create a better environment after all said and done by numerous publications on urban and regional environment.

The work of Mabogunje has demonstrated without any ambiguity that the issue of social order in the cities represents a mini scale of the diverse and various problems of urban development in

Nigeria. This is to say that the social disorder identified in cities of Nigeria is a product of many factors that can be regulated to make the nation an ordered nation. Unfortunately, the situation identified in 1974 as deplorable is not getting any better but getting worse as the years roll by. Onakomaiya, in later years demonstrated that you are not safe from road accident even in your own home- a situation that shows further deterioration of our environment and the transportation system in particular.

Coats of many colours by Oyebanji indicated that there is inequality all over the country in all aspects of life and that the inequality has accounted for most of the problems of our society. Most concepts, generalizations, and theories on inequality were reviewed, and all showed that we are not lacking in the knowledge of concepts, generalizations and theories to base our planning for physical development of our cities and regions. It is noted, however, that over the years inequality in our nation is increasing.

Further, Ayeni, (1993), has demonstrated clearly that there is a place for every thing in Nigeria. This fact was brought home by the use of basic location theories and multivariate analysis. Indeed there is a place for every thing and every thing must be put in its rightful place to make Nigeria a nation of note. However, the function of physical planning in Nigeria as everywhere in the world is to put all things in their rightful places by considering the conflicting interests of land uses by people in the nation, so as to make every thing to be in harmony with one another

Unfortunately, things are not in their rightful places and therefore, there is chaos through out the urban setting in the nation. The ills identified by most researchers could not be cured due to Nigeria factors. Egunjobi (1999) in "Our Gasping Cities" noted that everybody in Nigeria is involved in planning one way or the other. Involvement in planning by all has not helped the deplorable conditions of our cities. The fact that consciously or unconsciously, explicitly or implicitly people are involved in physical planning has done more harm in the country than good in the orderly arrangement of every thing in their places.

From the very little that has been done in Nigeria on Urban and Regional Planning, it is evidently clear that Nigerian cities and regions are sick and they are gasping for life. These urban centres may die if proper care is not taken. It is therefore the aim of this lecture to look into the problems or the causes of the sickness so that there can be right medicine to cure the ailment. This has been my preoccupation for the last two and half decades.

Before going further, let me say that Nigeria is one of the best endowed nations in the world. The weather and climate are very conducive for living. It never gets too cold or hot. The rainfall in most cases is moderate; the topography is rather friendly from the coast to the most interior part of the country. The country is not known to be prone to any natural disaster like earthquakes, landslide, hurricane etc., but whatever disaster we have is man made. The amount of natural resources of our nation is adequate and enough to make Nigeria a nation to reckon with in the comity of nations. The soil is productive; therefore there is no natural cause what so ever for the deplorable conditions of our cities.

However, Nigerian urban centres and regions are regarded as among those dirtiest cities and regions in the world, where overcrowding is the order of the day, street begging becomes part of life, urban transportation becomes problematic and accidents on our roads is number one killer in the country. Our streets are flooded by solid waste and urban sprawl and squatter settlements have become the order of the day. Today all our cities are not legible, getting from one point to another becomes a problem. Inefficiency in the administration of urban and regional areas has earned the nation the tag of the second most corrupt nation in the world (Transparency International, 2003). Interestingly, the nation has been tagged the "happiest nation in the world". This rating was refuted by the administration of Nigeria but the rating is justified by the happenings in Nigeria even among the Board set up to check corruption. Surely, the nation is sick and something should be done to save man and his environment in this country.

PHYSICAL PLANNING: THE ANSWER

To illustrate the role of physical planning in healing the nation of the ills, we need to draw analogy from the medical field and relate the same to the nations' urban centres and the regions. When someone is sick, say initially with headache, he takes paracetamol or any other analgesic to cure it. If after some times the headache continues he goes to see the medical doctor. On getting to the doctor, in most cases the history of the patient will be taken and the doctor may request for some tests to diagnose the ailment. In the hospital, however, many medical professionals work together as their works are related and complimentary. The laboratory technologists, radiologists, pharmacists, nurses, medical records staff and doctors are all working together to see to the healing of patients. For proper administration of health care, the doctor has the final say on the health of the patient but the inputs of all other units are very important to the healing process.

In the like manner, the administration of physical planning in the development of our cities needs the input of many professional bodies beside the physical planners. The architects, estate surveyor, quantity surveyor, draughtsman, cartographers, engineers, economists, sociologists, geographers, and politicians are some professionals related to the built environment. All these professionals are supposed to work together to develop the order that is needed by our nations' urban centres.

It is pathetic, however, that in the area of environmental planning there is no order in the administration of physical planning as it is found in medicine. Every profession claims to be master of all. The architects will do the work of estate surveyor, the physical planner will design building and in all the expertise needed to get the optimum result is not achieved. It is imperative, if Nigeria urban centres are to develop the way they ought to develop that all professionals relating to built environment should work together and perform the major functions prescribed by their callings.

