

**Rethinking Architecture of Futility: An Analysis of the Spatial Distribution and Impacts of Abandoned Buildings in Selected Estates of Abeokuta, Nigeria**

**Haleemat Oluwatoyin YUSUF**  
**LCU/PG/002129**

**Being a PhD Thesis Submitted to the Department of Urban and Regional Planning, Faculty of Environmental Design & Management, Lead City University, Ibadan, Oyo State, Nigeria**

**In Partial Fulfilment of the Requirements for the Award of Doctor of Philosophy Degree (PhD) in Built Environment**

## Certification

This is to certify that Haleemat Oluwatoyin YUSUF with the matriculation number LCU/PG/002129 carried out this research work titled: “Rethinking Architecture of Futility: An Analysis of Spatial Distribution and the impacts of Abandoned Building in Selected Estate of Abeokuta, Nigeria”. In the Faculty of Environmental Design and Management, Lead City University, Ibadan, Nigeria for the Award of Doctor of Philosophy Degree (PhD) in Built Environment, and that this has not been previously submitted.

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Professor Grace Oloukoi  
(Supervisor)

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Date

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Dr. Ademola Adeyemi  
Head of Department

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Date

## **Dedication**

This thesis is dedicated to Almighty Allah who made it possible for me to embark on the research and accorded me wisdom to complete it.

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## Acknowledgement

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## Abstract

Housing constitutes a fundamental human necessity and a significant asset reflecting socio-economic conditions. However, the increase of abandoned residential properties poses a substantial challenge to urban prosperity in Nigeria, manifesting as community decline, heightened crime, health risks, and reduced property values. While socioeconomic impacts have been studied, the environmental consequences of housing abandonment, particularly within the Nigerian context, remain significantly underexplored. This doctoral research addresses this gap by investigating the spatial distribution and multifaceted impacts including ecological dimensions of abandoned buildings within selected government housing estates in Abeokuta, Ogun State, Nigeria. The study aims to provide empirical evidence to inform policies for preventing further abandonment and revitalizing affected areas. A mixed-methods case study approach was employed, focusing on four purposively selected housing estates: Ibara, Asero, Obasanjo Hilltop, and Laderin. Data collection integrated quantitative and qualitative techniques, including field surveys with 507 questionnaires administered to residents, direct observation, GPS coordinate mapping of abandoned sites, analysis of relevant documents, key informant interviews with officials from the Ogun State Ministry of Housing (MOH), Ministry of Physical Planning and Urban Development (MPPUD), Ogun State Property Investment Corporation (OPIC), and the Ogun State Urban Planning Authority, alongside focus group discussions with community members. Data analysis utilized descriptive statistics, Relative Importance Index (RII), Pearson correlation (via SPSS), and geospatial analysis using QGIS software. The findings revealed a substantial presence of abandoned properties across the estates, with counts of 156 in Ibara GRA, 97 in Asero, 80 in Obasanjo Hilltop, and 67 in Laderin. Primary factors driving abandonment included the death of property owners (mean score 4.77), low income (3.29), mismanagement (3.11), absentee

ownership, high construction material costs, and litigation. Statistical analysis indicated these factors explained a significant proportion (Adjusted  $R^2 = 0.823$ ) of the variance in abandonment issues. The resultant impacts are severe, notably heightened crime vulnerability (mean score 4.39), property decay (4.30), significant health challenges (4.09), environmental pollution (3.88), depreciation of adjacent property values, and the creation of hazardous environments that impede community development and degrade urban aesthetics. This research concludes that abandoned housing estates significantly undermine environmental quality, socio-economic stability, and public health within Abeokuta, exposing deficiencies in current urban development policies and enforcement. While significant potential exists for managing these properties through adaptive reuse strategies like conversion to green spaces (mean score 4.86) or renovation (4.21), these opportunities remain largely untapped. Key recommendations include the formulation and enforcement of specific regulations targeting abandoned buildings, comprehensive evaluation of reuse potential using spatial and structural analysis, provision of affordable mortgage schemes to facilitate project completion or renovation, implementation of time-limited fines for neglect leading to potential government acquisition for beneficial reuse, and mandatory regular inspections by planning and environmental agencies to mitigate risks and ensure compliance.

Keywords: Architecture of futility, Abandoned buildings, Housing Estates, Environmental Impacts.

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## **Chapter One**

### **Introduction**

#### **1.1 Background to Study**

The concept of architecture of futility describes a built environment in which physical structures though often erected with significant financial, technical, and political investment fail to achieve their intended social or economic purposes and are ultimately left abandoned or underutilized. This phenomenon, increasingly visible in many urban centers across Nigeria, represents a critical breakdown between architectural production and the socio-economic realities of urban life. In essence, such architecture reflects the presence of buildings that exist without function, without relevance, and ultimately without life, turning the landscape into a graveyard of development efforts.

In urban theory and practice, architecture is traditionally conceived as a means of enhancing human habitation, fostering community development, and reinforcing functional infrastructure. However, when buildings are abandoned either mid-construction or post-completion they become relics of failed planning, policy inefficiency, and sometimes, speculative ambition. As observed in a study on Ibadan, these abandoned urban projects signify structural weaknesses in governance, funding inconsistencies, and lack of continuity in policy implementation<sup>1</sup>. Their findings highlight over 56,000 abandoned public projects nationwide, many of which include housing and infrastructural developments meant to address Nigeria's urbanization challenges. The problem is further aggravated by socio-economic instability. Inflation, poor access to construction finance, currency devaluation, and fluctuating government priorities contribute significantly to the inability of developers and public authorities to complete or maintain projects.<sup>2</sup> In rapidly urbanizing regions such as Abeokuta and its surrounding estates, this has led to the proliferation of incomplete

or empty structures that no longer serve their original purpose. These structures, rather than contributing to housing or service delivery, become liabilities both financially and environmentally.

The implications of architectural futility are multifaceted. Economically, abandoned buildings represent sunk costs and lost investment opportunities. Socially, these sites often become havens for criminal activity, drug abuse, and vagrancy, posing security risks and diminishing the quality of life for residents in adjacent areas.<sup>3</sup> From an environmental perspective, they also contribute to land misuse and visual pollution, disrupting the aesthetic and ecological balance of urban spaces. Importantly, these outcomes often reflect deeper structural failures within urban governance and land-use planning frameworks.

In the context of Nigerian cities, especially in transitional zones such as the Isheri–Ibafo corridor extending from Lagos into Ogun State, the architecture of futility is increasingly visible<sup>4</sup>. Oyalowo links this to unregulated urban expansion, the absence of infrastructure planning, and poor integration of spatial policy with housing delivery mechanisms<sup>4</sup>. In such regions, developers often embark on speculative housing projects in the absence of roads, drainage, water supply, and security infrastructure. The result is a cycle of abandonment, decay, and urban sprawl, where buildings are erected faster than the socio-economic or institutional capacity to support them. Addressing the challenge of architectural futility demands a rethinking of the relationship between architecture, policy, and community needs. One critical strategy is adaptive reuse the repurposing of abandoned buildings for new functions that meet current societal needs.<sup>2</sup> Furthermore, inclusive planning processes that involve local stakeholders in decision-making can ensure that developments reflect the lived realities of the communities they are meant to serve. Also important is the need for policy coherence and continuity, particularly across changes in political administration that often derail ongoing projects.

Housing represents a significant asset that mirrors the social and economic conditions of individuals; It is often regarded as one of the three fundamental human necessities (food, shelter, and clothing) that delineate the social welfare status of a population<sup>5</sup>. Nonetheless, neglected residences, inactive industrial sites, lifeless shopping centers, and various forms of unoccupied abandoned properties stand as prominent indicators of a community's declining prosperity.

Abandonment for the purpose of this study refers to “houses, apartments, commercial and industrial buildings, and lots that sit and deteriorate, undermining the appearance and economic value of blocks, neighborhoods, and city districts”<sup>6</sup>.

Properties that have transitioned from active utilization to abandonment can be observed in urban, suburban, and rural regions across the nation, exhibiting considerable diversity in dimensions, configurations, and previous functions. However, these unoccupied and neglected properties represent more than merely an indication of broader economic dynamics affecting the community; their links to criminal activity, heightened health and safety risks, declining property values, and rising municipal expenses render them issues in their own right, exacerbating overall community deterioration and disinvestment<sup>7</sup>. Local government officials, community organizations, and residents are progressively perceiving abandoned estates as prospects for beneficial repurposing, transforming neglect and deterioration into urban farms, community gardens, and health facilities. For these individuals, abandoned residences have the potential to serve as valuable resources in the efforts to stabilize and rejuvenate neighborhoods, allowing for renovation and subsequent re-occupation. Abandoned and vacant estates have persistently affected the industrial cities of Nigeria. Communities are encountering increasing levels of blight and physical degradation of properties and escalating public expenditures. While national elements contributed to the emergence of these vacancies, the state of the properties, the vitality of the local housing market, and the robustness of the regional economy significantly influence the array of possibilities for reintegrating these

estates into productive use.

The tools utilized by local governments, nonprofits, and community members to tackle the issues of abandoned and vacant properties are influenced by the specific political and economic environments, alongside the constraints related to capacity and resources. The primary objective is to promptly restore a property to its status as an owner-occupied residence or a flourishing business establishment. Nonetheless, constrained credit, sluggish markets, demographic decline, or various other influences may necessitate alternative approaches, including demolition, the transformation of owner-occupied residences into rental units, or redevelopment initiatives, such as establishing a solar farm on a previously industrial site. Approaches to reuse are designed to enhance and rejuvenate communities, potentially fostering economic recovery and growth. In the context of declining urban areas, these strategies can also address challenges in a manner that elevates the living standards for the residents who remain.

Estates can become unoccupied due to a range of factors, some of which are quite innocuous. A property available for rent or sale may remain unoccupied for a brief period, while a vacation residence could be uninhabited for the majority of the year. When these estates are properly cared for by conscientious owners, they will not detract from the aesthetic appeal of the area or diminish the value of adjacent properties. Typically, an unoccupied property presents challenges when the owner neglects fundamental obligations associated with ownership, including regular upkeep and the payment of property taxes<sup>5</sup>. A variety of factors may influence the classification of a property as abandoned or vacant. These factors include the structural integrity of the building, the duration for which the property has remained in such a state, and the owner's connection to the property. For instance, in various urban areas globally, building regulations stipulate that residences are considered abandoned solely when they are uninhabitable, rather than simply being unoccupied<sup>5</sup>.

The lack of universally accepted definitions for vacancy and abandonment presents challenges in

evaluating the national count of abandoned and vacant properties. In the United States, prominent aggregate sources encompass the U.S. Census Bureau and the U.S. Postal Service, albeit with certain limitations. According to a report by the U.S. Government Accountability Office (GAO) in 2011, the number of abandoned residential units, excluding those utilized seasonally or by migrant workers, rose from 7 million in the year 2000 to 10 million in 2010. The Joint Center for Housing Studies at Harvard University indicated that a specific segment of this category, namely homes that are abandoned and not actively listed for sale or rent, attained an unprecedented peak of 7.4 million in 2012.<sup>8</sup> While unoccupied residences are present across the nation, their distribution is notably uneven; approximately 40 percent of the country's abandoned homes are situated within merely 10 percent of all census tracts<sup>9</sup>. Over fifty percent of the census tracts exhibiting vacancy rates of 20 percent or greater were concentrated in merely 50 counties, predominantly located within metropolitan regions. For instance, both Wayne County in Michigan and Cook County in Illinois exhibit over 200 neighborhoods characterized by high vacancy rates.<sup>10</sup> Alongside the numerous unoccupied and deserted residential properties throughout the country, projections suggest that the count of brownfields inactive previous industrial sites with actual or assumed environmental pollution stands at around five hundred thousand<sup>11</sup>.

In Nigeria, A study noted that the Honorable Minister of Lands, Housing and Urban Development announced plans for the construction of one million houses annually<sup>12</sup>. The Real Estate Developer Association of Nigeria is dedicated to systematically gathering and overseeing data pertinent to planning and decision-making processes associated with preconstruction, construction, and post-construction activities within the country's real estate sector. In order to mitigate the prevalence of abandoned projects within the nation, it is imperative for the government to implement regulations that enhance the affordability and accessibility of locally produced building materials for prospective homeowners. Nigeria, a nation boasting a population exceeding two hundred and

twenty-two million individuals (222,150,000), stands as one of the prominent economies in Africa. However, it faces a troubling reality of numerous abandoned projects, with estimates running into billions of naira. It is profoundly concerning that a country endowed with vast resources and potential should encounter such a significant level of project neglect<sup>13, 14</sup>. The impact of these neglected initiatives is considerable within social contexts. It is essential to reflect and analyze the elements contributing to the abandonment of projects within our community.

