

The Unprofessional Developer In Nigeria: A Case Of Failed Urban Development Laws

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Abstract: The economic situation of the world and especially, in the developing countries is changing and so is their built environment. We are living in a time, the population of the urban areas in developing countries are growing without substantial balancing measures to accommodate the growth resulting in dilapidations of their infrastructure, social-services and housing inadequacy. The provision of housing is mostly by unqualified developers because their development laws are abused, urban actors inept and politicians manipulate the laws for personal gains. It is the aim of this paper to establish that the developing countries built environment are mostly handled by Unprofessional workers as a result of poor implementation of their urban development laws. The authors adopted content base analysis as such, laid emphasis on qualitative research method that considered previous works on the subject matter. Their urban actors have not properly engaged themselves in solving their built environment problems and that resulted in Unprofessional worker taking undue advantage of the laws.

Keywords: Unprofessional worker, architecture, urban development, implementation, urban actors, laws

Introduction

C. A. Udeh, in his Urban Design as Catalyst for Physical Planning said, Physical planning in Nigeria has lagged behind the pace of development which has been marked by rapid population growth and increased industrial and commercial activities. Nigerian cities are experiencing massive and multi-dimensional problems which have manifested in the current apathetic state of our urban areas (Mba,Uchebgu, Muoghalu and Okeke, 2001). We are living in a time of contradictions. A time our population grows without substantial balancing measures to accommodate the growth. We are witnessing a paradigm shift in our urban areas especially, in our physical planning, urban planning and architecture, at the same time, moving from rural living to urban living. From low to high density settlements in our urban areas and especially, older communities. The rush to our urban areas resulted in quick dilapidations in our infrastructure, over-burden on our community needs and supplies including municipal water supply, electricity, sewage, municipal waste management and handling, transportation systems, etc. It also affected our social facilities including, hospitals, market squares, recreational centers and a list of others. To handle these problems that centered on providing housing accommodations to match the growing population, service providers (urban actors) rush into building houses without adequate planning.

Clearing and developing buildings and drainages do not necessarily mean solving our population and accommodation problems. Building developments must be accentuated with proper architectural and urban planning policies that would anchor adequate housing facilities, transportation services, communication, power supply, sanitary, health and other necessary needs that must be considered and provided for a sustainable living. Unfortunately, physical planning, urban planning and architecture in most of the third world nations have no character, order and direction and that is the problem. The urban actors have not been able to or, we have ignored differentiating between comprehensive and current planning in urban development programmes. At the same time, they have rushed into urban renewal and in-fills programmes without adequate considerations for the consequences. Most of the urban renewal programmes in the urban areas are centered on replacing our low density communities with high rise buildings and attracting more people into communities that were otherwise, zoned low density. While the urban actors struggle to handle the urban population problems, some people found comfort in benefiting from it by mass producing housing to make money. Unfortunately, most of the trained professionals in the building industry do not have the opportunity to deliver in the industry that has been mostly taken over by failed politicians, rich and affluent segments of the privileged population who because of their influence in governments, can acquire and secure lands to develop new towns and or, estates. Christopher O. Oji summarized it in his Housing in Nigeria's Third Republic: Recommendations for Workable Housing Schemes and said, Worldwide, housing is synonymous with shelter as it is with physical planning. In Nigeria unfortunately, housing has been made part of a political game (Mba, Uchebgu, Muoghalu and Okeke, 2001). The building industry in the third world nations is an all comers affair. It is mostly directed by individuals and groups without fundamental building trade back-grounds. Architects are trained to design buildings and other wonderful creations, however, in the third world countries and because they lack adequate work, a great number of them have resolved and found comfort in turning themselves, builders. In the absence of lucrative design works, a lot of them take up building construction just to make ends meet. Businessmen, traders, artisans and anyone who can order a laborer to mix sand

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and cement and a bricklayer to lay blocks for him builds and answers an engineer with impunity. Everyone is a master when it comes to physical development programmes in the third world nations. No control, quacks are allowed to create communities not conducive for human being to live yet, we seat quiet and watch and that is one of the reasons, physical development growth in the third world nations remains neglected and or, on the down word slope. Again, urban and regional planners and trained engineers are all practicing architecture and making a mess of the profession and that is conflict of interest. In Nigeria and in most of the developing countries, an experienced bricklayer designs and builds houses and we accept and patronize that yet, we have laws guiding (against) such practices, but the laws are not implemented. A major impediment to spatial planning and development in Nigeria is the weakness of the enabling laws which are supposed to guide the practice of the profession. Yet these laws are supposed to address both physical and socio-economic development issues at the local, regional and national levels. In spite of several legal provisions so far made to ensure orderly and accelerated development in Nigeria, the achievement so far has been minimal. Many urban areas are still punctuated with illegal structures and slum settlements. The rural areas on their part have become largely neglected. Yet those constitute the home base for over 80 percent of Nigeria (Mba, Uchebgu, Muoghalu and Okeke, 2001). Not only that unqualified builders infiltrate the building industry, they are in most cases, not monitored. In his Effective Physical Planning and Administration for Nigeria During the Period of Structural Adjustment Programme, Nwachukwu indicates that, through monitoring and evaluation, knowledge of the project is increased. Monitoring is an important element in physical planning (Mba, Uchebgu, Muoghalu and Okeke, 2001). In most of the areas created by unqualified professionals in the building industry and even, some of the ones created by our qualified professionals, attention is not paid to what matters most in physical planning and development. Development standards, yards and setbacks, lot coverage, housing limitations, parking requirements, building height limitations, neighborhood context, vehicular circulation, pedestrian circulation, noise and pollution standards. Almost every developed country has what they called "Developable Lands," lands considered suitable for development purposes (Snyderville Basin Development Code, 1999). In the third world nations, we have formed the habit of building even within the wetlands. Lands considered unbuildable and except maybe, through mitigations. Within developable lands, developments must occur in a manner, consistent with development standards of that community. While this is true in the western world, in the third world nations, we indiscriminately build in wetlands and without proper engineered drawings. Given, there are exceptions and measures that would permit building in special areas and when conditions are met. These exceptions, and according to different cities and countries, could come in the form of Specially Planned Area (SPA) (Snyderville Basin Development Code, 1999), granting the right and allowing at the discretion of the head of the department in charge of permitting development applications, to review and grant permits for developments