The physical planners as the coordinator of these professionals as does the doctor in the hospital should live up to their expectation and perform as they are called to do by law of the

land. It is always very depressing to hear people asking if there are physical planners in our cities. This situation will, however, continue if we refuse to stream line the work of physical planners and allow them to do their job rather than every body actively ordering land uses in our urban centres.

THE NIGERIAN INSTITUTE OF TOWN PLANNERS (NITP) AND PHYSICAL PLANNING

As in the analogy above, the professions in the medical fields have associations, so also are those in environmental planning. The Nigeria Institute of Town Planners (NITP) is the major organization for urban planners in the country and the Town Planners Registration Council (TOPREC) is established by the government to register and regulate the practice of town planning. These two bodies have been working to promote the planning profession.

Specifically, town planning is concerned with the ordering of land uses both in the urban and rural settings for the purpose of creating functionally efficient and aesthetically pleasing physical environment for living, working, circulation and recreation (NITP, 1997). Through town planning, the physical space, which is for every thing, is organized and managed in such a way that: (1) the environment created today will meet the demand of tomorrow, (2) The environment will satisfy the pluralistic values and attendant needs of our people, (3) All activities arising from needs individually or collectively expressed co-exist in harmony, (4) Investments, conveniences, functionality, living and working within the environment are maximized. To achieve the above aim the town planners do the following on the daily basis to improve the environment: (1) Arbitrate between activities and space (2) Planners being futuristic in nature consider demands of today and tomorrow, (3) Planners predict future space needs and accommodate them in space arrangement (4) The prediction, planners made help the government and individuals to plan for years ahead. (5) Planners guide the development of urban centres and the adjoining rural areas (6) Planners advice the government on ways to improve

communities and real estate developers who are planning entirely new communities (7) Planners view a community as a single system in which all the parts are interdependent. (8) Finally, planners deal with the physical layouts of communities, make proposals and initiate policies designed to make life comfortable, enjoyable and profitable. (NITP 1997)

There is no doubt that if a body of the nature discussed above is in place in Nigeria, the problems of our cities and regions should have been solved. With the scope of planning as mentioned above planners represent doctors in the hospital in the area of land use and environmental planning. However, the planners in most cases are not allowed to perform their functions as enumerated above because every body tends to be planner even to the level of destroying our cities and regions

The Nigerian Institute of Town Planners has done much to see that those functions mentioned above are performed well. Since 1966 when the Institute was established, it has organized conferences and workshops to educate, enlighten the public and private bodies on the need for physical planning (Table 1). Going through table 1 on the themes and venues of the annual conferences since its inception one sees that the Institute has tried to fulfil all its objectives. There is no doubt that the NITP has identifies that there are problems in the management and development of our urban and regional areas. The themes of the conferences vary from justification for the establishment of the institute to educating members and the public on the need for physical planning and even creating awareness of the needed cooperation between the government, other professional bodies in environmental planning and the planners. The establishment in 1988 of Town Planners Registration Council (TPOREC) was yet another step toward orderly development of our cities and regulating the practice of the same.

Table 1: Themes and Venues of Annual Conferences of NITP since Inception.

DATE	THEME	VENUE
Jan 1969	Town Planning in National Reconstruction	Lagos
April 1971	Role of Traffic and Transportation in the Industrialisation Of Nigeria	Lagos
April 1972	Housing in National Development	Benin City
Sept. 1973	Planning Machinery in Nigeria	Kano
Nov. 1974	Physical Planning and Human Environment	Enugu
Oct. 1975	Towards a Better Human Environment	Ilorin
Nov. 1976	Planning and Development of Capital Cities	Ibadan
Oct. 1977	The Integration of Economic and Physical Planning	Lagos
Oct. 1978	Planning Adequately for the Needs of Nigerians	Kaduna
Jan. 1979	Strategies for Physical Planning in the 80's	Benin
Oct. 1980	Environmental Management in Nigeria	Jos
Nov. 1981	Physical Planning Under A Presidential System	Abeokuta
Oct. 1982	Town Planning Education and Practice in Nigeria	Owerri
Oct. 1983	Physical Planning in A Depressed Economy	Ibadan
Oct. 1984	Physical Planning in Disaster Areas	Sokoto
Oct. 1985	Harnessing the Nation's Resources Through Planning	Ilorin
Oct. 1986	Rural Planning and Development: A Study in National Economic Recovery	Lagos
Oct. 1987	Physical Planning at A Cross Road in Nigeria	Kaduna
Oct. 1988	Planning Legislation in Nigeria: Closing the Gaps	Abuja
Oct. 1989	The Challenges of Physical Planning in The 1990's	Enugu
Oct. 1990	Physical Planning and Environmental Protection	Kano
Nov. 1991	A Quarter Of A Century of Physical Planning in Nigeria The Way Ahead	Lagos
Sept. 1992	Urban Management in Nigeria in the Nineties: Problems and Prospects	Maiduguri
Oct. 1993	The 1992 Urban and Regional Planning Law and The National Urban Development Policy Charting a New Course for Physical Development in Nigeria	Yola
Nov. 1994	The Implementation of the National Physical Planning Policies and Laws; Problems and Prospects	Calabar
Oct. 1995	Towards Effective Physical Planning of Oil and Solid Minerals Resources Areas in Nigeria. Problems and Prospects	Jos
Oct. 1996	Physical Planning and Nigeria's Socio- Economic Development in the 21 st Century	Benin City