Abandoned housing estates can be found in both urban and rural areas throughout the nation. The probability exists that the concentration and arrangement of these neglected housing estates could be greater in urban areas due to the processes of urbanization and the clustering of socio-economic activities.

The approach employed for the visualization of spatial data pertaining to the abandoned housing estates was conducted utilizing QGIS software. It is essential to explore additional intrinsic factors that contribute to the abandonment of housing stocks and examine their spatial distribution within urban settlements in Nigeria. Identifying the implications of abandoned housing estates at both micro and macro levels is crucial. This analysis aims to enhance understanding of the various dimensions of their impacts on the environment, socio-political aspects, and the regional economy of Nigeria, with a focus on Abeokuta as a case study.

## **1.2 Statement of the Problem**

The housing sector is now at the center of economic discourse and policy concern due to Nigeria's increasing urbanization trend. Within this sector, the widespread existence of vacant and abandoned houses is a particularly serious problem. Previous research has thoroughly examined the reasons for housing project abandonment, its effects and implications to society for disenfranchised

homebuyers<sup>15,16</sup>. as well as the wider economic effects, such as the devaluation of nearby properties and the increasing rate of urban decline<sup>19</sup>. However, there is still a crucial gap in our current knowledge. Although some researches have examined comparable problems in Malaysia<sup>17,18</sup>, these studies, as well as those that have examined Nigeria, have primarily concentrated on socioeconomic considerations without conducting a thorough examination of the environmental effects of abandoned residential buildings in Nigeria.

The current body knowledge has not yet offered a thorough examination of these abandoned properties' ecological imprint in Nigeria, despite recognizing the financial strains and difficulties presented by outdated legal and administrative frameworks in maintaining these properties<sup>14</sup>. Although researchers have drawn attention to the psychological distress of buyers and the financial burden on cities, the precise environmental effects, such as possible changes in land use patterns, risks to regional biodiversity, waste management issues, and wasteful resource use, have not received enough attention. Therefore, by conducting a spatial analysis and impact evaluation of abandoned properties within Abeokuta, Ogun state in Nigeria, this study aims to fill this significant gap. The research's conclusions will add an important environmental factor to our knowledge of housing abandonment, guiding the formulation of more comprehensive plans for sustainable urban growth and better governance in Nigeria's housing industry.

### **1.3. Research Questions**

Given the extent of dereliction and the blighted nature of abandoned estates in Ogun State metropolis deriving from aging and neglect, this study's main research questions are:

1. What are the types of abandonment of buildings and how are they distributed in space across the selected housing estates in Abeokuta, Ogun State, Nigeria?
2. What are the factors responsible for the abandonment in the last 20 years in Ogun State?

3. Are there any significant impacts of estate abandonment to human (social, economic, health, security etc.) and ecological systems in the study area in Abeokuta, Ogun State Nigeria?

#### 1.4. Aim and Objectives of the Study

The aim of this research is to investigate the spatial distribution and impacts of abandoned buildings in selected housing estates in Abeokuta, Ogun State, Nigeria with the view to suggest policies to prevent continuing abandonment.

The specific objectives were to:

- a) identify the types of abandonment and their spatial distribution in Abeokuta
- b) investigate the factors responsible for the abandonment in the last 20 years in the study area
- c) examine the impacts of building abandonment to human (social, economic, health, security etc) and ecological systems in the study area
- d) assess the implication of architecture of futility on the selected abandoned properties in the study area.

#### 1.5 Hypotheses

**H<sub>01</sub>:** There are no abandoned properties in the selected housing estates of Abeokuta, Ogun State, Nigeria in the last 20 years.

**H<sub>02</sub>:** There are no significant impacts of building abandonment to human (social, economic, health, security etc.) and ecological systems in the selected estates.

#### 1.6 Significance of the Study

The work will shed more light on the phenomenon of building abandonment, revealing the extent to which the environment has been affected and may help devise a means of control to enhance professional deliveries.

This work will educate the public about the factors contributing to the abandonment of residential buildings in Nigeria, with the intention of mitigating the challenges associated with such abandonment in the country.

This research will provide valuable insights for government officials and policymakers, aiding them in the formulation and execution of strategies aimed at decreasing the incidence of residential building abandonment in Nigeria. This study will also present the spatial depiction of deserted housing estates in Abeokuta.

This study aims to provide a foundational resource for fellow scholars and researchers who wish to explore this area further. If implemented, it has the potential to offer a novel perspective on the subject matter.

In conclusion, this research endeavor will enhance students' comprehension of the topic of abandonment, thereby facilitating further research initiatives and presentations.

## **1.7 Scope of the Study**

The study covers abandoned residential structures in Obasanjo Hiltop Estate, Laderin Housing Estate, Asero Housing Estate and Ibara Housing Estate, all in Abeokuta, Ogun State, Nigeria. The data collected and analyzed related to abandoned houses and land found in these estates.

## **1.8 Operational Definition of Terms**

**Abandonment:** houses, apartments, commercial and industrial buildings, and lots that sit

and deteriorate, undermining the appearance and economic value of blocks, neighborhoods, and city districts.

**Environmental Impacts:** An environmental impact is defined as any change to the environment, whether adverse or beneficial, resulting from human's activities, products, or services. In other word it is the effect that peoples' actions have on the environment.

**Residential Area/Building:** A residential area contains houses where people live rather than offices or factories.

**Abandoned Estate:** abandoned properties as residential, commercial, and industrial buildings which pose a threat to public safety (meeting the definition of a public nuisance), or the owners or managers neglect the fundamental duties of property ownership.

## 1.9 List of Acronyms

**US:** United States

**GAO:** Government Accountability Office

**NVPC:** National Vacant Properties Campaign in Washington

**QGIS:** Quantum Geographic Information System Software

## Endnotes

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## Chapter Two

### Literature Review

#### 2.0. Conceptual Review

#### 2.1. The Concept of Vacant Estate

The National Vacant Properties Campaign in Washington (NVPC)<sup>1</sup> characterizes vacant properties as residential, commercial, and industrial structures that present a risk to public safety, thereby qualifying as a public nuisance. This situation arises when the owners or managers neglect essential responsibilities associated with property ownership, such as failing to remit taxes or utility payments, defaulting on mortgage obligations, or having liens placed against the property. In this context, vacant properties may encompass abandoned structures that are boarded up, unutilized lots that accumulate waste and litter, as well as vacant or underperforming commercial spaces referred to as grey fields. Conversely, certain authorities and insurance providers characterize a vacant building by considering the occupancy rate and the duration of its vacancy. For example, in the Building and Personal Property Form CP 00 10, published by the Insurance Services Office (ISO) in 2009, Zurich, North America, a building is deemed vacant unless a minimum of 31% of its overall square footage is leased to a tenant or sub-tenant for the purpose of carrying out standard operations, or is utilized by the property owner for similar customary activities. A report concerning Vacant and Abandoned buildings in Oklahoma City defines a building as vacant if it has experienced a vacancy rate of 30 percent or higher, as indicated by the U.S. Postal Service database, or if its water, gas, or electricity services have been discontinued for a duration of six months or longer.

In a similar vein, an ordinance enacted by the city of Evanston characterizes vacant buildings, particularly those that are boarded up for a duration exceeding six (6) months, as unsightly

structures that detract from the value of adjacent properties and negatively impact the well-being of the community, thereby constituting a public nuisance. It is essential to recognize that the terms 'abandoned' and 'vacant' are often used interchangeably; however, a subtle distinction exists between these concepts. The legislation in Texas characterizes abandoned properties as assets that are deemed to be “presumed abandoned”<sup>2</sup>. It may encompass personal assets such as paychecks, safe deposit boxes, and bank accounts that have been deemed abandoned according to legal standards. The term 'vacant' is defined as being empty or unoccupied, while 'abandoned' refers to something that has been surrendered or deserted. This distinction is occasionally indicated by the ownership status and at other times by the status of the building itself. A building is classified as vacant when it is not currently occupied yet has an owner who is interested in the property and can be readily reached for communication<sup>17</sup>. An unoccupied building contains items but lacks human presence during a fire incident, while a vacant building is characterized by having little to no valuable contents within. The following definitions have been formulated to assess the life hazards and conservation opportunities within the structure for the fire department in Toledo, Ohio, United States. Abandoned structures are often regarded as being in a condition of significant neglect, potentially secured with boards, littered with debris, and marked with graffiti<sup>3</sup>.

Vacant estates may indicate that an owner has stopped offering maintenance and operational services for a property, or that an owner's interest may eventually wane as the property ages, unless proper upkeep is conducted. The current issue of abandonment represents not merely a persistence of a longstanding challenge. It is essential to acknowledge that urban settings have experienced significant transformations in the past two to three decades<sup>4</sup>.

### **2.1.1 Impacts of Abandoned Estates**

Unoccupied and forsaken properties, regardless of being residential or commercial, pose significant challenges for urban areas; they diminish the quality of life and adversely affect the economic activities in their vicinity. They pose a barrier to urban advancement and, more broadly, the realization of economic development objectives. Structures can become obsolete for a multitude of reasons, including shifts in economic and industrial practices, changes in demographics, and the rising costs associated with maintenance and upkeep. The primary reason is that they have become ill-suited for their initial purpose, and no alternative application has been recognized.

### **2.1.2 Harm Caused by Abandoned Estate and Lots**

#### **i. Blight, Crime, and Fear**

Neglected properties play a significant role in fostering a continuous cycle of urban decay: both tenants and property owners are disinclined to invest in rehabilitation efforts in the presence of fear and criminal activity, while governmental efforts to alleviate such issues are hindered by the prevalence of these abandoned structures in the community. The characteristics serve as markers of deterioration that convey a lack of concern for the community; the implication for observers is that the region is beyond control, individuals are reluctant to confront each other's actions, and the likelihood of facing consequences is minimal. The indicators of disorder, alongside fear, crime, and mechanisms of social control, have been extensively analyzed; however, the relationship between these factors and the subsequent emergence of more serious crime remains less clearly defined. The apprehension regarding potential victimization in neighborhoods characterized by numerous abandoned structures results in a decreased frequency of outdoor

activities among residents. This decline adversely impacts their physical and psychosocial well-being, contributing to heightened feelings of isolation<sup>5</sup>.

Older individuals often experience heightened anxiety in the presence of abandoned structures within their surroundings. Severe violent offenses, including homicide, theft, and sexual violence, can occasionally take place in or near deserted structures and vacant lots<sup>6</sup>.

### **ii. Arson and Accidental Fire**

Fires can be intentionally ignited by property owners dealing with mortgage difficulties, by young individuals participating in Halloween antics, or can occur accidentally due to squatters, drug users, or homeless individuals cooking or seeking warmth, as well as by unsupervised children exploring the premises<sup>7</sup>. Incidents of fire in unoccupied lots can be intensified by the presence of discarded vehicles or the buildup of refuse, particularly in areas characterized by dry and overgrown vegetation. The presence of fire poses a significant threat to the nearby environment and legitimate neighboring properties due to the high density of structures, creating a direct risk for responding police officers and firefighters.

### **iii. Burglary and Theft**

In a practice referred to as “house stripping,” “scavenging,” or “urban mining,” individuals unlawfully remove and subsequently sell elements of buildings. The issue is exacerbated by scrap-metal purchasers and secondhand merchants who pose minimal inquiries throughout the exchange. A prevalent method for selling raw wire as scrap involves the incineration of the outer coating. The act of open burning emits airborne contaminants and presents a significant risk to property, air quality, and public health. Individuals engaging in theft face the potential consequences of apprehension and physical harm, notably from electrocution, while disassembling electrical apparatus. The theft of doors and windows from a structure significantly

increases its vulnerability to adverse weather conditions and accelerates its deterioration, ultimately leading to a decrease in property value<sup>8</sup>.

#### **iv. Pet Displacement**

Individuals who experience the loss of their residences may find themselves unable to provide for their pets, or their subsequent living situations may prohibit the presence of animals; as a result, they may choose to abandon them. In the year 2009, the American Society for the Prevention of Cruelty to Animals (ASPCA) indicated that an estimated range of 500,000 to 1 million pets faced the threat of abandonment in the United States as a consequence of economic difficulties. In the event of an animal's demise, the proprietor could face charges related to cruelty, while the decomposing remains present a significant health risk.

#### **v. Property Values**

The depreciation of property values is a consequence of disinvestment, alongside diminished commercial activity, tourism, and overall aesthetic attractiveness. Properties in close proximity may face increased insurance premiums or may be entirely ineligible for casualty insurance coverage. Decreased property values lead to diminished property tax income, subsequently resulting in a reduction of financial resources allocated for governmental services. Vacant and abandoned buildings are susceptible to numerous hazards, including fire, theft, vandalism, and water damage resulting from neglected internal water pipes<sup>9</sup>. A study conducted in Philadelphia indicated that housing sale prices experienced the most significant decline when properties were located within 150 feet of an abandoned building, with a gradual improvement in prices observed as the distance increased.

