IT IS ABOUT TIME

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Introduction:
Mr. Vice Chancellor, Deputy Vice Chancellor, Registrar, Deans of Faculties, Heads of Departments and Units of the University here present, Distinguished Guests, Great Students of LAUTECH, Press Crew, Ladies and Gentlemen. It gives me great honour to present the 3rd inaugural lecture of Ladoke 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 (Onokurayu, 1983); Costs of Many Colours (Oyediran, 1986); A Place for Every Thing (Ayeni, 1993) Maker and Breaker of Cities (Ogunnaya, 1999); Our Gasping Cities (Egunjeh, 1999); Better by far (Oloruntobi, 2001); From Womb to Tomb (Oyesika, 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 orderly 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 Oyejas 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 throughout 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,
explicit 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
can 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 squatler 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 safe man and his environment in this country.
PHYSICAL PLANNING: THE ANSWER

To illustrate the role of physical planning in healing the nation of the ill, we need to draw analogy from the medical field and relate the same to the nation's 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 nation's 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 that 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 calling.

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 streamline the work of physical planners and allow them to do their job rather than every body activity 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 Nigerian 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 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, 1987). 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 present needs and attendant needs of our people; (3) all activities arising from needs individually or collectively expressed co-exist in harmony; (4) investments, conveniences functionally, 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 layout of communities, make proposals and initiate
policies designed to make life comfortable, enjoyable and profitable
(NIPF 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 plan 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. Since
1965 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 NIPF has identified 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 1986 of Town Planners Registration
Council (TPREC) 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 NIPF
since Inception.

<table>
<thead>
<tr>
<th>DATE</th>
<th>THEME</th>
<th>VENUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jan 1969</td>
<td>Town Planning in National Reconstruction</td>
<td>Lagos</td>
</tr>
<tr>
<td>April 1971</td>
<td>Role of Traffic and Transportation in the Industrialisation Of Nigeria</td>
<td>Lagos</td>
</tr>
<tr>
<td>April 1972</td>
<td>Housing in National Development</td>
<td>Benin City</td>
</tr>
<tr>
<td>Sept 1972</td>
<td>Planning Machinery in Nigeria</td>
<td>Kano</td>
</tr>
<tr>
<td>Nov 1974</td>
<td>Physical Planning and Human Environment</td>
<td>Enugu</td>
</tr>
<tr>
<td>Oct 1975</td>
<td>Towards a Better Human Environment</td>
<td>Ibadan</td>
</tr>
<tr>
<td>Nov 1976</td>
<td>Planning and Development of Capital Cities</td>
<td>Ibadan</td>
</tr>
<tr>
<td>Oct 1977</td>
<td>The Implications of Economic and Physical Planning</td>
<td>Lagos</td>
</tr>
<tr>
<td>Dec 1978</td>
<td>Planning Adequately for the Needs of Nigerians</td>
<td>Kaduna</td>
</tr>
<tr>
<td>Jan 1979</td>
<td>Strategies for Physical Planning in the 80's</td>
<td>Benin</td>
</tr>
<tr>
<td>Dec 1980</td>
<td>Environmental Management in Nigeria</td>
<td>Jos</td>
</tr>
<tr>
<td>Nov 1981</td>
<td>Physical Planning Under A Presidential System</td>
<td>Sokoto</td>
</tr>
<tr>
<td>Oct 1982</td>
<td>Town Planning Education and Practice in Nigeria</td>
<td>Owerri</td>
</tr>
<tr>
<td>Oct 1983</td>
<td>Physical Planning in A Depressed Economy</td>
<td>Ibadan</td>
</tr>
<tr>
<td>Oct 1984</td>
<td>Physical Planning in Disaster Areas</td>
<td>Sokoto</td>
</tr>
<tr>
<td>Oct 1985</td>
<td>Harnessing the Nation's Resources Through Planning</td>
<td>Jolin</td>
</tr>
<tr>
<td>Oct 1987</td>
<td>Physical Planning at a Cross Road in Nigeria</td>
<td>Kera</td>
</tr>
<tr>
<td>Oct 1988</td>
<td>Planning Legislation in Nigeria: Clearing the Glass</td>
<td>Abuja</td>
</tr>
<tr>
<td>Oct 1989</td>
<td>The Challenges of Physical Planning in the 90's</td>
<td>Enugu</td>
</tr>
<tr>
<td>Oct 1990</td>
<td>Physical Planning and Environmental Protection</td>
<td>Ibadan</td>
</tr>
<tr>
<td>Nov 1994</td>
<td>The Implementation of the National Physical Planning Policies and Laws: Problems and Prospects</td>
<td>Calabar</td>
</tr>
<tr>
<td>Oct 1995</td>
<td>Towards Effective Physical Planning of Oil and Solid Minerals Resources Areas in Nigeria: Problems and Prospects</td>
<td>Jos</td>
</tr>
<tr>
<td>Oct 1996</td>
<td>Physical Planning and Nigeria's Socio Economic Development in the 21st Century</td>
<td>Benin City</td>
</tr>
</tbody>
</table>
problems and how they could be solved. The NTP 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
two times a year 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 defying
solutions.