Continued Table 1

DATE	THEME	VENUE
Oct. 1997	Sustainable Cities for Nigeria in the 21 st Century. The Way Forward	Abuja
Oct. 1998	Urban Management as a strategy for moving Nigeria Forward into the next Millennium	Makurdi
Oct. 1999	Urban And Rural Planning in A Democratic Setting	Akure
Oct. 2000	The Role of Physical Planning and Development in Poverty Alleviation	Minna
Oct. 2001	Delivering Democracy Dividends: The Role of Town Planning and Town Planners	Uyo
Oct. 2002	Urban Governance	Ilorin
Oct. 2003	The Nigerian Urban Development Policy	Abeokuta
Oct. 2004	Physical Planning Standards and Environmental Management	Bauchi

Source: The Nigerian Institute of Town Planners, 2004.

Specifically, the Registration decree has its objectives as: (1) to determine who town planners are. (2) To determine what standards of knowledge and skills are to be attained by persons seeking to become members of the profession of Town Planning and reviewing those standards from time to time. (3) To secure the establishment and maintenance of a register of persons entitled to practice the profession and the publication from time to time of lists of those persons. (4) To regulate the practice of the profession in all its ramifications and (5) To maintain in accordance with the Decree number 3 of 1988, discipline among members and (6) To perform such functions which in its opinion are calculated to facilitate the carrying out of its activities (NITP 1997) There is no doubt that all the needed instruments are available for the Town Planners to carry out their functions but instead of the sickness of urban centres to be relieved, the intensity is increasing.

In our medical setting example, a prolonged illness may have developed resistance to some drugs in use or it may be a terminal disease, what ever form, the doctors will know. Therefore, urban planners should know why we have these persisting environmental problems in Nigeria. True to the above, many scholars including myself have identified and continue to seek the source of the

problems and how they could be solved. The NITP is not also relenting in its efforts to find adequate solutions and in 1999 it started mandatory development workshops for its members where more knowledge to deal with the problems will be acquired and where more solutions will be found.

Since the inception of the workshops which are usually held three times in a year spreading across the nation, solutions to the problems are being proffered and the technology needed to cope with ever changing urban phenomena are taught (Table 2). It is unfortunate though that with all these efforts the problems of our urban decay and regional underdevelopment persist. One major weakness I identified for the failure of all the efforts is mainly found in the uncooperative attitude of all the professionals concerned with built environment and the development of egocentric tendency in most of our policy makers. The greed of those in power also added to the problem. In a way, the abuse of power by politicians, administrators, professional planners, and lack of will to change by the public have compounded the problems. Let us now direct our attention to the uniqueness of Nigeria that leads to problems defiling solutions

Table 2: Themes of the Mandatory Continuous Development Workshops since 1999.

1999	(1) The Changing Nature of Cities and the Challenges of Planning Practices (2) Settlement Development over the Years in Nigeria and the Challenges of Their Management. (3) Scope of Professional Services of the Urban and Regional Planner.
2000	(1) Computer Appreciation and its Application in Physical Planning (2) Financing Planning Proposals.
2001	(1) Initiating Planning Projects (2) Implementing Planning Consultancies (3) Ethics and Code of Conduct for Urban and Regional Planners (4) The ever Changing Standard of Professional Behaviour and Ethics for Urban And Regional Planners.

2002	(1) Management of Planning Projects. (2) Application of Project Management Principles in Town Planning Projects. (3) Communication and Professional Writing Skills for Town Planners
2003	(1) The Urban and Regional Planning Problem: The Old Order and the New Paradigm. (2) Development Control under Rapid Urbanization: Evolving Modern Techniques for Controlling Development. (3) Financing Planning Projects through the Capita Market.
2004	(1) Acquisition, Processing and conversion for Digital Execution of Urban and Regional Planning Projects. (2) Concepts, Principals, Hardware and Software of GIS/LIS (3) Application of GIS/LIS in Urban and Regional Planning.

Source: The Nigerian Institute of Town Planners, 2003.

UNIQUENESS OF NIGERIA'S URBAN PLANNING

Urban setting in Nigeria consists of many components and we have specialists as we do in medicine, the analogy we have been using all along. In the urban area, we have such components as housing, transportation, economic, social welfare, health, facilities and utilities, and the general environmental planning. It is not possible, for efficiency sake for a physical planner to be specialist in all these components. To do so will be jack-of-all-trades and master of none. In our own case we will discuss only the situations with housing and environmental sanitation of our urban centres

Before the colonial era urban centres in Nigeria existed. The indigenous planning then centred on the King's palace and all developments radiated from that point. By then physical development of cities were orderly and the use of land were very conforming with the aspiration of the King. The development of the cities was based on foot transportation, thus the planning standards of today were not relevant. There was no doubt that the planning was successful then because most of the problems of today were not present in those urban centres even though those problems have long been found in the western world

HOUSING

The advent of the European in Nigeria with the creation of Government Reserved Areas (GRA) might have started the problems of our urban centres. This is because those governing are away from those governed, thus the welfare of those governed became secondary on the agenda of development. Also, it was not easy to integrate the new development on the existing spatial pattern of the urban centres. Therefore, two separate development structures developed in most of the urban centres (Uyanga, 1982). It was noted that usually there is transition zone between the GRA and the traditional centres, this zone now becomes the zone of planlessness and most of the planning problems of our time are always first starting there (Adedibu 1980, Sada, 1975).