## vi. Public Health

The integrity of public health is undermined by the presence of fecal matter, illicit disposal practices, asbestos fibers, lead contaminants, the discharge of hazardous waste, and the dissemination of airborne mold spores. Stagnant water present in swimming pools, hot tubs, and discarded tires fosters an environment that facilitates the proliferation of mosquitoes and other insects, while simultaneously posing a potential risk for drowning incidents. Wild and unprocessed ecosystems serve as a habitat for rodents, including mice and rats, as well as feral species and a range of pests. Mosquitoes and other pests function as vectors for various pathogens, prominently encompassing West Nile Virus, rabies, and an array of parasitic organisms. The latent risk to public health associated with infectious diseases emerges when properties are exploited for unlawful sexual engagements and substance abuse, particularly involving the exchange of hypodermic needles<sup>10</sup>.

A multitude of scholarly inquiries have delineated the determinants influencing and the ramifications stemming from forsaken projects.

The Land Policy Institute in the United States performed a comprehensive analysis of the economic ramifications linked to the abandonment of residential properties, in conjunction with the initiatives of the Genesee County Land Bank (GCLR) designed to address the issues arising from abandoned and tax-foreclosed properties in Flint, Michigan. The study employed the hedonic price function to evaluate the impact of derelict residences and vacant parcels on the surrounding property values<sup>11</sup>. The findings of the study demonstrated that the existence of an additional derelict edifice within a 500-foot perimeter corresponds to a 2.27% diminution in the property's market value, whereas an extra abandoned structure located between 501 and 1000 feet yields a 1.92% decline in sale price. The results demonstrated that an abandoned lot

positioned

within 500 feet of a residential property would lead to a 1.5% decrease in housing prices, while the existence of further abandoned lots located between 501 and 1000 feet from residences did not show a statistically significant effect on housing values. The previously mentioned study possesses considerable significance; however, it solely evaluated the sales value of the affected properties, failing to consider supplementary consequences linked to the abandoned property. An associated study analyzed the determinants leading to project abandonment in Nigeria, along with its implications for the degradation of local community infrastructure and environmental contamination. The study encompassed a survey of two hundred and fifty (250) participants, with the data subjected to analysis via the utilization of basic percentages. The findings suggest that inadequate governmental policies, deficient procurement methodologies, unqualified contractors, and inferior design specifications significantly contributed to the cessation of projects. The study advocates for the establishment of a National Construction Bank designed to rejuvenate various overlooked construction projects. This study is characterized by an absence of a designated geographic location, and the demographic profile of the study population has not been delineated. As a result, the findings cannot be deemed representative of any established segment or domain within the country<sup>12</sup>.

In a study examining the phenomenon of construction project abandonment in Nigeria, Olusegun and Michael executed a survey encompassing sixty-two (62) respondents, comprising quantity surveyors, civil engineers, architects, builders, and contractors from six states in South Western Nigeria<sup>18</sup>. The examination of the data was performed utilizing the relative importance index methodology. The research delineated multiple elements that lead to project abandonment, encompassing inadequate project planning, funding deficiencies, inflationary pressures, contractor insolvency, alterations in project scope, political dynamics, client cessation,

suboptimal project management, erroneous estimations, insufficient cost oversight, design deficiencies, and payment delays<sup>13</sup>. The study elucidated the ramifications of a forsaken initiative, encompassing societal disenchantment, a decrease in quality of life, resource depletion, a contraction in job prospects, a deceleration in construction endeavors, a diminishment in governmental fiscal intake, and obstacles in obtaining international financing, alongside various other complications. The lack of a distinctly delineated study population in this research renders the sample size of sixty-two professionals across six states inadequate for the extrapolation of its findings.

An inquiry was undertaken in Malaysia to examine the determinants leading to the cessation of construction projects. The study encompassed a heterogeneous cohort of two hundred and twenty-five (225) individuals, comprising architects, developers, property consultants, and the honorary secretary-general of the National House Buyers Association, among other professionals. The examination of the data was performed utilizing Spearman's rank correlation technique. The findings indicated that the proprietor bore the primary responsibility for the cessation of the construction endeavor. The determinants affecting the project proprietor included considerations pertaining to liquidity, deficiencies in expertise, and the diversion of financial resources. The study further elucidated that governmental regulations exert a deleterious effect on project outcomes within the context of Malaysia. The study presented a module for a risk management expert system, functioning as a judicious intermediary between the sell-then-build and build-then-sell methodologies to address the determinants contributing to the cessation of construction projects. The outcomes of this inquiry seem to diverge from the earlier conclusions documented by scholars in Nigeria. Nevertheless, the research holds significant relevance to the cessation of construction projects, albeit its applicability in the Nigerian context may be limited.

In a separate investigation conducted in Nigeria, the researchers examined the diverse factors contributing to the cessation of development projects and the implications of these factors on tangible assets and their valuations. The research engaged a representative sample of two hundred and thirteen (213) participants, and the data were subjected to analysis through the relative importance index methodology. The findings revealed that approximately 22 variables contributed to the failure of the project. The primary factors identified encompassed delays in payment remittance, insufficient allocation of funds, instability in leadership, the demise of the investor, inconsistencies in governmental policies, inadequate project planning and design, as well as improper project costing, among others. The ramifications of project abandonment, as evidenced by the study, encompass a diminution in the total value of real property, a decrease in the total income receivable from said real property, and an exacerbation of environmental issues impacting both the real property and the constructed environment, among other factors. The results of this investigation corroborated the conclusions of previous research<sup>13, 15</sup>.

Nevertheless, the research did not specify the study population, and the sample size cannot be considered a true representation of the study population, thereby limiting the generalizability of its findings.

A research investigation was conducted in Malaysia to analyze the causative factors and consequences associated with abandoned residential projects. A comprehensive survey was conducted involving fifty-two (52) participants, encompassing developers, contractors, consultants, owners of abandoned properties, and financial institutions. Mean scores were employed to evaluate the collected data. The investigation elucidated that the predominant factor contributing to the cessation of residential projects in Malaysia was financial in nature, succeeded by administrative, strategic, and policy-related considerations<sup>16</sup>. The analysis revealed

that the repercussions of neglected residential developments encompass social and economic dimensions, alongside certain environmental implications. The results of the study hold significance within the context of real estate analysis.

A comprehensive survey involving one hundred and forty-five (145) participants was executed to investigate the underlying causes and ramifications associated with the abandonment of projects in Lagos, Nigeria. The survey concentrated on practitioners within the constructed environment: Quantity Surveyors, Builders, and Building Contractors. Employing the Relative Importance Index (RII), the findings indicated that the primary factors contributing to project abandonment include insufficient fund allocation and delays in payment, inadequate project budgeting, land or legal disputes, the demise of the owner, erroneous project estimation, and a lack of project risk assessment, among others<sup>17</sup>. The research further elucidated the ramifications of project abandonment, encompassing diminished investment motivation in real estate, a decline in employment prospects, among other factors. This study reaffirms previously documented findings, with all Nigerian research concentrated in the south-western region, lacking comparable investigations in the eastern part of the country.

Another study examined the causes and effects of abandonment of construction projects in Nigeria. The study gathered data on the abandoned project in three cities of Port-Harcourt, Owerri, and Enugu. Seventy-two (72) respondents were surveyed in these cities. Mean scores were adopted to analyze the gathered data. The findings indicated that inadequate planning, inadequate funding, inflation, the bankruptcy of contractors, the variation of project scope; faulty design, delay, and quackery are factors responsible for projects abandonment in Nigeria<sup>18</sup>. The effects of abandoned projects in Nigeria include wastage of resources, reduction in employment opportunities, a decrease in the tempo of construction activities and a decrease in revenue accruable to the government. This studies though in South-West like the earlier studies, it also

collaborated their findings. The sample size of seventy-two (72) in three major cities would be inadequate for the generalization of its findings.

The above reviews reveal that the common causes of uncompleted/abandoned property include inadequate planning, inadequate finance, poor risk management, inflation incompetent project manager, variation of project cost among others. While the effect include hideout for criminals, reduction in property values within the neighborhood, wastage of resources, health challenges, reduction of employment opportunities etc. Also, the review shows that most of the studies were conducted in South-West Nigeria. More so, all the studies have analyzed general causes and effects of abandonment of building the project without emphasis or being specific on property values. Therefore, it is necessary to examine the effect of the abandonment from a real estate values perspective. The next section of this paper contains the research methodology adopted to actualize the aim of the study

### **2.1.3 Abandonment as a process**

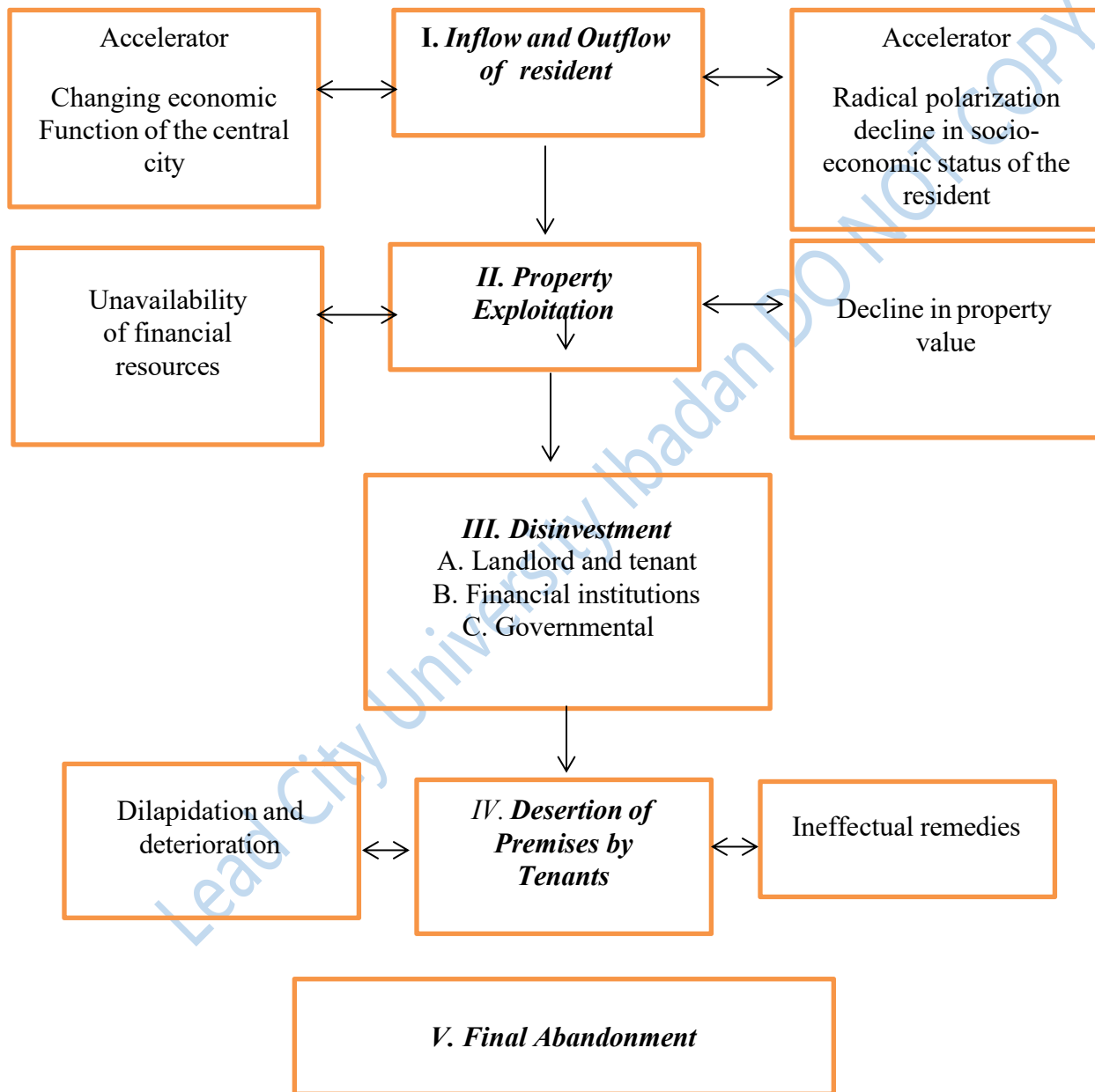
Despite various efforts to construct a thorough and enlightening definition of the phenomenon of abandonment, leading scholars have determined that the abandonment cycle cannot be pinpointed to a specific moment characterized by particular conditions. Instead, it constitutes a process comprising various components that together lead to the eventual conclusion of abandonment. A recent study conducted by the National Urban League indicates that final abandonment represents the culmination of a historical process that is more influenced by the demographics of the inhabitants and ownership rather than the quality of the housing itself, as well as the readiness of investment capital to stay involved<sup>19</sup>.