in certain areas with special conditions. These conditions also apply to reviewing building or development permits making sure that they meet the community's regulation and conditions of approval. These regulations are intended to guide the architectural character of all buildings. They are intended to ensure unity in "function," the relationship of the spaces that meet specific needs, "structure," including the methods used to enclose the space and "beauty," or the artistic character. They are intended to allow and promote creativity in design within the context of the area's character that is desired. Variety, interest, and elegance in architectural designs shall be incorporated into all designs. All designs shall also be comparable with the desired area as indicated in the standards and described in the area's General Plan (Snyderville Basin Development Code, 1999). Most times, it appears as if our developments are not zoned. In the western world, housing are zoned in categories, high, medium and low density. Industries are also zoned accordingly, heavy and light industrial. Commercial activities are allowed in areas according to capacity, neighborhood commercial, highway corridor commercial and the list goes on. Agriculture has its own requirements and limitations. Grazing is carried out only in designated areas (panel 2, plates 1.6 to 1.11) and is not the case in the third world nations and especially in Nigeria. Here in Nigeria, cattle handlers take their cattle through the villages, streets, school compounds, market square, airports, etc (panel 1, plates 1.0 to 1.5).

Panel 1. Cows on Nigeria roads

Plate 1.0. Cows take over Abuja
Source: Guardian.ng (retrieved September 30, 2018)



Plate 1.1. Cows take over Abuja
Source: Guardian.ng (retrieved September 30, 2018)



Plate 1.2. Cows on Lagos road
Source: Lagos Television, Lagos News.
lagostelevision.com
(retrieved September 30, 2018)



Plate 1.3. Cows of Abuja road
Source: Daily Post Nigeria dailypost.ng



Plate 1.4. Cows on Abuja road
Source: Information Nigeria.com



Plate 1.5. Cows on Abuja road
Source: Information Nigeria.com

with all these, there is the realization by both policy makers and the populace that our cities have failed to meet the demands of their residents in terms of the provision of basic facilities, employment and prevention of crimes and delinquencies. There is also the realization that the spatial organization of these cities need to be integrated and transferred to meet national goals and objectives in such

areas as trade, industrial undertakings, health, housing and basic infrastructures as applied in advanced world, taking cattle handling and compering Utah, USA and Nigeria, panels 1 and 2. In Nigeria, grazing of cattle is basically on the roads while in Utah, in the ranches and in designated areas.

Panel 2. Utah, USA Cattle Ranch/Rearing

Plate 1.6. Utah cull wildlife
source: archive.sltrib.com



Plate 1.7. Utah cattle ranch
Source: alamy stock photo



Plate 1.8. Dude Ranch Vacation – Rock'R Ranch
Source: rockinranch.com



Plate 1.9. Utah, South, Cattle Grazing in Field
Source: gettyimages.com (retrieved September 30 2018).



Plate 1.10. Utah Cattle Ranch, Spanish Fork, Utah
Source: Content.cdilib.org



Plate 1.11. Branding Cattle in Utah
Source: gettyimages.ca (retrieved September 30, 2018).

The low level of liveability in Nigerian cities attests to the poor quality of their management. Management in this context comprises the administration of city activities and the ability to anticipate future changes in their scope and magnitude. Governmental response to our numerous urban problems have taken different forms with regards to the provisions of urban infrastructure particularly electricity, water, setting up industrial estates, adopting fiscal policies on industrial developments, formulating housing policy, etc. However, these efforts have been found to be piecemeal, unco-ordinated and ill-organized ((Mba, Uchebgu, Muoghalu and Okeke, 2001). Udeh further states that the principal cause of the relative organizational framework in Nigeria derive from a lack of definite policy, and low priority given to urban and regional planning by successive government, and shortage of professional staff and finance

for urban planning activities ((Mba, Uchebgu, Muoghalu and Okeke, 2001). It may also seem that governments in third world nations spend tremendous amount of time formulating laws and policies without adequate implementations and enough staff to execute them. We rush to develop new towns, estates and slums without standard roads linking them. Government policies on road construction, infrastructure and necessary facilities to encourage and support controlled and appropriate growth of New Towns have been minimal and in most cases, forgotten agenda. Our politically connected privileged class, who easily acquire lands to build the estates have failed in attracting good road networks to their developments. Building the estates and attracting more people in the area puts more pressure on already over used existing roads and infrastructure and in most cases, the developments