Planners all over the world have always tackled this type of problem by what we call urban renewal. This is to develop the old to conform to the new. There are three types of urban renewal in practice, i.e. (1) rehabilitation, which is bringing substandard structures to a prescribed standard, (2) conservation, involving both rehabilitation and spot clearance in order to up grade an area and (3) redevelopment which are the demolition, clearance and reconstruction of an entire area (Olaore, 1987).

Nigerians have used all these approaches to up grade our urban centres and examples abound in both the urban and rural areas. The work of Sada (1975) and those of Adedibu (1980 and 1988) demonstrated that most people in Nigeria practice rehabilitation which both called modernization. It was agreed that when families could not get to develop an area fully, they resulted in to isolated developments within the traditional areas of the cities. The move was a good one as modern houses are now found in the traditional areas of most towns. Such move, however, created other problems that are yet to be solved. The problem of transportation and that of environmental sanitation are still very acute in the traditional areas. Most of the modern houses in the core of cities have not got means of waste disposal that are acceptable and there are hardly any room for planned sewage disposal. What resulted

was poor drainage and unsanitary waste disposal in the core areas of our cities.

Probably, another major factor affecting planning in the core area is our family system. This is true because no kinsman in the traditional area will drive away his brothers and sisters in the extended family from living with him in the modernized building. The result is overcrowding in the core area of cities. This situation has extended to the periphery of most cities in Nigeria. In a comparative study of household composition to validate the fact in Ilorin, it was shown that there is no significant difference in the number of people found in the households of the core area and that of the periphery (table 3). The result showed that the core area has an average of 8 people in the household while 9 are recorded for the periphery. As expected however the number of rooms in the traditional houses are far more than that of the periphery. While an average of 23 rooms is recorded for the core area only 9 rooms is found in the periphery. Also it was observed that most of the houses in the core area are owner-occupiers while rental occupiers are found in the periphery. This type of result has far reaching effect on physical planning for our urban centres.

TABLE 3: Household Characteristics of Ilorin.

Variable area	Traditional area	Peripheral
Average no. of Rooms per House	23	9
Average no. of Households per house	6	3
% Owner Occupied	81	4
% Rental Occupied	4.7	91
Average Rent per Household	N10	N65
Average Income per Household	N100	N520
Average no. of People per Room	2	2
Average no. of People per Household	8	9

Source: Adedibu A. Afolabi, "Spatial Household Characteristics of Ilorin Nigeria", 1981

Is there a way of stopping relatives living with their kinsmen? Can we control the density of our homes? Can we impose the new standards on the

traditional houses? Can we regulate the movement of our people and determine where they live? All these questions that we ignore to answer and which are causing major problems of our urban areas are the major causes of our problems. The increase in the problems is also as a result of the fact that the provision of houses and urban facilities cannot cope with the increase in the amount of people coming to the urban centres. Nigeria has one of the highest population growth rates in the world. Now, the increase is about 5.3 percent per year for urban centres.

The rate of urbanization is also one of the highest in the world. It is hoped that by the year 2015, urbanization in Nigeria should have reached 75 percent compared to only 30 percent in the sixties. There is no doubt that while there is space for everything the rate of the demand for space could not be met by the government and individuals connected with planned environment. If the rate is to be met, the government must have to come up with the urban policy that will cater for the upsurge in urban population. As of now, the urban policy developed by the federal government has not been put into practice. There are many laws that are made by the government relating to urban setting in Nigeria, it is sad to say that none of these laws have been executed as planned.

The case of urban and regional planning law is one of the cases in point. Twelve years after the law has been made and after many workshops and conferences held to intimate the planners with the implementation of the law, it is yet to be implemented by the government that set it up (Decree 88 of 1992). What then is the essence of making the law? The planning commission which has the same status as population commission, the planning board in the state and the planning authority at the local government level have not been set up since 1992, however, recently very few states like Lagos state have set up their planning board. Since the Federal Government has not set up the Commission the planning boards of states and the planning authorities in the local governments could not be established. The situation now called for chaos.

The Town and Country Planning Law of 1946 in use before 1992 has been abolished and the new law is yet to be implemented, and then the planners have no guideline for their operation. The

expected result is degeneration of our urban and regional system as we are witnessing today. At this point it is advocated that it is about time the federal, state and local authorities in Nigeria as a whole implement the decree 88 of 1992 and let the physical planners have a base to operate as done in few states.

LAND USES

One of the major functions of physical planners is to order the use of land. Unfortunately, planners in Nigeria have been found wanting in this area. For any land to be used in the urban areas, town planner must approve such use. Most towns in Nigeria have not got development plan or what the Americans called comprehensive plan and some other times it may be called master plan or development plan. Call it any name; there is the need for our urban centres to have development plan which will serve as the reference point for approving various developments coming into our urban centres. It is the absence of this land use development plan that is causing the majority of our urban problems.