Additional recognized experts have proposed that abandonment constitutes a gradual withdrawal of private investment across various urban sectors—a phenomenon that arises from a sequence

of actions allowing properties to deteriorate and decline to the point of becoming uninhabitable<sup>20</sup>. A private research organization has recently released a study focusing on the issue of abandonment in major metropolitan areas, viewing this phenomenon as the culmination of various external contributing factors. Bookmark not established. This research indicates that the cycle of abandonment initiates primarily due to deferred maintenance, which arises from changes in ownership driven by speculative activities and tax-related factors. As a result, tenants withhold rent payments in protest against the declining conditions resulting from the neglect of aging structures. Without rental income, all maintenance and essential repairs are postponed, which further exacerbates the deterioration of the building. Ultimately, when the present tax obligations are evaluated and become payable, proprietors tend to vacate these structures that fail to produce adequate revenue to cover ongoing expenses. This vacant structure epitomizes the culmination of the process of abandonment.

Another investigation views the abandonment process as initiated by the personal intention of the property owner, who concludes that maintaining ownership of the deteriorating asset will lead to intolerable losses. This leads the owner to halt any further investment or maintenance and repairs<sup>21</sup>. Shortly thereafter, the premises are left unoccupied due to inadequate maintenance and security measures, resulting in an undesirable, abandoned edifice vulnerable to acts of vandalism. When a structure is rendered uninhabited, it frequently undergoes a process of deconstruction, retaining only its external façade. This results in the culmination of the abandonment process vacant, exposed, and potentially hazardous edifice.

These theories illustrate just a selection of the numerous efforts made to elucidate the sequence of occurrences that culminate in abandonment. The subsequent section will present an alternative theory, illustrated in Figure 1, through an examination of the factors contributing to abandonment in connection with the different phases of the abandonment process.



**Figure 2.1: Flowchart of Abandonment in Building**

Source: Brookings Center on Urban & Metropolitan Policy: [www.brook.edu](http://www.brook.edu)

## **I. Inflow and Outflow of Residents**

The research carried out by the National Urban League indicates a significant relationship between the phenomenon of abandonment and the migration patterns of white populations from northern industrial urban areas. From 1940 to 1960, the African American demographic in New York, Newark, Chicago, and various other Northern industrial urban centers experienced an average increase exceeding 250 percent. The primary factor contributing to this increase was the movement of southern African Americans into urban regions in the North. Due to discriminatory practices, these individuals from the Black community faced significant challenges in securing alternative housing options and were compelled to reside in previously occupied "hand-me-down" accommodations that had been inhabited by lower or middle-income groups. The emergence of alternative housing options expedited the migration of white populations from neighborhoods experiencing an influx of Black residents. In due course, these regions were transformed into ghettos, initiating a process of neglect and decline. The historical narrative of the North Lawndale community in Chicago exemplifies these migratory trends. In the late 1920s, the newly built two-flats, three-flats, and multi-family buildings accommodated the significant wave of European immigrants who were settling in the Chicago region. Following the year 1930, these immigrants started to relocate to various other communities, and by 1940, Lawndale emerged as the primary point of entry for southern black migrants<sup>22</sup>.

Furthermore, the significant development of freeways and various public initiatives contributed to the relocation of the African American population already residing in Chicago to the North Lawndale region. In the ten-year period from 1950 to 1960, around 74,000 African Americans relocated to the Lawndale area, whereas close to 80,000 white individuals departed. Fourteen By 1970, North Lawndale had become nearly entirely comprised of Black residents.

In 1957, the Chicago Department of Urban Renewal identified North Lawndale as a designated conservation area, characterized as "a slum and blighted area"<sup>23</sup>. In 1959, the median family income for the North Lawndale community was recorded at \$4,981, in contrast to the median income of \$6,738 for all families in Chicago in 1960. Roughly 25% of families reported an income below \$3,000. The combination of these conditions alongside a heightened demand for rental units facilitated the exploitation by professional landlords operating in substandard environments.

## **II. Property Exploitation**

The emergence of racial and economic divisions has contributed to, and is further intensified by, the predatory practices of real estate agents, investors, and longstanding property owners. The aforementioned exploitative strategies represent the subsequent phase in the process of abandonment. While various methods of exploitation are employed, the three predominant forms seem to be:

- (1) "blockbusting,"
- (2) "red lining," and
- (3) minimum maintenance.

"Blockbusting," also known as "panic peddling," encompasses a range of strategies employed by real estate agents and investors that utilize fear-based tactics to instigate the movement of Black individuals into predominantly white neighborhoods. The specific method of blockbusting can differ, yet fundamentally, the blockbuster convinces a fearful white property owner to sell their property at a reduced price prior to the neighborhood undergoing demographic changes. The unethical blockbuster subsequently sells the property to an unsuspecting individual at a significantly marked-up price. This practice has undergone judicial examination and has been determined to contravene the Civil Rights Act of 1866<sup>24</sup>.

At times, an investor may acquire a property at its actual worth or even at a price exceeding its market value, particularly if the resale to a black family threatens to disrupt the racial uniformity of the surrounding neighborhood or block. Certainly, any method employed results in a self-reinforcing cycle that hastens the departure of white residents from the area while simultaneously promoting the influx of black individuals into the community. Due to the tendency of financial institutions to refrain from providing loans to migrating Black individuals in areas undergoing racial transition, a speculator may enhance his profits by personally facilitating the repurchase. The conditions he proposes typically involve excessive credit fees, while ownership of the property stays with the investor; consequently, the property can be reclaimed in case of non-payment and subsequently offered for sale under comparable conditions. This process typically recurs repeatedly until the asset loses its value, at which stage it is left behind. This method of financing imposes a significant strain on the African American buyer. For buyers who can afford the financial obligations, minimal funds are available to sustain the property's condition, much less to enhance it. Consequently, this exploitation fosters an atmosphere of hopelessness and withdrawal of investment among the black consumers themselves. At this juncture in the abandonment process, it is imperative to intensify efforts aimed at curbing blockbusting and unethical real estate speculation. The undertaking at hand is likely to prove challenging, as various additional elements play a role in the issue at hand. One of these elements pertains to the issues associated with financial lending. Financial institutions engage in a practice referred to as "red lining," which entails the denial of mortgages, insurance policies, and various forms of financial assistance in areas deemed "high risk." These regions typically comprise neighborhoods or communities predominantly characterized by non-white populations, or those facing the prospect of integration with non- white groups. By withholding essential resources typically allocated to

predominantly white areas that are not facing the prospect of racial integration, the neighborhood becomes increasingly attractive to speculators. When an owner is unable to secure a loan for essential repairs on a building, they may find themselves increasingly susceptible to the manipulative strategies employed by a speculator. This situation could lead the owner to sell their property at a price that is less than its market value, driven by the anxiety of incurring a more significant loss in the future.

Furthermore, a Black family acquiring the property from a speculator often finds itself with minimal resources available for essential repairs. The practice of "redlining" compels the black property owner to either withdraw investment, partition their property into smaller units to generate required revenue, or seek supplementary funding from speculators at exorbitant interest rates. The final option is likely to impose increased financial strain on the property owner, making it the most perilous choice.

It has been suggested that investment syndicates have exploited the practice of "red lining" employed by financial institutions. The syndicates have acquired properties at low costs in these regions from owners lacking financial resources and have allegedly taken advantage of the tenants by imposing elevated rental prices.

The provision of minimal maintenance is arguably the most commonly employed strategy of exploitation and is, without question, a significant factor contributing to abandonment. In instances where financial resources are diminished, property owners may opt to take advantage of their tenants instead of selling their assets to a speculator.

The approach involves increasing rental prices, subdividing larger apartments into more compact units, and reducing the standards of maintenance. The final approach is clearly the most straightforward to implement and is therefore typically undertaken initially. Even in situations where funding is accessible, the proprietor might exhibit minimal enthusiasm for

reinvestment. The older, predominantly white members of previous immigrant communities exhibit resistance to reinvestment, as they have dedicated a significant portion of their lives to settling their initial mortgage and harbor concerns about the prospect of incurring additional debt<sup>23</sup>. Owners who operate on a small scale may exhibit tendencies toward providing insufficient maintenance; their limited professionalism and scale-related deficiencies can adversely affect their profitability.

Ultimately, the resident-owner belonging to an ethnic minority and facing financial difficulties might opt to undertake only essential maintenance instead of selling their property. The approach of minimal maintenance presents significant risks, as neglecting it can ultimately guide the owner toward a path of severe disinvestment<sup>25</sup>.

### **III. Disinvestment**

At this point in the process of abandonment, the cycle reaches a stage of irreversibility; the structures have deteriorated to a level where additional capital reinvestment would not be financially prudent. The shifts occurring within urban communities, coupled with the exploitation of property through misleading and unethical tactics employed by speculators, alongside the lack of sustained ownership trends, collectively foster a pervasive sense of discontent regarding capital investment among landlords, tenants, financial institutions, and governmental and public entities. Given that the factors contributing to the negative reinvestment attitude observed in these sources are largely independent of each other, this phase of the abandonment process will be divided into three distinct sections. The primary focus will be on the factors contributing to disinvestment by both tenants and landlords, as this group is most directly linked to the issue of abandonment. The subsequent section will focus on the factors contributing to disinvestment by financial institutions, while the following section will address the causes of disinvestment by government and public

agencies<sup>26</sup>.

#### **A. Disinvestment by Tenants and Landlords**

##### *Neighborhood Attitudes, Conditions and Traditions*

The prevailing state of urban neighborhoods, particularly those grappling with issues of abandonment, significantly contributes to the disinvestment tendencies observed among both resident occupants and their landlords. The less appealing physical characteristics of the surrounding community deter both residents and property owners from investing further resources into the upkeep and restoration of aging buildings. The issue of abandonment extends beyond the simple deterioration of old buildings; it signifies the deterioration of a whole community.

The insufficiency of appropriate shopping amenities additionally exacerbates the unfavorable perception within the community regarding upkeep and repair efforts. Insufficient efforts are being undertaken to create amenities that align with the current requirements of an expanding community. A recent investigation conducted by a private research entity regarding the issue of abandonment reveals that, following the riots of 1960 in the southern region of Chicago, a significant number of commercial establishments were either destroyed, vandalized, or ceased operations<sup>24</sup>. One of the numerous factors contributing to the persistent rise in the number of abandoned buildings within the City of Chicago is highlighted here.

In response to concerns regarding crime and vandalism, commercial establishments implement bar and grate protection in an effort to discourage potential acts of vandalism. While this approach might diminish the incidence of burglary and associated offenses, it also serves as an additional element that detracts from the overall aesthetic appeal of the community. A local organization situated in the North Lawndale community of Chicago reports that around 160 retail establishments have departed from the Lawndale area since 1954, largely due to the prevailing

condition of crime and vandalism<sup>25</sup>.

The excessive population within educational institutions represents a significant factor contributing to the widespread dissatisfaction experienced by inhabitants of urban neighborhoods. In the aforementioned study concerning abandonment, data released by the Chicago Public Schools<sup>26,27</sup> revealed that the student-teacher ratio in schools situated in the Lawndale area of Chicago was 33:1, significantly exceeding the average ratio for the city as a whole. Overpopulated educational institutions lead to a diminished quality of education for local children and foster a tendency among families to seek relocation.

Ultimately, the lack of sufficient recreational and park facilities in urban neighborhoods plays a role in fostering a prevailing attitude of disinvestment. Furthermore, the presence of current recreational facilities fosters an environment of risk for unsuspecting and innocent individuals within the community, who may become vulnerable targets for local street gangs during nighttime hours.

*(a) Elderly Owners*

Despite a noticeable trend of original residents relocating from inner-city neighborhoods to the outskirts of the metropolitan area, traces of previous immigrant communities persist, frequently represented by older individuals whose motivation for reinvestment is limited. Typically, elderly homeowners possess their properties without any financial burdens, experience restricted income levels, and consequently exhibit hesitance towards undertaking financial obligations related to rehabilitation.<sup>27</sup> The lack of reinvestment during a period when only modest capital is needed to update deteriorating buildings leads to a situation where, upon transfer of ownership through inheritance, significant financial resources must be allocated for their restoration. The recent proprietors, often not in this position by preference, exhibit a reluctance to allocate the necessary

funds for refurbishment. Consequently, they either opt to sell the properties or leave them unattended when the revenue produced is inadequate to cover ongoing costs and expenditures.

*(b) Crime and Vandalism*

While a tangible connection exists between crime and the process of abandonment, it is often the perceived extent of criminal behavior that contributes to the unfavorable perceptions held by landlords and tenants. Data from the Chicago Police Department indicates that between 1964 and 1969, there was an approximate 29 percent increase in crime within the North Lawndale district of Chicago<sup>28</sup>. During that same timeframe, there was a notable increase of 150 percent in the incidence of murder. Premises that are only partially occupied can lead to increased risks of vandalism and criminal activity, instilling a sense of fear among the tenants residing in these buildings that are not fully occupied. The persistent apprehension regarding potential harm, combined with a diminished trust in the responsiveness of local law enforcement to community needs, fosters a strong inclination to move as soon as it becomes financially viable<sup>29</sup>.