were not carried out with public participations. We have always ignored the public participations in designing and developing the estates, forgetting that their impute and concerns would weigh heavy on the functionality of the development. Most times, we forget that within the members of the public, are government workers who may influence road construction and infrastructure in the area. Not only that their concerns, if properly incorporated in the planning process would make a better facility. The facilities are meant for the public to live-in and enjoy. The governments again, have failed the third world nations in providing the basic and necessary facilities for the people to live and enjoy themselves. The governments are not providing her people with basic electricity supply, resulting in indiscriminate placing of electric generators in the communities without minding the pollutions associated with them, carbon monoxide, noise, oil contaminations, noxious odor, etc. At the same time, the same syndrome applies to

the communities with signs and bill boards indiscriminately placed without minding the consequences. According to the Snyderville Basin Development Code Sign Regulations (1999), the purpose of the Sign standards is to promote and protect the public health, safety and welfare of the general public by implementing outdoor advertising regulations to protect property values, create an attractive economic and business climate and enhance the aesthetic appearance of the community. It is further intended to reduce signs or advertising distractions and obstructions that may contribute to clutter or traffic accidents. The urban and rural communities in the third world communities are covered with political signs during the political campaigns, obituary signs, prohibition of Okada riders from entering certain neighborhoods, etc. yet, they have legal standards regulating signs and bill boards in their communities (panel 3, plates 1.12 and 1.13).

Panel 3. Typical Nigeria road with signs



Plate 1.12. Typical signs on Nigeria roads
Source: the authors

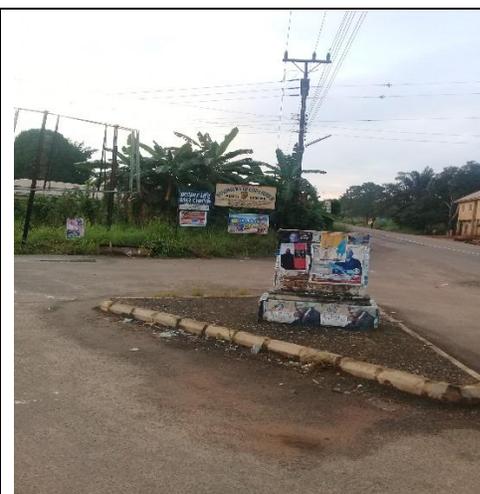


Plate plates 1.13. Typical signs on Nigeria roads
Source: the authors

Our problems fall within our statutory laws and poor Implementations.

The urban actors have not meaningfully engage themselves in serious debates on the best ways of solving urban physical planning and development problems. They must stop avoiding confronting one another and the issues affecting the urban areas. Every society has laws and standards guiding their growth and development. However, how they implement them are the challenges facing most of the developing countries and especially, African countries.

Urban Development Laws in Nigeria

The historical development of town planning laws in Nigeria presented in this paper is divided into three main phases: The pre-colonial era, to Colonial era and Post colonial era (Nigerian Institute of Town Planners, 1992).

(1). The pre- colonial era: Native laws and customs guided ownership and use of land at this period. The land tenure system in the country then was based on traditional practices. In the Northern part of the Country, the Emir owned and allocated land to individuals who were not

absolute owners of the land. In the South, the Oba, the Obi or the family head was responsible for allocation of land on free hold basis. In spite of some differences in the administration of Nigerian Urban Centers, some basic similarities existed, ie. the traditional rulers played a key role. They acted as the custodian, trustee and protector of land within their jurisdiction.

(2). The Colonial Era: The colonial administration greatly influenced City Development and Urban Planning in Nigeria. In 1863 the Lagos Township Improvement Ordinance was published. The ordinance was aimed at controlling development and urban sanitation. In 1899, sanitary board was set up in Lagos. The board carried out house to house sanitary inspection. Its general aim was to improve the general condition of health of the people. The concern for health was the main reason for the creation of European reservations in 1902 with specific land use planning and environment preservations. In 1900 Land Proclamation Act was enacted which stipulated that land can only be acquired through the higher Commissioner in the Northern Nigeria.

In 1908, a public health ordinance was enacted. The Lagos municipal board of Health was set up and local boards were created in other towns.

In 1914, Road and Township Ordinance was passed. It provides for Spatial orderliness in the land use pattern of Nigerian Cities and introduced compulsory land acquisition but with payment of compensation.

In 1917 the Town Ordinance No.29 (which is an amendment of the 1863 ordinance) was passed. The ordinance covered the whole country. It dealt with three main issues: Delineation of township and urban districts.

1. Control of offensive trades.
2. Regulation of construction of buildings, streets and bridges.

In addition three classes of township were established:

1. First class Township with a town council.
2. Second Class Township includes towns on the rail lines, rivers and sea ports.
3. Third Class Townships were mainly small towns that had some administrative functions.

Planning authorities were appointed for first and second class townships

In 1924, Town Planning Committees were established for the Northern and Southern provinces. These committees were charged with the responsibilities of approving planning schemes from local councils.

In 1928, the Lagos Planning Ordinance was enacted following the outbreak of bubonic plague in Lagos. As a result, the Lagos Executive Development Board (L.E.D.B) was set up in 1929 as the authority responsible for planning and developing Lagos Town and Country Planning Law of 1945 (Preliminary to 1946) deals with preparation of planning schemes to which development must conform and stipulates sanctions against contraventions.