In the absence of this type of plan, planners depend on the standards set for building (building codes) to approve plans, even when the location of such use is not in conformity with the general development going on in that area. Thus, we see a hotel among purely residential area, an industry located very close to school and many more incompatible uses put together. In land use planning apart from the general development plan there is a strong need to identify the major land use that needs complementarity. Therefore the land use study we carry out should go beyond inventory of the existing land uses but should go further to the likely changes expected in the future.

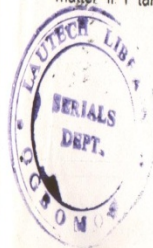
To do this there is a strong need for detail data about our land ownership, size of the land, general inventory of the land around, and demand for land etc. With such data, simulation can be carried out to predict the optimum use of the land. Such an exercise was carried out around Jacksonville international airport in 1977 with the prediction of certain parcel of land changing to certain use based on certain parameters and constraints. The prediction which was made

in 1977 had mostly come true by 1982 when a visit was made to the site again and the result was well documented to help the development of land use categories in the area (Adedibu, 1978). This is an indication that land use changes are predictable and that such an exercise should be carried out on all our land, be it urban or rural. Unfortunately, planning in Nigeria centres mainly on development control of buildings without attendant study of the lands on which these structures are to be built.

Another flaw of our planning in Nigeria is the refusal to plan for legibility of our urban centres. This fact could be brought home in our newly developed areas, where numbering of houses has no pattern what so ever. For example numbering of houses in GRA area of Ilorin has no identifiable pattern. Similarly in the transition zone on Taiwo Street the numbering has no defined pattern, number 56 Taiwo road may be three or four blocks away from number 57. This type of situation is not good enough for a nation with abundant human resources that are capable of carrying out simple numbering. All these lapses come from the planners. The mistake could however be corrected and therefore it is about time the planners consider making our urban centres legible. There are many advantages in making our cities legible, especially as it helps the police, fire fighters and individuals in the nation to perform their function and duties more efficiently.

ENVIRONMENTAL PLANNING AND SANITATION

Because of the problems enumerated so far and in line with the explanations made the urban and regions of Nigeria remain problematic. Things are not functioning the way they ought to function and developments are done in haphazard manner simply because the government that made planning laws is not ready to implement the same, and also because of other Nigerian factors. I may be asked what Nigerian factors are. These are factors that promote egocentric tendencies in man and subdue the anthropocentric needs of man. Egocentric tendency makes most Nigerians think of self and immediate family. It does not therefore matter if I take my refuse and dump the same in front of my



neighbour in as much as I have got rid of the waste from my own environment. Also if in power, one tends to do things that will benefit self and immediate family first before thinking of the general public. Bribe expectation before performing ones duty is the other of the day, and putting square pegs in round holes radiates most of our offices which breeds inefficiency, and incompetence on the job. All of these factors, which are mostly unique to Nigeria, are regarded as Nigerian factors.

The issue of environmental planning and in particular, environmental sanitation becomes very important in our physical planning. Environmental sanitation in the olden days in our indigenous houses is well controlled by the system. I could remember that in my early years, wives in our traditional houses were charged with the responsibility of getting the environment clean, especially the compound houses. The situation as found in the urban area was also found in the rural areas. The dunghill was usually located to the leeward side of the settlement where the wastes are burnt. The rapid urbanization and the rental tendencies changed the system in the urban areas. Today most of our rural villages are cleaner than urban centres and small towns are always cleaner than big ones. By international standard, Lagos is rated the dirtiest city in the world (Adedibu 1983) (Plate one). Many reasons have been adduced for this, but all boil down to Nigeria's factors. Nigerians are very good when it comes to making laws but the implementation of the same is the major problem. In implementing the laws, Nigeria's factors over ride the law itself (plate two). The man being arrested may be released when the palm of the law enforcement agent officer is greased then what is the essence of the law? In the United States and in most other nations of the world when laws are made they are enforced. Thus for littering in the United States be it in the rural areas or cities people pay for going against the law. In the state of Kentucky penalty for littering is \$500 and the speed limit is enforced to the core. In Nigeria you can get away with any offence against the law if you know your way around (plate three).



Environmental sanitation laws are those that most people in our society violate without thinking of the punishment associated with it. This is probably why the problem of sanitation has been with us for so long. All efforts made to rid the urban centres of filth have proved abortive simply because when we take one step forward in arresting poor environmental sanitation we take two backward. The situation as reported by daily papers since the 60s and which researchers have devoted their attention to for the past few decades have not changed.



Plate 3. Littering and its penalty enforced in the United States.

From 1978 to date I have devoted most of my research efforts to studying waste management in our environment. In most of these works, efforts were made to identify the causes of the management problems and constraints in the implementation of the laws on sanitation (Adedibu, 1983, 1984a, 1984b, 1985a, 1985b, 1986a, 1986b, 1987a, 1987b, 1987c, 1988a, 1988b, 1988c, 1988d, 1991, 1998). The constraints to planning for environmental sanitation are identified and various suggestions are made.