*(c) Absentee Ownership*

In the context of absentee ownership, private syndicates possess several parcels of real estate situated in economically challenged regions of the city, maintaining ownership primarily with the expectation of realizing a swift financial gain. As the likelihood of sale decreases due to the owners' challenges in selling the property or rising maintenance expenses, these parcels deteriorate to a stage where the costs of rehabilitation become overwhelming. This situation ultimately compels owners to vacate the premises as current property taxes accumulate<sup>30</sup>. Consequently, a more robust ownership framework is essential to effectively address the issue of abandonment.

*(d) Code Enforcement*

The implementation of code enforcement policies significantly influences the process of housing disinvestment. The essence of the issue lies in the fact that during the period when code enforcement ought to have been diligently applied, roughly a decade prior, there was a lack of substantial enforcement measures in place. In contrast, during a period when there ought to be a relaxation of code enforcement, it is being applied with considerable strictness. In numerous cases, code enforcement ultimately facilitates the conclusion of the abandonment process, a situation that was, paradoxically, partly instigated by inadequate code enforcement in the preceding decade or two.

For instance, numerous resident owners find themselves compelled to engage in the unlawful sub-division of their units in order to increase their revenue. In instances where the housing code is rigorously enforced, it becomes necessary to revert parcels to the legally permitted quantity of rental units. The outcome is twofold. Initially, the proprietor must bear the expenses associated with the reversion process. Additionally, the proprietor forfeits the revenue generated from rentals. In numerous instances, the property owner is compelled to default on their mortgage, leading the mortgagee to ultimately relinquish the property due to inadequate income to cover operating expenses.

An additional example of code enforcement serving as a catalyst for disinvestment is observed when an owner has systematically depleted a building over several years in the absence of effective code enforcement measures. The municipal government is initiating stricter enforcement measures at a moment when the capital reinvestment necessary to ensure the property complies with regulatory standards demands a "high risk" investment.

Consequently, the proprietor opts to forsake the property instead of engaging in an investment project known as FACE, which stands for the Federally Assisted Code Enforcement initiative, was executed in the North Lawndale region of Chicago. The initiative encompassed systematic

evaluations of structures situated within designated FACE regions. In instances where inspections revealed code violations, property owners were informed of the need for corrective actions. Should these violations remain unaddressed within a specified timeframe, the matter was escalated to the Chancery Division of the court, resulting in a judgment that could entail the imposition of a fine, the issuance of an injunction mandating repairs, or the ordering of demolition. project known as FACE, which stands for the Federally Assisted Code Enforcement initiative, was executed in the North Lawndale region of Chicago. The initiative encompassed systematic evaluations of structures situated within designated FACE regions. In instances where inspections revealed code violations, property owners were informed of the need for corrective actions. Should these violations remain unaddressed within a specified timeframe, the matter was escalated to the Chancery Division of the court, resulting in a judgment that could entail the imposition of a fine, the issuance of an injunction mandating repairs, or the ordering of demolition.

The findings revealed that more than 80 percent of the structures in the designated region were in violation of building codes. Within that cohort, around 80 percent of the structures were dismantled. The enforcement of codes likely served as the pivotal factor leading to the abandonment of properties that failed to meet established standards. The FACE project was concluded in January 1970.

Although code enforcement can be effective in certain contexts in addressing negligent building maintenance, the inconsistent application of outdated building regulations on owners already facing financial difficulties accelerates the trend of abandonment. The Concentrated Code Enforcement Program in New York City allocated significant financial resources in the form of loans to assist homeowners in need. The process proved ineffective as property owners were unwilling to incur debt to the municipality for structures that were already nearing the point of

condemnation<sup>34</sup>. It can be concluded that for code enforcement to function effectively as a mechanism to reduce abandonment, it necessitates a reconfiguration of its standards and enforcement methods to align with the contemporary requirements of urban homeowners.

#### **(e) Taxation**

The taxation of real property, commonly utilized by state and local governments, exhibits a regressive characteristic and does not correlate with an individual's financial capacity.

Consequently, homeowners with lower incomes find it challenging to produce an income adequate for both property maintenance and tax obligations. An alternative approach that could effectively assist city homeowners facing financial challenges is to establish a procedure allowing indigent homeowners to apply their tax assessments toward home improvement projects as a supplementary tax measure. This program would have a dual impact. Initially, it would alleviate the economic strain on individuals who might otherwise struggle to produce adequate earnings required for the upkeep of their residences.

Furthermore, the incidence of abandonment may be mitigated as homeowners would receive enhanced motivation to rejuvenate their properties instead of forsaking them. It is important to acknowledge that the administrative framework needed to implement this proposal efficiently presents challenges, the resolution of which falls outside the purview of this article.

The Constitution of Illinois mandates that taxation must be based on valuation and adhere to principles of uniformity. The assessment approach employed by the Department of Revenue leads to disparities affecting homeowners with lower incomes. For instance, the taxation rate applied to properties situated south of 87th Street in Chicago is set at \$69.12 for every \$1000 of assessed value, independent of the financial capacity of the respective property owners.

The presence of differential assessments that favor single-family homes imposes an extra challenge on both tenants and owners of multi-unit residences. This unfavorable tax structure

serves to deter the development of multi-unit housing, which is often intended for low-income families.

#### **(f) Financing**

Due to their geographical positioning, residents in urban neighborhoods face challenges in securing traditional funding for reinvestment purposes. The age of the structure, the unappealing aesthetics of the community, and the low socio-economic status of the residents collectively foster an environment of unease and hesitation among financial institutions when it comes to offering financial assistance. In numerous cases, the extent of deterioration and dilapidation has progressed to a point where individuals are unable to furnish the adequate collateral required to secure traditional financial support. Consequently, homeowners turn to alternative methods for securing financial support via intermediary speculators.

#### **(g) Urban Renewal**

Urban renewal may also be recognized as a detrimental policy that encourages the process of disinvestment. During the peak demand for affordable housing aimed at supporting economically stable ethnic minorities, significant urban centers were systematically dismantling entire low-income neighborhoods. The increased demand for sufficient low-income housing has created motivations for the development of a market focused on "slum property," aimed at meeting the rising necessity for multi-unit residences for families with limited financial resources.

### **B. Disinvestment by Financial Institutions Defaults**

In order to comprehend the elevated default rate associated with mortgage and contractual agreements for properties situated in inner city communities, it is beneficial to examine the financial circumstances prevalent in the Lawndale area of Chicago during the 1950s. During that

period, certain financial institutions extended mortgage funds to investor-speculators capable of offering adequate collateral to secure traditional financing. These investors, capitalizing on advantageous circumstances, would acquire real estate at a reduced price and subsequently sell it at an elevated price to unaware buyers. Consequently, the financial strain associated with cash flow in numerous instances became excessively burdensome, leading to defaults on the amounts that homeowners had disbursed to the speculator-seller. Upon regaining ownership of the property, the investor would engage in a similar transaction with another unaware buyer. The consequences of this process led to significant over-exploitation, resulting in banks and other financial institutions opting against further investment in Lawndale district<sup>32</sup>.

### ***Security***

Neighborhoods characterized by economic distress are primarily populated by ethnic minority groups whose financial situations have reached a state of stability. As the cost of living continues to increase, families with fixed incomes are encountering greater challenges in allocating a portion of their earnings towards savings and investment. Consequently, those seeking to attain home ownership and/or financial support often lack the financial means to furnish the collateral mandated by institutions for home improvement loans or mortgage contracts.

Consequently, the investment capital that is accessible tends to be directed towards middle-income communities, which results in lower-income families, who are in search of capital, being left with deteriorating and neglected properties. This situation highlights that a limited number of non-profit organizations began reinvestment initiatives in the Lawndale region of Chicago during the early 1960s. As a consequence, numerous insurance companies operated by Black individuals faced insolvency by the year 1968, with an estimated total of twenty-five million dollars in foreclosed mortgages.

### ***Insufficient Financial Resources***

In light of the increasing cost of borrowing, the ongoing energy crisis, and the persistent rise in inflation, financial institutions have been curtailing the accessibility of capital for mortgage and home-improvement loans. A significant number of financial institutions currently mandate down payments ranging from thirty to forty percent prior to contemplating the provision of capital. Given that reinvestment initiatives in urban inner-city areas entail significant risk, it seems likely that the residents of these communities will be the initial ones to experience the consequences of capital reduction. Taking Chicago as a case study, several statistics can demonstrate the elevated risk factor present in these regions:

- 1) About 2.6 percent of the housing inventory in the North Lawndale neighborhood of Chicago is unoccupied.
- 2) In the year 1972, the City of Chicago granted a total of 1,857 permits for the demolition of structures situated within inner city neighborhoods.
- 3) The Housing Court reported that there were 13,406 instances of building violations, and around 1,333 buildings were demolished in the previous year.

### **C. Disinvestment by Government and Public Agencies Speculators**

Following the implementation of Section 223 (e) <sup>45</sup> of the National Housing Act, which ensures the security of mortgage agreements, real estate investors have leveraged F4A and HUD initiatives to secure rapid financial gains, often at the cost of federal resources. Due to misleading practices within the real estate sector, HUD has emerged as the predominant owner of single-family homes across the country. The rise in mortgage foreclosures has compelled the agency to bear the cost of a guarantor. In light of the escalating debt, several notable members of Congress have recently initiated efforts to abolish these programs. Representatives Thomas Ashley and Milton P. Semer, recognized authorities on housing policy within the Democratic Party, assert that the FHA programs contribute to the cycle of abandonment and warrant

reevaluation.

### **Welfare Agencies**

As stated in "The City's Epidemic of Dying Buildings,"<sup>47</sup> there are welfare agencies that possess the authority to withhold rent payments when a building has fallen into disrepair beyond specific minimum standards that have been set. This procedure expedites the process of abandonment, as a landlord who is initially hesitant to undertake essential repairs will become increasingly unwilling to invest in renovations in the absence of income generated from the property.

A potentially more relevant approach to the contemporary issue of abandonment is to allocate these withheld funds for the restoration of the property instead of directing them towards rent payments. While this approach may disrupt established tenets of property law, it presents a viable strategy for revitalizing deteriorating structures, as it would impose the responsibility for essential repairs on the landlord, who would face a reduction in rental income if they fail to comply.

### **Current Cut-Backs**

The recent reduction in funding policies implemented by the federal government for various federally subsidized programs reflects the broader trend of divestment occurring within governmental and administrative frameworks. In the absence of supplementary federal funding, numerous organizations focused on alleviating the housing deficit are likely to cease operations. As stated by Joseph F. Fitzgerald, the Building Commissioner of Chicago, numerous structures earmarked for demolition remain intact due to these identical budget reductions. The presence of these structures poses a significant risk to local communities by offering perilous environments that may mislead children into unsafe play areas. Regrettably, the efforts of the present administration to curtail federal spending will negatively impact the initiatives aimed at

addressing the issue of abandonment. Within the framework of public expenditure, these initiatives hold a subordinate status in the ranking of governmental priorities.

#### **2.1.4 Factors Contributing to Abandoned Buildings and Lots**

Comprehending the elements that influence your issue will assist you in formulating your own localized analytical inquiries, identifying suitable effectiveness metrics, pinpointing critical intervention opportunities, and choosing fitting responses.

Numerous factors contribute to the abandonment of properties; nonetheless, economic considerations stand out as the primary rationale<sup>33</sup>.

##### **Lending Practices and Foreclosure**

Certain lending practices related to real property, including adjustable-rate mortgages, interest-only loans, sub-prime lending, and contracts for deed, may elevate the risk that borrowers will struggle to meet their payment obligations, thereby increasing the likelihood of property foreclosure<sup>34</sup>.

Furthermore, certain lending practices disproportionately affect minority communities, imposing excessive closing fees and elevated interest rates. The occurrence of foreclosure and associated rescue scams can potentially lead to an increase in property abandonment, and in areas with foreclosed properties, there is often a correlation with rising crime rates.

##### **Costs of Commercial Compliance and Remediation**

Commercial entities engaged in the sale of hazardous substances or their incorporation into manufacturing processes are subject to stringent regulations. The proper licensing, suitable

storage, handling, and disposal of chemicals, along with the remediation of spills, can incur significant costs, and investing in compliance may further exacerbate financial losses. In an effort to evade regulatory compliance and enhance profitability, certain property owners resort to practices such as burying, burning, or unlawfully discharging waste, ultimately abandoning the site and resulting in the creation of brownfields and hazardous environmental conditions. The property's inhabitability and soil contamination necessitate extensive remediation before it can be sold. As a result, it remains unoccupied and could potentially present a risk to public health within the community. Comparable circumstances are present for methamphetamine and illicit drug laboratories that utilize hazardous substances in the process of drug production<sup>35</sup>.