In 1946, the Nigerian Town and Country Planning Ordinance No. 4 was promulgated to make provision for the re-planning, improvement and development of different parts of the country by means of planning schemes and planning authorities. Due to changes in the constitution in 1954, 1960, 1863 respectively, town and planning became a regional concern and the Federal Government withdrew from direct involvement in town planning matters. At this point, each of the three regions (The Eastern, Western and the Northern regions) in the country adopted and modified the Town and Country Planning Ordinance No. 4 of 1946 to suit their own purpose. The law was adopted in Lagos in 1958, and represented in the West as Cap 123 laws of Western Region of 1959, in the East as Cap 126 laws of the Eastern Nigeria 1963 and in the North as Cap 130 laws of the Northern Region 1963.

(3) POST COLONIAL ERA (1960 – PRESENT):

Two years independence, the first National Development Plan was made, it was only the intention of government in the plan to co-ordinate planning schemes in Lagos. Each region and a town planning division.

Under the Edict No. 3 of 1969, the Midwestern States established the Development and Planning Authority as the first planning body in the country.

The Second National Development Plan (1970 - 1974) recognized the low priority given to physical planning in the past as well as the enormous physical planning task to be done. It stated as one of its objectives the balancing of development between different geographical areas of the country.

The third National Development Plan (1975 - 1980) went a step further in recognizing the need to look into town and country planning more succinctly. The physical planning policy was therefore to intensify the planning of the major urban centers in the country, to develop new settlements schemes and undertake urban renewal.

In 1976, there was a Local Government reform. Local Governments were given Town Planning functions. Local planning authorities were created to serve various local government areas. These affected the organizational structure of planning in most states.

In 1978, the land use Act (Decree No. 6) was promulgated. The Act being a land management law, held that it was in the interest of the public that the rights of all Nigerians to use and enjoy land in Nigeria be preserved by law. Decree 88 of the 15th December termed "Urban and Regional Planning Decree" was promulgated in 1992.

In 2002; the Federal Government of Nigeria published the Government White Paper on the Report of the Presidential Committee on Urban Development and housing and many others. We have all these laws and provisions yet, we are not planning and developing our physical environment to its potentials. From all the listed laws, one would agree that the problems in our development standards are not the laws, but implementation. In an interview with the Guardian (Nigerian Newspaper), Barr. Roland Otaru (SAN) said, but it is very sad that more often than not, these laws and even the constitution itself, do not lead to desired expectations of ensuring order, peace, security, justice, fairness, equity, stability, safety and collective posterity. It is his opinion that too much emphasis is being placed on enactment of laws without much concern for effective implementation-compliance or enforcement either by citizens, foreign nationals or the country's enforcement agencies. Otaru, who took an analytical examination of why people disobey laws or fail to live by the tenets of the Constitution, blame it on a number of factors. One of these factors is the attitude of the people. According to him, Nigerians will obey all the laws and other rules and regulations when they travel overseas, but returning to Nigeria, will break the same laws meaning that, certainly, something is wrong in terms of our attitude to our laws and our country generally. Barr. Otaru further stressed that corruption is a major factor that hinders effective compliance with the laws by the citizenry, as well as their full application and enforcement by the concerned agencies. He attributed what is happening to culture of impurity through the activities of some top government officials who break the laws at will even while being

escorted by security personnel. He also indicated that lack of respect for the rule of law by government and some government institutions is not promoting or encouraging the culture of obeying the laws by the citizenry. (Abiodun, 2012: 81). A good example is what happened with the Abuja, Nigeria's Master Plan and her Development Laws.

A BRIEF REVIEW OF ABUJA FEDERAL CAPITAL TERRITORY

Abuja is a typical situation and a good study model of how the developing countries make laws and fail to implement them. How the ruling authorities truncate the laws for their benefits, government officials ignore the standards and do things their way. Most of the following materials were retrieved from Web Team (2011) and Abuja City (2013) and used exclusively, for the interest of illustrating the writers opinion and should not be misrepresented. Abuja is the capital of Nigeria. In 1991, the capital of Nigeria was moved from Lagos to Abuja. For clarity, Abuja is at the center of Nigeria and Nigeria is the most populous country not only in the Sub-Saharan Africa, but Africa as a whole with a population figure of over 150 million people. Abuja as the capital of Nigeria, is located at the center of Nigeria in the Federal Capital Territory (FCT), covering about 7, 315sq km and the Federal Capital City covers approximately 250sq km (Adeoye, 2006). It was designed by a group of firms including, International Planning Associates (IPA), a joint venture of WRT, Planning Research Corporation, and Archisystems and bordered by Nassarawa, Niger, Kogi and Kaduna States. Although built in the 1980s, Abuja officially became the capital of Nigeria on 12 December 1991, housing most of the foreign embassies, Economic Community of West African State (ECOWAS), OPEC and many others. Since December 1991, Abuja and some of its metropolis have been growing at the rate of 20 to 30% per year. The growth was overwhelming that small towns and settlements started springing up within the city and outside the city lines. The trend continued until the former F. C. T. Minister, Nasir Ahmed el-Rufai came and demolished most of the unplanned settlements and restored some of the lands to their original designations according to the Abuja Master Plan. Abuja was planned and designed in phases. Phase 1 area of the city was divided into five districts namely, the Central District, Garki, Wuse, Maitama and Asokoro. Phase 2 has also five districts including, Kado, Durumi, Gudu, Utako and Jabi. The phase 3 has four districts, Mabuchi, Katampe, Wuye and Gwarimpa. Abuja has five suburban districts, Nyanya, Karu, Gwagwalada, Kubwa and Jukwoyi. Apart from these major districts, Abuja has a lot of satellite towns, especially along the airport road and further down. Abujas' settlements, both planned and unplanned are overcrowded, over-populated and challenging the primary planning and design goals of the Master Plan, which was to design a model city. Abuja has a lot of distinctive qualities among which is, its location. In the light of the ethnic and religious divisions of Nigeria, plans had been devised since Nigeria's independence to have its capital in a location deemed neutral to all parties. The location was eventually designated in the center of the country in the early 1970s as it signified neutrality and national unity. Another impetus for Abuja came because of Lagos population boom that made that city overcrowded and conditions squalid. The logic used was similar to how