One of the short-term measure suggested in the early 80s was the weekly environmental sanitation exercise embarked upon by the military governments in 1986. For years the weekly sanitation was practiced in all states of the federation and it seemed that the problem of refuse blocking the street was greatly reduced. The advent of the civilian government came and stopped the sanitation exercise, and then the problem resurfaced in a big way. The emergence of the problem made some states to go back to the weekly exercise of environmental sanitation.

The short-term solution is, however, not the optimum solution to rid our urban environment of filth. There are some other things we need to do as suggested in some of my findings: 1) We have no data to plan for the waste management as we do not know the actual amount of waste we are generating and when we do not have information on how much we generated we can not design appropriate disposal methods or a better way of managing the wastes. It is only by having correct information on the volume of wastes generated that we can prepare for the disposal. 2) The composition of the wastes we generate by type must be identified to know the best disposal options to use for our disposal. It is only by knowing the composition of our wastes that we can turn our wastes to our wealth. 3) Since God has blessed us so much in Nigeria we should try to use the gift of nature to enrich our nation. The waste we generate can be turned in to compost since over 50 percent of the wastes can be used for composting as they contain leaves and other degradable materials. 4) To my knowledge, there is no single functioning sanitary land fill in Nigeria. Most of our disposal sites are nothing but open dumps that are not acceptable for waste disposal in the world as a whole. Nigeria must have to invest in constructing

sanitary land fills and utilise the same for the development of the nation. 5) Recycle plants are none existent in the country, there is the need to get some of our wastes recycled. By so doing costs of some consumable goods could be reduced as it is done in other countries of the world like India and all developed nations of the world

CONSTRAINTS OF PHYSICAL PLANNING IN NIGERIA

The most important reason for our failure in planning for adequate sanitation of our urban and regional areas is lack of education. Nigerians are mostly environmentally illiterate. The literacy I am talking about is not how to read and write, but cultivating in our people the habit of cleanliness. When we see dirt very close to our food vendor, we still patronize the food seller regardless of our formal education. This is rampant to the extent that most of the diseases treated in most of our clinics and hospitals are environmentally related. It does not border us to see our neighbours dumping wastes indiscriminately. All we are saying is that we have lukewarm attitude to filthy environment

Another constraint identified is the provision of inadequate tools to tackle the problems of our wastes. Surveys done in the past showed that in the whole of a town of over 500,000 there may not be more than one functioning waste truck for disposal of the wastes generated. There is no way the job will be efficiently done. There is therefore the need to provide the needed tools and employ adequate number of people to clean our urban centres

Lack of adequate drainage and sewage system of our urban centres is causing more problems than anticipated. It has been shown that lack of adequate drainage and improper disposal of wastes have caused flooding as happened in most of our cities on yearly basis. Millions of naira worth of properties were usually destroyed and yet most of the ecological funds provided are directed to other uses rather than that of the environment. It is about time we do not rub Peter to pay Paul.

Indiscipline among the citizens of Nigeria by disobeying simple rules and regulations and by putting up action, as saboteurs would not lead the nation to achieve the desired environment. When

planners indicate that a parcel of land is not fit for development some undisciplined people who are egocentric will use their resources to develop the same land over the weekend and begin to beg for sparing the development. The situation in Abuja is a case in point. Many of the demolished properties belong to most of our lawmakers and well to do people in the nation. Most commercial centres of our nation are guilty of this type of act. It is about time we co-operate with the planners to achieve a conducive environment

Inadequate manpower both qualitatively and quantitatively is accounting for the failure we recorded in managing our environment. Out of over two thousand members of the NITP only about 1,500 plus are registered. This is an indication that we have inadequate supply of qualified town planners in the country and more people must have to be trained as physical planners especially at the post graduate level

On the part of planners there are many constraints to the optimum performance of their job. Some of these constraints are listed in my article on "Constraints to physical planning in Nigeria." In brief, these are some of them identified.

Another major constraint identified is lack of effective communication among ministries related to environmental sanitation. The ministry of Health and the ministry of housing and environment and even the federal environmental protection agency are usually not communicating properly on their activities relating to environmental sanitation. In most cases there is duplication of efforts and this does not call for efficiency. It is about time therefore, that all organs of the government have defined function that will not overlap with others

Lack of adequate funding by the government has also been identified as causing our environment degradation. It is a common practice in Nigeria to budget for environmental cleanliness but the release of the same for the purpose it was meant for at the right time is not always done. Therefore one is suggesting in the strong term that fund for environmental sanitation should be among those of higher priority to the government because if we fail to take care of the environment the same will revolt against man and the end result

will spell disaster for man. The cost of clearing disaster is usually more than the cost of preventing it. Therefore we should prevent disaster before it strikes

Another constraint identified is inefficiency of contractors employed to carry out environmental services. The constructions of environmental facilities are usually carried out with inefficiency that even when they are in place they may not be usable. Examples were the construction of dumpsters in the 80s. The dumpsters were built so high that many of the users of the dump could not reach the inside of the dump and as such most of the wastes were dumped on the ground by the dumpsters. Also most of these facilities were located to the remote areas of the cities that many were idle. It is therefore about time for the engineers to design facilities that will be adequate for people's use and the planners should find the most appropriate locations for environmental facilities.