#### ***Increasing Property Tax Burdens and Delinquency Rates***

With the rise in property taxes, property owners, especially those focused on wealth maximization, might reduce their expenditures on repairs and enhancements. With the ongoing increase, property owners might contemplate the possibility of defaulting on their mortgage and relinquishing the property. When the existing mortgage surpasses the value of the property, the likelihood of the owner relinquishing the property increases<sup>36</sup>.

#### ***Employment Decline and Demographic Reduction***

The prevalence of abandoned properties tends to rise in correlation with homeowners experiencing job loss. Individuals who are unemployed and lack transferable or marketable skills face a higher likelihood of experiencing foreclosure. Certain individuals without employment may pursue job opportunities in different states as the dynamics of the labor market evolve. With the onset of population decline, the demand for housing units diminishes, resulting in a reduction of new constructions, while existing units may face abandonment.

#### ***Aged Residential Properties***

The historical or architectural significance of an old building contributes to the preservation of

the City's character, with its age being a crucial factor in this process. However, an older building may become outdated due to various characteristics that hinder its usability and appeal in the market, including: 1) absence of off-street parking; 2) a limited footprint by modern criteria, fewer bathrooms, and lack of a garage; 3) a small or nonconforming lot; 4) prohibitive costs associated with rehabilitation or remediation (such as lead paint and asbestos removal; seismic improvements); 5) proximity to neighboring residences; or 6) location within a mixed-use zone surrounded by factories, warehouses, junkyards, or retail establishments, leading to exposure to noise, smoke, particulates, and vibrations.

### ***Owners Who Are Absent***

Owners who are not present reside outside the property they possess. They generally gather rental payments; however, they neglect to invest in the upkeep of the property, implement improvements, or manage tenant conduct. The presence of full occupancy compromises both safety and order, as property owners often fail to maintain control over the premises and neglect to conduct thorough screenings of prospective tenants prior to leasing agreements. As the structure declines, reputable occupants vacate the premises. The structure starts to attract reduced rental prices, leading to the influx of less desirable occupants, which subsequently results in an increase in criminal activity and disorder. The prevalence of these conditions often extends to surrounding regions, reinforcing the notion that negligent landlords play a role in the deterioration of neighborhoods. Furthermore, the initial neglect of blight can lead to negative repercussions for the prevailing housing market.

### ***Real Estate Speculators***

In the process of urban gentrification, it is common for investors to acquire vacant properties. Rather than leasing these spaces to individuals with low or moderate incomes, they often choose to keep them unoccupied, anticipating the opportunity to attract affluent tenants later or to sell

the properties at a significant profit. Despite the abandonment of the properties, the government possesses limited options for mitigation, provided that the property taxes are up to date and the properties are kept in good condition. Speculators might perceive imposed fines as merely a business expense, showing little concern for the fact that these costs are ultimately transferred to prospective renters or purchasers. A form of speculation occurs when developers acquire abandoned lots or properties that they subsequently demolish. During the period of awaiting an increase in land values, they utilize these lots for short-term revenue generation, opting not to invest in security measures. For instance, parking facilities might emerge in regions that lack appropriate zoning, and the inadequate security measures could potentially lead to an increase in criminal activities. While the parking lot may not be classified as “abandoned,” it can be considered inadequately safeguarded for its current function, thereby establishing new circumstances for law enforcement and governmental bodies to manage.

### ***“Destruction through Inattention”***

Certain properties may be classified as historical landmarks, thereby receiving legal protection against demolition. Property owners may intentionally permit these structures to fall into disrepair, resulting in safety hazards, necessitating demolition by either the government or the owner once the buildings are deemed unsafe. This enables property owners to circumvent preservation regulations and reconstruct in areas that were previously restricted by law<sup>37</sup>.

## **2.1.5 Abandoned Houses across the world**

### **Kimmel Hall, UK Abandoned Houses**

The expansive halls and staircases reflect the remarkable vision of W.E. Nesfield, who renovated the residence in the 1870s, exemplifying yet another calendar house featuring 365 windows, 12 entrances, and 122 rooms. This mansion, constructed of red brick and cream stone, ranks among

the largest residences in the UK. Its embellished ceilings, steeply pitched roofs, paneled walls, and prominent chimneys exemplify the magnificence of Gothic architectural style. Subsequent to its abandonment by the owner, the house underwent a series of utilizations until it was engulfed in flames in 1965. This incident resulted in its status as an unoccupied structure and positioned it among the most at-risk architectural forms in the UK<sup>38</sup>.

### **Lynnewood Hall, Pennsylvania**

A neo-classical revival masterpiece constructed in Elkins Park from 1897 to 1900 for Peter Anel Browne Widener, regarded as one of America's wealthiest individuals and a prolific art collector, once stood as a prime example of real estate excellence, now sadly in a state of disrepair and neglect. The proprietor commissioned architect Horace Trumbauer to design this residence, which encompasses 110 rooms across 70,000 square feet of land, as a means to relocate to an unfamiliar environment with his sons following the passing of his wife. The impressive scale, elaborate craftsmanship, refined furnishings, and extensive art collection of the residence contributed to its status as one of the largest historic homes in the United States. Following the tragic loss of his son in the Titanic disaster and the subsequent transfer of ownership to various parties after his demise, the residence has now become an uninhabited structure, characterized by flaking paint on its exterior and encircled by untamed vegetation.

### **Elda Castle, New York**

Architect Lucy Abbott Cate and fashion industry professional David Abercrombie envisioned and created this artistic structure in Ossining, constructed with stone and named ELDA castle, an acronym representing their four children's names, established in 1927 on a 50-acre plot of land. The site attracts numerous historical enthusiasts, researchers, admirers of destruction, and

scholars. The grand edifice continues to display its vaulted roofs, arched windows, and doors, along with wall paneling made of wooden tiles, a bay window, and an iron-cast spiral staircase, all contributing to the allure of this abandoned architectural marvel. Following the tragic loss of her children and husband, Mrs. Abercrombie departed the castle with her eldest daughter. Since that time, the structure has attracted numerous restorers; however, none have managed to revive this forsaken residence thus far.

### **Wyndclyff Mansion, New York**

Hidden in the forests of the Hudson River valley peeps out of the pine trees the turret of a splendid construction of 1853 by architect George Veitch spreading over an area of 80 acres. Elizabeth Schermerhorn Jones sought to inhabit a residence that reflected her esteemed position, culminating in this extraordinary creation that motivated fellow residents of the Hudson Valley to build similarly impressive mansions, each offering breathtaking vistas from every angle. The decorative brickwork, along with the elegantly arched doors and windows, contributes significantly to the mansion's overall magnificence. The abandonment of this remarkable structure since the 1950s has resulted in significant disruption, with approximately 2.5 acres of the property remaining intact amidst 80 acres, featuring suspended staircases and a lack of flooring<sup>39</sup>.

### **Villa De Vecchi, Italy**

Situated in the mountainous region of Corte Nova, close to Lake Como, is the summer residence of Felix de Vecchi, which embodies the influences of Eastern culture that he has been acquainted with since his youth. The initiation of the villa's construction took place in 1854, encompassing an area of 13,000 square meters within the overall park expanse. The picturesque environment,

adorned with frescoed ceilings and walls, lushly landscaped gardens, a grand fireplace, and intricate tapestries, all played a significant role in sustaining the vibrant flame of creativity and fervor.

The villa was characterized by its innovative features, including heating tubes embedded within the walls, the presence of dumbwaiters, and a large-scale pressurized fountain, all of which were remarkably advanced for their era. After Vecchi's ownership, the villa changed hands multiple times; however, the haunting tales and individual misfortunes contributed to its current status as one of the forsaken residences<sup>40</sup>.

### **Carleton Island Villa, New York**

A remarkably picturesque property situated on an island in the St. Lawrence River, featuring three sides of waterfront, is currently an unoccupied residence awaiting sale by its present owners. The estate occupies 6.9 acres of terrain and features a stone foundation complemented by wooden wall structures on the upper levels.

The charming residence was constructed in 1894 under the direction of William O. Wyckoff, who engaged architect William Miller for the project. However, the realization of this dream was marred by tragedy, as Wyckoff lost his wife just a month prior to the completion of the construction. The unfortunate demise of the lady and the owner on the inaugural night cast a somber shadow over the villa, transforming it into a site of haunting memories, as observers witnessed this architectural marvel deteriorating gradually<sup>41</sup>.

### **Chateau de La Mothe -Chandeniers, France**

Moving back in time, around the 13th-century, a fairy tale was written with moat, turrets, and towers in Les Trois-Moutiers city of France by the Bauçay family, lords of Loudun that is now a

derelict and abandoned house. Later ownership moved from people to people, and it survived being ransacked during the french revolution till 1932, after which fire destroyed a major part of the castle.

The emergence of a community known as Dartagnans marked a remarkable development, as individuals came together to safeguard and rehabilitate the chateau. Each participant contributed \$50, resulting in a collective of approximately 11,000 co-owners dedicated to the restoration efforts of the structure Bissingen Castle, Serbia

A single-storey elongated wrought iron castle constructed in 1859 in Vlakovac by Count György Moconje represents a remarkable architectural work that significantly embodies the local culture. The construction was designed as an independent edifice, encircled by a landscaped park and embellished with intricate ironwork details. The roof, characterized by its pyramid shape, culminates in a dome resembling a pear, from which extends a pinnacle adorned with a lily motif. There is significant apprehension among history enthusiasts regarding the imminent risk of collapse faced by the castle, highlighting the urgent need for restoration efforts<sup>42</sup>.

### **Cape Romano Dome House, Florida**

The six interconnected concrete dome structure, elevated on stilts, was constructed by former oil producer Bob Lee in 1981 on Ten Thousand Island. Initially, it was constructed on an alternate island, a location that was altered when the channel separating Morgan Pass and Cape Romano became filled. Bob's concept for the dome shape aimed to eradicate inefficient wasted areas while providing an expansive open space. Additionally, this design considers weather conditions, allowing it to withstand hurricanes with minimal damage.

The heightened water emergence surrounding the structure and its impact on the pillars of the abandoned house presents a significant concern, particularly given that the structure is situated

180 feet from the shoreline. In 2017, Hurricane Irma caused the unfortunate destruction of two domes; however, the remaining four continue to stand and function as a tourist attraction<sup>43</sup>.

### **Havelis of Shekhawati, India Abandoned Houses**

Situated within the Delhi-Jaipur-Bikaner triangle, Shekhawati is found in northeastern Rajasthan and is recognized as the largest open-air art gallery. Shekhawati was founded by the Shekhawat Rajputs along an ancient caravan route, characterized by Havelis adorned with intricate frescoes, which render them captivating to visitors. The social standing of individuals is influenced by the quantity of frescoes they possess, with the majority of these Havelis being constructed and adorned by potters. It has been observed that approximately 11.09 million vacant housing units are present in urban areas of India, with 10 states and Union Territories accounting for 78% of these abandoned properties<sup>44</sup>.

This artwork depicts an abandoned house, with the owner residing in a city for employment and sustenance. The Havelis serve as a notable point of interest for tourists, who often visit to admire the intricate fresco art on display.

### **2.1.6 Abandoned Estates in Nigeria**

As of August 2021, the substantial number of unfinished projects in Nigeria was projected to incur a cost of N12 trillion. The Nigerian Institute of Quantity Surveyors, which provided the estimate, also indicated that there are approximately 56,000 abandoned projects in Nigeria. Although certain initiatives were discontinued by the Federal Government, other projects were overlooked by the states<sup>45</sup>.

### **Ajaokuta Steel project, Kogi State**

The Ajaokuta Steel Complex in Kogi State was envisaged to serve as the bedrock of Nigeria's industrialisation. The steel complex had reportedly reached 98 per cent completion as far back as 1994 but no steel was produced after it was abandoned. The federal government has spent over \$8bn on the project which was supposed to cost \$650m.

The eight Senate had passed a bill seeking \$1 billion from the Excess Crude Account to fund the completion of the plant but it was rejected by the President, Major General Muhammadu Buhari (retd.).

This abandoned project was conceived in 1979 by the administration of General Olusegun Obasanjo to develop industrialization and have a functional steel industry in the country.

The contract for the establishment of the Ajaokuta Steel project was signed with TyajzPromExport of the then Union of Soviet Socialist Republic with a delivery date of 1986. However, the project is still uncompleted to date.

### **Federal Secretariat Ikoyi, Lagos**

Now abandoned, the Federal Secretariat Complex at Ikoyi, Lagos State, used to be a burgeoning facility, providing office space for government businesses, bureaucrats and others that manned the ministries, departments and agencies that were located there. The massive 15-storey edifice that constituted a landmark property on a prime location in Lagos State before the country's federal capital was moved to Abuja, in 1991, has over the years been stripped of its beauty and splendor<sup>46</sup>. The masterpiece is now home to louts and miscreants in the area.