Brazil planned its capital Brasilia. Almost all the major cities in Nigeria and developing countries have one thing in common, major city syndromes. They are all over populated, inadequate housing for the residents, buildings in disrepair, traffic jams, bad roads, lawlessness among drivers, road unworthy cars, pressure on infrastructure, lack of pipe born water, shortage of electricity supply, different types of pollutions including, but not limited to car and heavy vehicular emissions, car mechanic oil spills and contaminations, poor social services, indiscriminate sitting of market squares, overcrowded and noisy market squares, overcrowded government establishments, improper planned and collapsing support cities (satellite towns within big cities), etc. In 1991, Abuja had a population of 890, 257 (Federal Republic of Nigeria, 1997) and in 2006, it grew to 1, 406, 239. On their February 2009 investors' toolkit, the Nigerian Federal Housing Authority carefully stressed the needs for more housing in all the states of the federation to accommodate our urgent housing needs. According to Bldr. Jube Jamide, to fulfill its obligation and bridge the Nigerian housing gap, the Federal Housing Authority (FHA) must explore more than its conventional housing delivery models. The housing deficit is ever increasing and urgent measures are necessary to make more homes available to the people (FHA, 2009). The toolkit further indicates that the Yar'Adua Administration, recognizing the critical role of housing to the attainment of the nation's social and economic goals, lists land reform as one of its Seven Point Agenda. The Federal Housing Authority fully aligns itself with this patriotic objective, particularly given the need to aggressively combat the nation's housing deficit now put at 12-16 million (FHA, 2009). This type of housing deficit figure serves us better in dealing with our population and the need to understanding our socioeconomic problems. Abuja (in a general term), is the newest of the Nigerian cites with impetus to grow into neighboring states. Abuja is growing and will continue to grow. It is surrounded by satellite towns (cities), Karu, Kuje, Gwagwalada, Ushape, Budupe, Nyanya, Mararaba, etc. All these cities have the same problems as most of the Nigerian cities, over-populated and crowded. The original intent of Abuja was to design a model city; however, our attitude, government programs, growth and development have not allowed Abuja to evolve into its original concept. One may argue that lack of growth and implementation of the Abuja Master Plan could be attributed mostly to our poor government policies. Inconsistencies as well as lack of serious efforts and political will by the government have militated against lasting solution to these problems within the FCT. Until these issues are properly addressed, the implementation of the Master Plan would be a very difficult task to accomplish in the long run (Jibril, 2006). The original intent was to separate activities especially from the Central District. Housing, commercial and industry to develop and grow apart yet, integrated to form a community, but that is not the case. Industries and productions were to take place outside the city limits and within the peripheries of the capital territories. As Constantinos Doxiadis once commented, foreign elements have always found places to alight outside the city gates. As large-scale processing of raw materials require more space for employee parking, containerized stacking, room for future expansion and for parasitic, subsidiary, or supplier firms to move next door, they move farther outward and

extend the workings of the daily urban system another mile or two (Grady, 1980). That was the concept of Abuja, and was ignored and not being implemented. Although it could be argued that, the former Minister, Federal Capital Territory, Nasir Ahmed el-Rufai tried restoring that concept, but was not in office long enough to fully actualize that goal. He tried restoring the open spaces, demolished buildings erected on sewage and sensitive lands, opened up closed streets, etc. The issues and problems of Abuja can never be over emphasized. In a documentary by Mustapha Suleiman found on the internet titled, "Expert Identifies Problems of Abuja Master Plan," he wrote (the entire story as written), "Mr. Moses Olubunmi Ajayi, past National President of the Association of Professional Bodies of Nigeria has identified lack of understanding and arrogance of past leaders, indiscipline and political instability leading to change of leadership as some of the reasons that have affected the implementation of Abuja Master Plan. He explained that the confusion which former FCT Minister, Nasir el Rufai met and had to stick his neck to correct was largely due to the fact that the leadership could not decide whether the plan was **a technical document or political tool for patronage**. "This affected the attitude of the leaders, right from the onset. Apart from ignorance, there is the issue of arrogance especially, when the leaders are operating under a military regime; there were only 4 years of civilian regime during the first 23 years (up to 1999) of implementation of Abuja plan." Mr. Ajayi noted that the indiscipline on the part of leaders as well as the populace had created serious problems for the plan, coupled with political instability leading to change of leadership and policy somersault.