<table>
<thead>
<tr>
<th>Date</th>
<th>Theme</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oct 1998</td>
<td>Urban Management as a strategy for meeting Nigeria's needs in the next Millennium</td>
</tr>
<tr>
<td>Oct 1999</td>
<td>Urban Management in a Democratic Setting</td>
</tr>
<tr>
<td>Oct 2000</td>
<td>The Role of Physical Planning and Development in Property Allocation</td>
</tr>
<tr>
<td>Oct 2001</td>
<td>Delivery of Economic Benefits: The Role of Town Planning and Town Planners</td>
</tr>
<tr>
<td>Oct 2002</td>
<td>Urban Governance</td>
</tr>
<tr>
<td>Oct 2003</td>
<td>The Nigerian Urban Development Policy</td>
</tr>
<tr>
<td>Oct 2004</td>
<td>Physical Planning Standards and Environmental Management</td>
</tr>
</tbody>
</table>

Source: The Nigerian Institute of Town Planners, 2004

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

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

<table>
<thead>
<tr>
<th>Year</th>
<th>Themes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(2) Settlement Development over the Years in Nigeria and the Challenges of</td>
</tr>
<tr>
<td></td>
<td>Their Management</td>
</tr>
<tr>
<td></td>
<td>(3) Scope of Professional Services of the Urban and Regional Planner</td>
</tr>
<tr>
<td>2000</td>
<td>(1) Computer Appreciation and Its Application in Physical Planning</td>
</tr>
<tr>
<td></td>
<td>(2) Financing Planning Proposals</td>
</tr>
<tr>
<td>2001</td>
<td>(1) Master Planning Projects</td>
</tr>
<tr>
<td></td>
<td>(2) Implementing Planning Consultancies</td>
</tr>
<tr>
<td></td>
<td>(3) Ethics and Code of Conduct for Urban and Regional Planners</td>
</tr>
<tr>
<td></td>
<td>(4) The ever Changing Standard of Professional Behaviour and Ethics for</td>
</tr>
<tr>
<td></td>
<td>Urban and Regional Planners</td>
</tr>
</tbody>
</table>
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.

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 was 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.

<table>
<thead>
<tr>
<th>Variable</th>
<th>Traditional area</th>
<th>Peripheral</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average no. of Rooms per House</td>
<td>23</td>
<td>9</td>
</tr>
<tr>
<td>Average no. of Households per House</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>% Owner Occupied</td>
<td>81</td>
<td>4</td>
</tr>
<tr>
<td>% Rental Occupied</td>
<td>47</td>
<td>97</td>
</tr>
<tr>
<td>Average Rent per Household</td>
<td>N100</td>
<td>N400</td>
</tr>
<tr>
<td>Average Income per Household</td>
<td>N100</td>
<td>N500</td>
</tr>
<tr>
<td>Average no. of People per Room</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Average no. of People per Household</td>
<td>8</td>
<td>9</td>
</tr>
</tbody>
</table>

Source: Adebowo A. Akinlab, "Spatial Household Characteristics of Iora, Nigeria" 1981

Is there a way of stopping relatives living with their in-laws? 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 now are causing major problems for our urban areas. These problems are one of the reasons why the provision of houses and urban facilities cannot cope with the increase in the number of people coming in the urban centres. Nigeria has one of the highest population growth rates in the world. Now, the increase is about 5.7 percent per year for our 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 1970s. There is no doubt that while there is space for everything the rate of 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 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 is one of the cases in point. Twelve years after the law was 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 86 of 1982). What then is the essence of making the law? The planning commission which has the same status as the population commission, the planning board in the state and the planning boards 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 boards. 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 guidelines 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 planner 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 landuse 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 complimentarily. 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 (Akedibo, 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 in 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 whatsoever. For example numbering of houses in GRA area of Ikorodu has no identifiable pattern. Similarly in the transition zone on Tawo Road, the numbering has no defined pattern. Number 58 Tawo 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 functions 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 that are not functioning in 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 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 order 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.
sanitary landfills and utilise the same for the development of the nation. 5) Recycle plants are nonexistent in the country, there is the need to get some of our wastes recycled. By so doing, costs of some consumable goods can 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 bother 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 spearing 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 cleaning 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 dumpers. Also most of these facilities were located to the remote areas of the city 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. Today, we do not 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 at all times.

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 lawmakers to make laws that will be implementable. When laws are made all organs to make the law work must be 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 abandoned. 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 job.

CONCLUSION

I 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, draughtsmen, 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.

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I acknowledge God and thank Him for creating me and setting 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 Mom. Adedayo. 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 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.

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