### **Suleja-International-Hotel,Kaduna**

The project was conceived when the idea to relocate Nigeria's capital city from Lagos to Abuja

was contemplated and federal parastatals were located in Suleja emirate then. The Suleja International Hotel at the foot of the famous Zuma Rock along the Abuja-Kaduna road has been left to rot for over 37 years<sup>47</sup>.

It was based on these considerations that the Suleja International Hotel project was embarked upon not only as a five-star hotel, but also a tourist centre because of its strategic location, close to the spectacular Zuma Rock.

But the project has not come to fruition as work on the structures has been abandoned for decades. Zuma Rock has been blamed for the abandonment of the Suleja International Hotel, embarked upon by the Niger State government 39 years ago. For many years, the famous rock has been surrounded by different myths including being a gateway to the afterlife, a divine guardian and supernatural being and an avenger of wrongdoings against those who live around it<sup>48</sup>.

### **Bayelsa Tower Hotel**

The 18-storey five-star Tower Hotel project was code-named 'Tower of controversies' as it has remained a subject of controversy in Bayelsa State.

The project was initiated by the late Diepreye Alamieyeseigha to serve as a destination for tourists and people from all walks of life in Nigeria. However, after six governors and billions of naira spent, the project is nowhere near completion.

However, several years after the dream was conceptualized and billions of naira injected into it, the multi-billion naira state-owned project has become the proverbial stillborn<sup>49</sup>.

### **Millennium-Tower**

The Millennium Tower and Cultural Centre project is one of a number of projects in the Central District of Nigeria's capital city of Abuja. At 170 metres (560 ft), it is the tallest artificial structure in Abuja. The tower was designed by ManfrediNicoletti and is part of the Nigeria National Complex which also includes the Nigerian Cultural Centre, an eight-storey, low-rise, pyramid-shaped Cultural Centre. Construction for the tower started in 2006 and was topped out in 2014 whilst the cultural centre is still under construction.

### **Plateau-Olympic-Stadium**

The project was conceived to be a standard stadium that would compete with any other stadium in the country and even on the continent. The stadium was supposed to be one of a kind when its foundation was laid in 1988. However, 32 years down the line, the stadium is still yet to host its first tournament.

A total of N7 billion has been spent on the structure from 1988 to 2014 and it still needs N4 billion to get it completed<sup>50</sup>.

### **Gateway Hotel Ota, Ogun State**

Despite its strategic location and proximity to Lagos, the commercial centre of Nigeria, the Gateway Hotel, Ota, one of the three hotels established by the late former governor of Ogun State, Chief Olabisi Onabanjo, has been abandoned and is currently in ruins<sup>51</sup>.

The Gateway Hotel, Ota, is located less than 100 metres away from the old Sango tollgate, a location that serves as the boundary between Lagos and Ogun states. The once magnificent edifice sits on the right when coming into Sango from Lagos.

The administration of Onabanjo, who was the first democratically-elected governor of the state between October 1979 and December 1983, built three hotels in the 1980s while holding sway on the platform of the defunct Unity Party of Nigeria to demonstrate equal distribution of wealth in Ogun State. The administration had situated the hotels in the three senatorial districts in the state – Egba, Yewa/Awori and Ijebu.

The one for Ijebu was situated in Ijebu-Ode and has now become Equity Resort Hotel; the one for Egba is situated in the Kuto area of Abeokuta, the state capital, and has become the Park Inn by Radisson, while the one for Yewa/Awori remains the Gateway Hotel, Ota, which is located along the Lagos-Abeokuta Expressway.

Findings show that the Gateway Hotel, Ota, is the biggest of the three with 350 rooms and suites. The three were built as five-star rated hotel complexes with world-class facilities. They had beautiful landscapes, Olympic-size swimming pools, conference rooms, event halls, tennis courts and shopping plazas.

After some years, the administration of Otunba Gbenga Daniel between 2003 and 2011 gave out the three hotels to private investors as concession for a period of 25 years.

Daniel claimed that it gave out the facilities as concession because they were being run at a loss. He lamented that since they were established, only N27m had been realised from the three hotels.

Eight years later, the Ibikunle Amosun administration, which was in the saddle between 2011 and 2019, set up a judicial commission of inquiry to look into the state properties sold or given out as concessions by his predecessor.

The report of the commission was published by the state government in February 2012. It was established that Gateway Hotel, Ota, was given to MIDC Limited as a concession and sub-leased to ARTEE Industries Limited. The report added that the concessionaire took over in 2009 with a promise to complete the refurbishment of the facility within 18 months, but allegedly failed to do anything after two and a half years. While implementing the recommendations of the commission, Amosun terminated the concession.

Unfortunately, the current situation of the hotel shows that apart from the fact that the massive building is standing in a jungle of overgrown weeds and trees, the whole building has become dilapidated. Some of the luxury items, including the decorative lights in the halls and conference rooms, have been looted.

### **Model Schools in Ogun State**

The Ogun State model school which was named after many prominent personalities in Ogun State was earmarked to be constructed with 27 billion naira across the 20 local government areas in Ogun state in 2013<sup>52</sup>.

The completed schools were in equally deplorable states. Though named after prominent persons in the state, they remained abandoned. Furniture and equipment have been left to rot away while the buildings struggle for sunlight with thick bushes and trees encroaching into it and threatening to overtake it<sup>53</sup>.

### **2.1.7 Factors Responsible for Abandonment**

In recent years, a lot of discussions have been raised on the topic of abandoned projects in the area of housing by project management professionals globally, and a number of studies have focused on this topic. These studies show that there are several reasons projects fail globally.

Due to the diversity of projects and industries involved in project delivery, each project is unique, hence, no two projects are completely similar. As a result of this, the factors that affect project delivery and eventually lead to failure are different across industry and location etc.<sup>54</sup> However, previous studies show that some causes of failure are similar across different abandoned estate. The similar causes are further discussed in the following sub-section.

### **Project Resource**

According to literature, resources can be further classified into tangible and intangible resources. Examples of these resources are: material, human, space and financial resources, etc.<sup>55</sup>. The lack or inadequacies of resources have been found to cause projects to fail. One of such resources is the human resource. For example, reports on the 2010 world cup in South Africa showed that insufficient labour during the construction phases of the stadiums was one of the major causes of delays and cost overruns. In addition, a study conducted on Malaysian construction projects showed that insufficient labour (skilled and unskilled) are major causes of failure. A report by Grant Thornton international recorded a 39% global shortfall of skilled workers with more than 60% in Malaysia. This inadequacy of skilled workers in the country created an increase in foreign workers and, although this rise in foreign workers aids to reduce the shortages experienced, the problems that may arise due to multicultural workers and varying work principles are also a major concern. Another resource from literature which commonly results in project failure is the material resource. These materials are the tangible products required to execute some projects. It has been suggested that projects which needed physical deliverables cannot be executed without material resources. Material related factors are one of the major causes of delays. Likewise, studies into Nigerian projects have shown that inadequacy and delays in supply of materials needed for executing projects were causing project delays. Furthermore, as finance is considered a resource during project execution, problems associated with finance is

regarded as one of the major factors that lead to abandonment of estate. Studies show that many projects have failed globally as a result of poor management, inadequacy or lack of finances. Some construction projects experience delays caused by financial issues. These issues are also experienced in Nigeria where studies show that clients' financial difficulty is one of the major causes of delays and abandonment of estates.

### **Project Planning**

Undeniably, planning is a crucial part of any project and in order to achieve success, a proper plan must be made. Poor project planning is a common cause of failure. Pourrastam suggests that in an event that clear outlines of deliverables in a project are not stated while planning, the project might fail. This simply means that projects which commence without a proper plan and knowledge of the constraints involved is at risk of failing. Studies show that poor planning is a root cause of much project abandonment in Iran. Similarly, this same problem was found in the Nigerian construction projects.

### **Change in Project Scope**

According to previous literature, one of the primary factors that lead to project failure is the change of project scope. Many projects face changes in requirements before or during its execution. However these changes are not often accomplished at the expected date of completion. Although changes in project scope are generally considered as a characteristic of projects, they usually have a huge effect on the project. Changes in project scope significantly affect project cost<sup>56</sup>.

### **Communication**

Various past studies have shown that efficient communication is a key element in a project as it aids in providing relevant information to all project participants, which is mandatory for delivery of successful project<sup>57</sup>. Hence, poor communication while planning and executing projects is likely to cause failure. Communication is the process of collecting vital data, processing it and distributing the information to who and where it will be needed. Additionally, information can be defined as processed data which are presented in an understandable and meaningful format. Evidently, effective communication is the bond which aids a project team to achieve its goals while miscommunication poses a threat to project success that may eventually lead to abandonment. The causes of poor communication in the construction industry were identified as: linguistic barriers, cultural barriers, poor feedback and unclear communication channels amongst others. The first two causes listed are dominant in projects that involve multicultural collaboration. Feedback shows how project participants react to certain information and task, and it is essential to complete communication. Emphasis on the quality and timing of the feedback is therefore very essential, especially when it requires immediate attention. Lastly, communications channels which are not clear can pose a problem to the parties exchanging information; therefore, an acceptable communication route for every project needs to be established<sup>58</sup>.

### **2.1.8 Causes of Government Project abandonment in Nigeria**

A multitude of factors has been identified as contributing to the failure of government projects in Nigeria. The identified factors encompass inadequate financial resources, erroneous cost assessments, corruption, incompetence, insufficient knowledge, ineffective planning and oversight, political instability, among other issues. This section will examine the causes that have been identified.

1. **Limited financial resources.** It is widely recognized that the execution of projects is

contingent upon the availability of necessary financial resources. Nonetheless, evidence indicates that numerous projects in Nigeria have faced challenges, including postponements and neglect, primarily due to financial difficulties<sup>59</sup>. In Nigeria, the practice of returning unspent budget allocations to the national treasury at the conclusion of each fiscal year by government ministries and agencies has resulted in insufficient funding for projects during this timeframe, consequently heightening the risk of project failure. Conversely, the issue of inadequate financial resources extends beyond the confines of governmental entities. Contractors engaged in government projects significantly contribute to project failures, as numerous contractors lack the financial capacity to successfully execute these initiatives. According to the provisions of the Nigerian procurement act, it is imperative for every contractor to possess the necessary capital outlay to undertake the project prior to the submission of a bid. Notwithstanding this principle, contracts are frequently granted to contractors who do not possess the necessary capacity to carry out the required project, thereby exacerbating the issue of project failure. The correlation between budgetary constraints and the elevated incidence of project failures in Nigeria has been established. The observation indicates that the sluggish or absent disbursement of government funds for project implementations, attributed to corruption, toxic bureaucracy, and a lack of allocations, has resulted in a significant rate of project failures in areas such as roads, buildings, energy, and other infrastructure within Nigeria<sup>60</sup>. It has been determined that a significant proportion of road construction initiatives in Nigeria do not succeed.

## **2. Miscalculation of expenses and unethical practices**

Accurate estimation of project costs is essential for attaining success<sup>61</sup>. Sixty-one. The predominant issue affecting government projects in Nigeria is the prevalence of inaccurate cost estimations, which can be attributed to various factors, including corruption. It has been noted that the state ministries and agencies tasked with project delivery in Nigeria have delegated the

authority to initiate and oversee their projects, consequently allowing for potential unregulated alterations to project costs. Systems characterized by insufficient monitoring and accountability foster an environment conducive to corrupt practices. Moreover, contractors manipulate the procedure and generate misleading reports that benefit their interests. The phenomenon of corruption has been invoked by its proponents, who argue that factors such as poverty serve as the principal catalyst. The implications of these practices on Nigeria are manifold, encompassing issues such as insufficient basic infrastructure, including access to clean water, as well as a rise in unemployment and poverty rates. Despite efforts to mitigate these practices, the issue persists and continues to exacerbate the challenge of project failure within the nation.

### **3. Insufficient competence and absence of understanding**

In contemporary Nigeria, the abundance of population does not correlate with the availability of sufficiently skilled professionals, resulting in numerous projects facing challenges in effective execution. The migration of skilled professionals to other countries serves as a significant factor contributing to the challenges of incompetence in Nigerian projects, consequently leading to a rise in the reliance on foreign professionals at elevated costs. It is clear that a solid understanding and implementation of project management practices greatly enhance the likelihood of project success. Nonetheless, government initiatives in Nigeria experience setbacks due to inadequate project management methodologies. A study examining project management practices within the Nigerian public sector revealed a deficiency in fundamental knowledge regarding project management tools, including Gantt charts, among professionals in the field<sup>62</sup>.