"For example, during the presidential reign of Alhaji Shehu Shagari, a mock independence celebration was held in a yet to be habitable Abuja in 1982. The site where the parade was held which in the Master Plan was the site for a hospital and was directed to become a parade ground. The actual site of the Presidential lodge was equally changed when Gado Nasko (1989-1993) abandoned the presidential complex started in 1982 thereby distorting the picture of the three arm zone of the master plan. A large number of such distortions abound in the Master Plan and this was the situation which el –Rufai met and had to recover the Master Plan."

Nasir Ahmed el-Rufai came with a purpose and without a doubt, left a lasting impression on what one could have considered an abandoned national objective. Before his arrival as the Federal Capital Territory Minister, the goal of designing and building a model city in Abuja was sidelined. People indiscriminately built as they pleased as long as they could secure a piece of land. The confidence and arrogance of growing one of the best capital cities in the world was weakened until his arrival. That arrogance and confidence were restored as indicated earlier, but the pressure is still on. Till today, the city tremendously lacks housing for her growing population. Upon reviewing the Abuja Master Plan, the writers discovered that the designers and planners of the Capital City had projected and stated that, "When the Federal Capital City has 1.6

million inhabitants, the transit volume on the typical transit way spine will approach 400 buses and 16, 000 persons hourly during the peak daily a.m. and p.m. traffic periods. Transit flows will be highly directional, with 70 to 80 percent of the volumes of passengers moving in the peak direction. Peak load points-the point along the transit way at which the maximum loads occur-are immediately adjacent to the Central Area for all spines" (Abuja Master Plan, volume on the transit way). From all indications, our physical development problems cannot be attributed to not having enough laws, but enforcement and implementations. As we are seeing in most of our older and even, the newer cities, because we do not respect and obey the laws, legal conforming projects springing up in wrong places and illegal projects springing up in legal lots and we are not challenging them. The purpose of the laws, rules and regulations are to promote and protect the public health, safety and welfare of the general public. If we are not implementing our already existing laws, rules and regulations, there is no need enacting more and we should stop complaining about our communities in disarray and continue with our misplaced professional priorities.

Statements of Problem

The urban actors in most developing countries have not been able to implement their urban development laws, resulting in their physical planning, urban planning and architecture, not having character, order and directions and in most cases, the projects are handled by Unprofessional workers without adequate training. The urban actors have not engaged themselves on the best ways of solving urban, physical planning and development problems. They subscribe and in most cases, dance to the gallery of the politicians, detrimental to the growth and development of their built environments. The major problem is that, they avoid confronting one another and the issues affecting the urban areas. Every society has laws and standards guiding their growth and development. However, how they implement them are the challenges facing most of the developing countries and especially, African countries.

Aim of Study

The primary aim of this paper is to establish that most developing countries built environment are mostly handled by Unprofessional workers as a result of poor implementation of their urban development laws.

Methodology

The authors adopted content base analysis (secondary data sources), where they carefully analyzed and interpreted works of other authors and used them in buttressing their points as applied to the issue at hand, "that most developing countries built environments are handled by Unprofessional workers." The topical issues of focus are implementation of the urban development laws, untrained workers, politicians in design and construction works, built environment, architectural and building industry or better said, urban development issues and the urban actors as such, the authors laid emphasis on qualitative research method that considered previous works on the subject matter.

Findings

Development Standards are created to guide developments and protect the general public's safety and welfare. At the same time, control the type of development and density for a particular location. These standards guarantee that adequate infrastructure and services exist or, are provided for the proposed developments. They also, ensure that proposed developments are reviewed and approved accordingly making sure that all the requirements and conditions of approvals are met. For the communities to start addressing their physical planning challenges in the developing world, they must start implementing the standards they set, guiding their growth and developments. Individually, we admire and cherish well planned and executed developments in the western world, but have not challenged ourselves enough to learning how they implement their compliance standards. For us to be successful in promoting good physical planning within the developing world, we must adopt and comply with our policies and according to our general or development plans. Every section of our society or development area has standards that must be maintained and respected. We have taken for granted, basic things in physical planning that should have been taken seriously. Taking example from our sensitive lands, in most of the third world countries, we indiscriminately build in sensitive areas and especially, in wetlands. We have not formed the habit of preserving our wetlands instead, our unprofessional developers would ask their builders to build a raft and move on with the building and it is as simple as that. How they secured the building approvals to erect the buildings are everyone's guess. Every society has its Critical Areas and Open Spaces and the areas remain untouched in perpetuity and that is not the case in the developing world. There are laws guiding the civilized societies water ways and water supplies and those laws also exist in the developing world, but not implemented and when implemented, not maintained. Our maintenance culture happens to be part of our physical planning challenges. We do not know how to maintain what we have created, instead; we allow them to fall apart and go into disrepair. We must start learning how to maintain and preserve our environments for future generations. We design buildings and public spaces without considering whether or not, adequate parking spaces are included in the proposals. Even, when parking requirements are met to secure approvals, no one monitors to check whether or not the buildings were built as approved and it has been a common problem in the developing world resulting in the use of public roads as parking facilities. We must start maintaining the standards set in our development guides. Public buildings and especially major event and activity facilities should not be allowed to be built along major roads unless parking issues are fully mitigated. Every building must be built with a certain number of parking spaces as allowed by the area's development standards. Our problem of implementation is not a today's issue, but has been around since the pre-colonial era. Even at that period, we had laws guiding what we did in town planning and how we did them. The Centre for Research and Manpower Development in Architecture (CREMDARC), in one of their lecture series, "The Historical Development of Town Planning Laws in Nigeria," detailed the Town Planning laws

of Nigeria from the pre-colonial era to 1992 (Cremdar, 2008).