Lack of proper maintenance is another constraint to adequate handling of environmental problems. It is common to see that most of the facilities that were put in place some years back are no more there, either they have been vandalised or degenerated to the level of unusable. This constraint does not only concern the environmental facilities alone but all development sectors in the country. The roads, housing, equipment etc. are all in this category. We simply don't have the maintenance culture and it is about time that we cultivate the habit of maintenance of our facilities. We should educate ourselves on the need to keep our facilities in good working condition all the time.

The legislative constraint is probably one of the major constraints we have in planning. It has been said that planning is politics, which indicates that the politicians and planners should work together to produce the desired environment. The legislators will have to make laws on which planning functions will be based. Unfortunately laws are made in Nigeria but not implemented the right way. There is the need for our lawmaker to make laws that will be implementable. When laws are made all organs to make the law work must be put in place. The situation in which laws regarding the environment were made but the same government that made the law

refused to constitute the board to implement the law calls for reorientation. When laws are made they should be implemented and not treated as urban and regional law of 1992, which is still awaiting implementation twelve years after it has been enacted. It is about time the federal, state and local governments consider the implementation of the law so as to provide planner the legal base for their function.

Lastly the method of carrying out our planning procedure must change. The era of checkerboard, pencil, drawing sets, has passed. We now have high technology to help planners make decision in complex environmental problems. Most planners are not equipped with this high technology and thus they carry on their functions in the old way, which cannot cope with development of this age. Although the NITP has tried to introduce planners to the use of computer in one of its workshops there is still the need for more intensive training in computer usage and one will advocate that at the place of work, planners should be provided with modern computers with soft wares related to planning functions. With the new technology development plans will be made easy and the era of using four or five years to complete a master plan will be a forgotten event. The country as a whole is not legible, with the new technology, Nigeria needs to be put on the grid to make reference to points and places easy. This could be achieved if all planning related disciplines work together to develop the urban environment. Mr Vice-Chancellor Sir, the major thing I am saying is that we have many constraints that prevented the physical planners to perform their duties, as they ought to. It is our collective responsibility to make sure that the government and the general public provide all necessary tools for planners to perform their functions, while at the same time help them by not introducing Nigeria factors to impede their jobs.

CONCLUSION

I will want to conclude the lecture by saying that the issue of urban and regional planning concerns all of us and all must act together within the laws of the land to create the environment of today to make better the environment of tomorrow. In the lecture I

have illustrated the functions of planners to be akin to that of a medical doctor simply because we are all familiar with the way a hospital functions. The difference between the role of the doctors and the planners is that when doctors make mistakes in the hospital and a patient dies the patient will be buried and the same will soon be forgotten, but when physical planners make mistakes in ordering the use of the land, we all have to live with it for ever. It is therefore imperative that we do not allow the planners to make any mistake. Not to make any mistakes, it is about time the planners, politicians, architects, engineers, draughtsman, sociologists, geographers, and all other disciplines numerous to be mentioned here work together to produce good environment of today that will meet the environmental needs of tomorrow. I have also said that God has blessed Nigeria so much that we should work with nature to make our environment endure forever.

ACKNOWLEDGEMENT

I acknowledge God and thank Him for creating me and lifting me up from the swamp of life to the savannah life. He understands what I mean, I say thank you God I appreciate my parents especially my mother who gave all up for me. I thank my brother for his love. I sincerely thank my family, my wife and my children who sacrificed a lot for us to be where we are today. My wife has suffered in the snow, in the sun and in the rain to see that the family survives. Thank you Momo Adedibu. I thank all my extended relatives who understand the positions of an "acada" in the family. I thank all my academic colleagues and all my professional colleagues here present. My sincere thanks go to Ladoke Akintola University of Technology for making this day possible. I thank all my students now and in the past. Lastly I thank all of you witnessing this lecture today, may God bless you abundantly and grant you a safe journey back to your destinations. Thank you all and God bless

REFERENCES

- Adedibu, A. Afolabi (1979) "An Application of Diffusion Theory to Commercial Land Use Changes around the Jacksonville, Florida, International Air Port". *Florida Geographer*, vol.14 no.1 pp.23-31.
- Adedibu, A. Afolabi (1980) "Spatial Pattern of Housing Modernization in the Traditional Residential Areas of Ilorin", *The Nigerian Geographical Journal*, vol. 23, Pp.147-161
- Adedibu A. Afolabi (1981) "The Impact of Government Policy on Indigenous Housing In Ilorin, Nigeria". *Ekistics*, vol.287, pp.133-137.
- Adedibu A. Afolabi (1983) "Solid Waste Characteristics and Management in Ilorin". *The Journal of the Nigerian Institute of Town Planners*, vol.3, pp.33-41.
- Adedibu A. Afolabi (1984) "Solid Waste Planning in the Third World". *Waste Management*, June 1983, pp. 288-293.
- Adedibu A. Afolabi (1984b) "A Comparative Analysis of Solid Waste Composition and Generation in Two Cities of Nigeria". *International Journal of Environmental Studies*, vol. 23, pp.269-275.
- Adedibu A. Afolabi (1985) "Spatial Pattern of Solid Waste Generation of Ilorin". *Environmental Management and Assessment*, vol.5, pp. 237-247.
- Adedibu A. Afolabi (1985b) "The Practice and Constraints of Physical Planning in Nigeria: The Case of Kwara State".