A time to reflect..... Planners, Architects, Engineers, and Developers should be tied and bonded as one family, challenged with our built environment, development and growth. However, it does not appear that they are working as a family giving their independent professional groups' ideological and narrow interests. Yet, we publicly claim that we are working together and sharing ideas. Nigeria, which accounts for one-fifth of the population of the African continent, is very critical to Africa's business and development. Hence, this critique focuses on Nigeria's underdevelopment arising from failed development vision and programmes (Eneh 2011). Ideally, the Nigeria Architects, Engineers, and Developers should come together to develop a document that will guide and promote the development and growth plan of our built environment, that would lead us to an unprecedented indoor-outdoor development and standardized beautiful creations. Unfortunately, some of our professionals in the building and planning industry are action oriented and our actions are sometimes, parochial, short-lived and without vision and we have not asked why? Vision is never an answer, rather a type of coalescence of collective thinking that informs action (Herring and Palmer, 1997: 57). Remember that, there are two parts to vision. One part deals with what we are against while the other part deals with what we are for. When it comes to what we are against, we are resourceful, powerful, authoritative, and in control of our actions while, on the other side of the coin, that part of vision that deals with what we are for, we always have trouble. We have trouble understanding what we want, how we want it and how to go about it. When it comes to that part of vision that will bring architects, planners, engineers and developers in one room, it is always an unfinished business for our individual professional groups. We are full of contradictions, procrastination and with deceptive successes and that is not good for the growth and development of our built environment. In principle and on paper, our professional bodies work together, but in practice they do not work together enough to perfectly impact our built environments. Millie Jackson, an American singer, in one of her songs said that, "pretty good is not good enough." Some of the problems associated with our built environment could be attributed to the groups, not working together enough and collaborating their responsibilities properly to effect changes in our communities. In some areas of our built environments, one could easily point out that our buildings lack contextual uniformity, lack building height regulations, colors are uncoordinated, building materials used without regulatory orders, infrastructure tempered and destroyed at will without fear of punishments. In general, it appears as if our development and planning efforts do not make provisions for projections and future development standards that direct our developments. It is our absolute responsibility as trained professionals, to come together and create sustainable developments that would be enjoyed by people of today and generations to come. Our professional bodies should come together and work with one another and in practice, not on paper. There must be collaborative efforts, policies and implementations programmes that would discourage and eradicate

unprofessional practices (quacks) in our built environment. Implementation of existing laws and conditions of engagement must be strengthened and encouraged. Upgrading and promoting our educational standards, especially in our universities and more importantly, in our schools' of Urban and Regional Planning, Architecture, Engineering, Building and Construction Management must be encouraged. Without eradicating these problems and gainfully engaging the youths of the communities, societies shall continue to have frustrated segments, with endless socio-economic and health challenges. These challenges lead to endless complaints and demonstrations that are undemocratic, disruptive and destabilizing to the societies.

Don't blame them, but us, the professionals in the built environment

During the second week of January 2012, Nigeria and the world saw our country Nigeria, in disarray resulting from our people's refusal to accept the federal government's removal of our fuel subsidy. Communities led by different labor organizations demonstrated against the removal of the subsidy not because they do not like the removal, but the manner the subsidy was removed including the timing of the removal. Not too many people have problem with the removal of the subsidy, but people do not trust that the money realized from the subsidy would be used in infrastructure as indicated by the federal government. The story of the whole demonstration was that people were frustrated with the state of the country's economy and the writers share their views. The writers share their views because they, in the built environment industry have failed the society that trusted them so much. They have failed the society because they have not done what was expected of them in creating jobs that would gainfully employ millions of the school leavers and job seekers. They have failed the society because they have not challenged the federal, state and local governments and detailing what their responsibilities and capabilities are in building and promoting growth in the country, especially utilizing the opportunities presented in the building industry, covering physical planning, urban and regional planning, engineering, architecture, etc. Planners, Architects, Engineers and Developers have a huge role to play to shift the sufferings of the people into smiles and gains. There is need for a collaborative effort that would bring all of them together in one room to start formulating programmes that would impact upon the lives of the people and not a group that would exist only on paper. The professional bodies must come together and work with each other in principle and practice and there must be collaborative efforts, policies and implementations programmes that would discourage and eradicate unprofessional practices (quacks) in our built industry. Implementation of our existing laws and conditions of engagement must be strengthened and encouraged. With all these in place and our people, gainfully employed, the country would never witness this type of demonstrations again and our people would not be as frustrated as they were. In summary, we in the built industry would have to take the blames for our shortcoming and inadequacies. Our shortcoming and inadequacies can never be over emphasized. Our students are no longer properly trained and after school, upon their poor training, they rush into the job field and we condone that. As

indicated by Arc Callistus Ilozumba, the Hon. Commissioner, Anambra State Ministry of Works in an interview (2014), in the olden days (in the 1978s), immediately one finishes his or her degree programme in architecture, it was required that he or she undergoes a tutelage programme for two years before writing his or her licensing examination. At that time, young school leavers were not permitted by federal law to open and operate their own businesses until after five years and with all the credentials and training. With this, one has all the experiences required to compete in the industry and as a professional. Today, quackery has gone into the professions. The artisans are not trained and people are not ready to patronize the professionals. The Nigerian attempt to cut ends, use substandard materials, all of them culminated to the problems we are having today, where buildings are collapsing all over the country. It is only in the construction industry that someone can come out and say that he is a mason without training. He just carries a trowel, goes around the whole place creating problems. The building industry has a lot of problems and quackery has taken over. The materials used in the industry are weak and below the standards. Apart from getting the proper materials, getting qualified professionals and artisans are equally a major challenge and concern. Monitoring the materials used in the industry and the unprofessional workers are among the most difficult tasks for the government to handle. It is difficult to get honest and sincere people, who will monitor the materials, condemn quackery and corruption in the system and these are some of the basic issues challenging the industry and also, leading to building collapses in the country. According to Ilozumba (2014), the days of our vocational schools are over. In the southeast, taking Anambra State for example, one hardly finds any useful mason, any useful carpenter and even an iron fitter. Those who do it are not trained. Some of them were trading and lost out in their trading and their available option would be buying a trowel and joining the building trend. Just like someone who is a carpenter and the next day, he is a barber and you can imagine what he can do with your hair. Ilozumba (2014) further indicates that, the British, who left here, established government technical schools. They left a GTC (Government Trade Center) at Enugu, GTC at Onitsha and those were what the colonial people left for us and our highly skilled workers in the technological fields were trained there in the olden days. The British knew that those were the bases for the technology we are talking about. Engineers don not make technology. The people at polytechnic and government trade schools are necessary and, we must need them. Now, we are graduating our polytechnics into universities. People must be satisfied with where ever they find themselves. If we do not have good tillers to reflect our good designs, we cannot say that we are good architects. We must have those artisans and craftsmen who are trained at Government Trade Center, Polytechnics, etc. We do not have them now and we have to borrow them from Ghana because, Ghana has the same colonial past with us and Ghana retained their own. Here, we are not talking about polytechnics, polytechnics are graduating to universities. These vocational schools are going.

Conclusion

Today, it seemed as if the system is promoting quackery. Almost all the architects the authors know are involved in some sort of construction, forgetting that architects are trained to design and not to build. According to Ilozumba (2014), when we were trained at the university, it was against the practice. It has its own problems in terms of integrity, sincerity and probity. Anyone who wants to be mischievous can maximize profit by design and construction. He can create problems. After the design, he is building, he is making adjustments, he is varying his own designs and these are the things that will come up in the course of the building. To avoid that, a trained builder should be hired to build and that is why we have builders. They are those trained to build. We have structural engineers, civil engineers that are trained in building structural designs. They do the structures for the buildings. Architects design the buildings. It is not the best for the architects to build. It does not give the architect the opportunity to think. It propels the architect to think of many things instead of concentrating and giving his client the best possible design. Now, the architect is thinking about cost. The cost should not come at the initial stage of the design, but because the architect is the builder, he will be thinking about cost and profit and that reduces his imagination and giving his client the best. Those who established the structural engineering, the quantity surveying, building and the estate surveying have their reasons. Those are professionals in their various fields, in the building industry. The system needs to correct and we should go back to the original concept and separation of duties. Architects as the leader of the team should design and the builders should build. All over the world, the architect continues to be recognized as the central figure in the building industry without whose initiative in design and specifications there would not arise any need for the input of the other professionals in the first place. The acceptance of the architect as leader of the building team (even if grudgingly) has still not been repudiated (Uji, 2010). The architect continues to remain the leader, to whose satisfaction all aspects of the works must be carried out before the contractor is deemed entitled to any payment and to be discharged from any contractual obligations (Uji, 2010 citing Ogunrayewa and Agbo, 2001). The building team would include, but not limited to the services of the architect, urban and physical planners, structural engineers, electrical engineers, mechanical engineers, builders, bricklayers, carpenters, etc. These are specialized areas in a building industry and their services have always been part of the building industry from the beginning of the housing industry. An architect is not trained to be a quantity surveyor or a builder. The only thing is that, during the course of his training, the architect took courses in those areas in order to understand and design creative designs. That does not make an architect an authority in those areas or, a builder or structural engineer (Ilozumba, 2014). The system is so convoluted that engineers, now design buildings. Quantity surveyors are now, erecting buildings, traders selling reinforcement rods are now performing the duties of iron fitters in buildings and sand crest block molders are now, acting as structural engineering consultants. The building industry has been taken over by quacks and it is an industry of quackery, a den for unprofessional workers. In the olden

days, the majority of government workers and politicians were poor, very poor that not too many people liked the fields, but the reverse is the case today. For almost everywhere in the world today, the most lucrative jobs are in politics and government services. It may not matter the section within the fields, they are all lucrative. Both in government and politics, monitoring teams are well favored. In the olden days, they were almost the lowest paid jobs, but today, bribes are given for the jobs. It is not a secret that a great majority of both the government workers and politicians are the major developers (building owners) in virtually all communities. In order to keep secret their developments and wealth; most of them embark on developing their properties themselves with consulting assistance from the untrained workers they would hire at a very low cost and without challenges. They have access to almost all the incentives, connections and finance is not an issue and they are the unprofessional developers that have no regards to the rule of law.

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