- Journal of the Nigerian Institute of Town Planners*, vols.4&5 pp.49-58
- Adedibu A. Afolabi (1986a) "Solid Waste Management and A New Environmental Edict: A Case Study from Ilorin, Kwara State, Nigeria". *The Environmentalist*, vol. 6 no. 1 pp 63-68.
- Adedibu A. Afolabi (1986b) "Environmental Sanitation Management in Nigeria Trends And Status", *Environmental Awareness*, vol. 9 no. 1 pp 5-10.
- 29
- Adedibu A. Afolabi (1987a) "Solid Waste Management in Nigeria Problems and Prospects", *Environmental Education and Information*, vol.5 no.3 pp.127-1
- Adedibu A. Afolabi (1987b) "Environmental Problems of Urbanization in Third World Countries". *Journal of Third World Studies*, vol.4 no.1 pp 170-181.
- Adedibu A. Afolabi (1987c) "Policy Making and Implementation: Environmental Sanitation in Oyo State". *Environmental Policy and Law*, vol. 17 no.2 pp.73-80.
- Adedibu A. Afolabi (1988a) "Measuring Waste Generation in Third World Cities: Case Study of Ilorin Nigeria". *Environmental Monitoring and Assessment*, vol.10, No.2, pp.89-103.
- Adedibu A. A. and Okekunle A. A. (1988b) "Environment Sanitation of the Lagos Main Land: Problems and Possible Solutions". *International Journal of Environmental Studies* vol. 33, pp. 99-109.
- Adedibu A. Afolabi (1988c) "Temporal Analysis of Housing Modernization of Ilorin, 1980-1985". *The Nigerian Geographical Journal*, vols. 30&31, pp.135-148.

- Adedibu A. Afolabi (1988d) "Socio- Economic Areas and Associated Housing Type in Ilorin, Nigeria". *African Urban Quarterly*, vol 4, nos. 1&2 pp?
- Adedibu A. Afolabi; Opeloye G. O. and Ibraheem M. A. (1998) Monitoring Urban Growth in Developing Cities: A Case Study of Ilorin. *Journal of the Nigeria Institute of Town Planners*, vol.11 pp.70-84.
- Ayeni M. O. A. (1993) *A Place for Everything*, An Inaugural Lecture Delivered at The Faculty of Social Sciences, University of Ibadan, Ibadan Nigeria
- Egunjobi Layi, (1999) *Our Gasping Cities*, An Inaugural Lecture Delivered at The University of Ibadan October 21. Ibadan
- Mabogunje, Akin. L. (1974) *Cities and Social Order*, An Inaugural Lecture Delivered at The University of Ibadan April 2 at Ibadan
- Megbolugbe I. F. and Adedibu A. A. (1991) a Logistic Analysis of Public Attitude to Begging: Evidence from Ilorin Nigeria, *African Urban Quarterly* vol. 6 Nos 3&4 pp.337-345.
- Nigerian Institute of Town Planners (1997) NITP at 30. Edited by A A Adedibu. No.2 Ilupeju bypass P O Box 53727, Falomo Post Office Ikoyi, Lagos
- Ogunsanya, A. A. (1999) *Maker and Breaker of Cities*: An Inaugural Lecture Delivered at The University of Ilorin, Ilorin, Nigeria.
- Olaore Tunji (1987) 'Theoretical Framework of Urban Renewal. A Chapter in a book Titled "Urban Renewal in Nigeria" Edited by Onibokun P G, Olokesusi Femi And Egunjobi Layi, NISER/CURP, Urban and Regional Series vol. 4.

Olorunfemi, J. F. (2001) *Better By Far*. An Inaugural Lecture Delivered at the University Of Ilorin Nigeria.

Onokomaiya J. O. (1983) *Unsafe at Any Speed*, An Inaugural Lecture Delivered at The University of Ilorin Nigeria.

Oyebanji J. O. (1986) *Coats of Many Colours*. An Inaugural Lecture Delivered At The University of Ilorin Nigeria

31

Oyesiku, O. O. (2002) *From Womb to Tomb* An Inaugural lecture Delivered at Olabisi Onabanjo University Ago- Iwoye.

Sada P. O. (1975) "Urban Housing and Spatial Pattern of Modernization in Benin City" *The Nigeria Geographical Journal*, vol. 18, pp.39-55.

The Nigerian Urban and Regional Law, Decree no. 88 of 1992. Official Gazette no. 75, Vol. 79, Lagos. December 1992, Government Notice no. 124e. The Federal Government Press Lagos, Nigeria.

Uyanga, Joseph (1982), *Towards a Nigerian National Urban Policy*. Ibadan University Press. Ibadan, Nigeria.