### **4. Inadequate planning and estimation**

The insufficient expertise among project professionals in Nigeria often leads to challenges in planning and monitoring for numerous projects. Literature indicates that effective project

planning, control, and monitoring are crucial for the successful execution of projects. The absence of proficient planning, estimation, and scheduling during project implementation has been identified as a major contributor to project failures throughout Nigeria. In Nigeria, inadequate contractor estimation, along with the timeframes for implementation and cost assessments, has been closely linked to project failures. The deficiencies in planning stem from inadequate formulation of objectives and the absence of well-defined pathways to achieve them. Consequently, initiatives have been initiated in a disorganized manner, lacking systematic advancements, which have ultimately led to considerable shortcomings in the majority of the projects executed in Anambra State, Nigeria.

#### **5. Political instability**

Throughout history, no nation has achieved success in any project while experiencing political instability. An illustrative example is Nigeria, which experienced multiple military regimes that were established through the use of military force. Despite the presence of a democratic system of governance in Nigeria, numerous project failures occur due to the instability in governmental operations. Numerous government initiatives, including the Aluminium Smelting Company located in Ikot Abasi, Akwa Ibom State, and the Ajakuta Iron Company, among others, have encountered failures attributed to the inconsistent governance in Nigeria.

#### **6. Inadequate Communication**

Inadequate communication among the diverse stakeholders involved in public projects in Nigeria has been identified as a primary factor contributing to project failures in the country. Inadequate communication may exist among the Federal government and State governments, between the government and private stakeholders involved in the projects, as well as between the government and local communities, along with the parties responsible for project implementation. Poor communication has been associated with delays in project implementation in Nigeria, leading to

abandonment and overall failure of these initiatives.

### **7. Substandard Contracting and Contractor Procedures**

The increasing incidence of project failures in Nigeria has been associated with factors related to contractors. Inadequate contracting practices associated with substandard agreements with contractors, intentional nonperformance by contractors on awarded projects, and misappropriation of allocated budgets have resulted in unsatisfactory project delivery, delays, and the unfortunate abandonment and failure of public projects throughout Nigeria. The difficulties associated with contracting that lead to failures have been associated with nepotism and tribalism in the allocation of contracts, resulting in a biased approach that has contributed to a significant number of failures.

### **8. Regular Modifications to Design Parameters and Inaccuracies**

Conversely, ongoing modifications to the established design, along with errors and flawed designs that are advanced for implementation, have been shown to significantly influence the abandonment of projects in Nigeria<sup>63</sup>. In a similar vein, alterations in design and the occurrence of errors contribute to heightened project costs, prolong the timeline for implementation, and hinder the successful execution of construction projects in Nigeria. The impacts associated with these 'design changes' have resulted in project failures in numerous public initiatives throughout Nigeria. It has been reported that nearly half of all projects in Nigeria do not proceed beyond the initial stages due to complications related to design.

### **9. Socio-Cultural and Political Influences**

Socio-cultural disruptions arising from conflicts and persistent resistance to public initiatives have been identified as significant barriers to the successful completion of projects in Nigeria. In a similar vein, the absence of continuity in established projects has resulted in subsequent administrations neglecting to allocate necessary funds for the completion of initiatives initiated

by their predecessors. The absence of coherence among the political class regarding development, particularly in the execution of projects, has resulted in numerous project failures throughout Nigeria. For example, the Gas Revolution Industrial Park located in Ogidigben, Delta State, along with the Gelele Seaport in Edo State, has not commenced operations despite the readiness demonstrated by both foreign and local governments regarding these initiatives. The issues arise from the conflicts and undermining actions they have engaged in regarding the execution of these two projects.

## **10. Inadequate Leadership and Ethical Breaches**

The deficiencies in leadership and the prevalence of corruption within the realms of project design, contracting, estimation, and implementation have resulted in significant cost overruns and delays. This has rendered numerous projects excessively expensive for governments throughout Nigeria, ultimately leading to their abandonment and failure. Public officials involved in embezzlement and questionable contractual agreements for personal benefit have contributed to financial difficulties, resulting in project failures, delays, and the abandonment of various infrastructural initiatives<sup>64</sup>.

### **2.1.10 Consequences of Abandoned Estate**

#### **Slow Economic Growth**

The failure of projects has been associated with sluggish or obstructed economic development in the communities where these initiatives were intended to be executed in Nigeria. An illustrative example is the \$20 billion Ogidigben Gas Industrial Park located in Delta State, which was intended to serve as a transformative element in the oil refining sector. The inability to initiate this project has resulted in the Ogidigben community continuing to experience economic

underdevelopment, even in light of the available financial backing from stakeholders.

Consequently, the failure of projects has been shown to considerably obstruct the realization of economic opportunities that might have emerged from the execution and functioning of the particular project throughout Nigeria. Consequently, the nation's economy has experienced diminished growth rates due to the shortcomings in critical projects. The correlation between project failures and diminished development rates in related sectors in Nigeria has been well documented. The Ogidigben oil refinery project exemplifies a significant refinery initiative in Nigeria's Delta region, designed to create opportunities for various industry stakeholders. Nonetheless, the inability of the refinery to commence operations since 2015 has resulted in a deceleration of the region's advancement towards the processing of crude oil sourced from the area. This has consequently resulted in the limited advancement of the oil sector, which serves as the primary source of foreign exchange for the economy.

#### **Reduction in International Assistance/Contributions.**

An alarming outcome observed with the increasing incidence of unsuccessful projects in Nigeria is the diminishing foreign or donor backing for local initiatives conducted within the nation.

Development partners to Nigeria provide essential technical and financial assistance for the execution of infrastructure projects considered crucial for economic advancement. Nonetheless, the increasing instances of leadership failure, as demonstrated by embezzlement and misappropriation of funds by local governments and their officials, have resulted in the withdrawal of donor support.

#### **Stricter Guidelines for Donors**

Stricter donor regulations have emerged as a negative outcome of project failure. The misappropriation of funds and inadequate oversight of donations have been identified as significant factors necessitating heightened criteria for local Nigerian governments to fulfill in

order to receive these resources. The purpose of these regulations is to address deficiencies in accounting practices, project planning, design, and implementation, thereby ensuring that the desired objectives are achieved in Nigeria<sup>66</sup>.

### **Defeat in Electoral Contests Against Incumbents**

The defeat of an incumbent political figure in an election, attributed to the unsuccessful execution of a specific project, has been recognized as a concrete basis for that leader to forfeit their elected position. The increasing demand for infrastructural development initiatives has resulted in the observation that the inability to effectively finalize these projects has led to the loss of positions for certain incumbents. Consequently, from a political standpoint, the execution of projects is intricately linked to the approval ratings of leaders in Nigeria.

### **Insufficient Trust in Government from Financial Entities**

A significant outcome resulting from project failure is the erosion of trust in financial institutions regarding the resources allocated to them by governments. The misappropriation of funds, the inability to achieve the intended objectives of projects by the governing bodies, a deficiency in accountability, and inadequate efficiency in the execution of these initiatives have culminated in diminished trust in governmental institutions. The inability to obtain credit facilities from these institutions has been identified as a harmful outcome for the economic advancement of these communities in Nigeria<sup>67</sup>.

### **Vacant Estate Potentials and Viabilities**

Adaptive reuse gained prominence in architectural discussions during the 1960s and 1970s, driven by increasing environmental awareness. Instead of abandoning and demolishing outdated buildings, it is often more beneficial to preserve the fundamental structure and materials of the building while thoughtfully altering its function to meet contemporary needs. This methodology

is referred to as adaptive reuse, which revitalizes existing structures, ensuring their sustainability for future generations.

The adaptive reuse of abandoned structures guarantees that these edifices are preserved from decay, allowing for their potential and visibility to be effectively utilized. For instance, a dilapidated factory could be transformed into residential apartments, a neglected church might be repurposed as a dining establishment, and a restaurant could potentially evolve into a place of worship. In essence, adaptive reuse refers to the process of repurposing an existing structure for a different function. Adaptive reuse represents a process that encompasses various stages aimed at modifying the capacity, original function, or performance of a building. This approach seeks to adjust, repurpose, or enhance the living standards of a structure to align with contemporary conditions and needs. Furthermore, structures hold considerable importance as they represent and provide insights into associated historical eras. Such structures ought to be preserved as reflections of the community's way of life and cultural heritage, rather than being demolished.

#### **2.1.11 Advantages of Adaptive Reuse for Unoccupied Properties**

Adaptive reuse refers to the process of transforming a building to accommodate a different function as necessitated by current or prospective owners. The structure is being utilized in a manner distinct from its initial design purpose<sup>68</sup>. The fundamental principle of adaptive reuse is centered on the protection and preservation of existing structures. Concerning heritage buildings, it has been articulated that their preservation extends beyond merely maintaining the structure; it also safeguards the effort, skill, and dedication of the original craftsmen. Similarly, it has been observed that adaptive reuse contributes to the preservation of architectural, social, cultural, and historical values<sup>69</sup>. The advantages of adaptive reuse include environmental, social, economic, and cultural benefits. The repurposing of existing structures has the potential to yield cost savings ranging from 10% to 12% compared to the construction of new edifices.

Numerous elements play a role in the adaptive reuse of projects, which may encompass:

**Influential Factor    Factor Description**

Cultural Factors        Factors which refer to those shared meanings associated with arts and other manifestations of human intellectual achievement regarded collectively that are not, strictly speaking, historic which may impact adaptive reuse, both positively and negatively.

- Positive Impact Example: Proposed project embodies and implements a community's culture and diversity within project's proposal.
- Negative Impact Example: Archaeological assessments that halt and or hinder process.

Economic factors      Factors that may impact the outcome of adaptive reuse which stem from economic circumstances pertaining to value, financing, market characteristics, investments, et c. which can affect adaptation projects both positively and negatively.

- Positive Impact Example: Angel investors/Donor, Government Grants, significant return on investment etc.
- Negative Impact Example: Poor markets, insufficient contingency funds coupled with unexpected costs, undesirable Pro Forma etc.

Environmental  
Factors                  Any potential effects or impacts that the existing structure, its surrounding lands, its former industrial use(s), and its proposed new use(s) could have on the environment, or vice versa, which may impact adaptive reuse, both

positively and negatively.

- Positive Impact Example: Government Grant for brownfield remediation.
- Negative Impact Example: Brownfield complications, adverse impacts to Species at Risk etc.

Legislative

Factors

Policy direction on matters of stakeholder interest related to land use planning and development which may impact adaptive reuse, both positively and negatively.

- Positive Impact Example: promoting redevelopment
- Negative Impact Example: Adaptive reuse not explicitly listed or encouraged through policy, therefore, no specific legal backing.

Locational Factors

Any potential effect or impacts that stem from the location of an industrial heritage building which may impact adaptive reuse, both positively and negatively.

- Positive Impact Example: Proximity to transit, core areas, shopping, or located in preferred/safe neighborhood etc.
- Negative Impact Example: Far from Core areas, inaccessible by public transit, dangerous neighborhood, etc.

New-use Factors

Any potential effects or impacts that the existing structure, its surrounding lands, its former industrial use(s), and its proposed new use(s) could have on the proposed new use, or vice versa, which may impact adaptive reuse,

both positively and negatively.

- Positive Impact Example: Robust and flexible building structure, proportion of new construction reuse, etc.
- Negative Impact Example: Foundation and structure issues, incompatibility of new use, etc.

#### Social Factors

Factors or “values attached to an object, building, or place because it holds meaning for people or social groups due to its age, beauty, artistry or association with a significant person or event or (otherwise) contributes to processes of cultural affiliation”, which may impact adaptive reuse, both positively and negatively.

- Positive Impact Example: Nostalgia, adequate consultation, community champions, etc.
- Negative Impact Example: Tragic event within a building that creates community dislike of a building or area, insufficient consultation, or bad media/political representation.

#### **2.1.12 Urban Development Policies and Abandonment of Estate in Africa**

The phenomenon of urbanization is analyzed through various lenses, taking into account factors such as population density, overall population size, and cultural distinctions. Urbanization refers to the transformation of conventional ways of living into a more modernized way of life<sup>71</sup>. The United Nations perceives urbanization as a transition of population from a widely spread agricultural society to a concentrated demographic within a bustling urban environment

characterized by industrial and service-oriented functions<sup>72</sup>. Urbanization refers to the transformation into urban environments, encompassing the migration of individuals towards urban centers along with the socio-economic and political dynamics that occur within these areas. The phenomenon pertains to the growth of urban regions, the rising urban populace, and the associated dynamics within a specific country or its subdivisions. The urban populace constitutes a substantial and concentrated assemblage of individuals characterized by elevated degrees of interpersonal engagement and intricate social dynamics. The process of urbanization plays a crucial role in promoting sustainability through substantial changes in social, economic, and environmental practices. The effective utilization of resources plays a crucial role in safeguarding the biodiversity of natural ecosystems and promoting sustainable land use practices. The process of urbanization is driven by factors such as industrialization, modernization, the presence of job opportunities, and various social influences. The process of industrialization, characterized by a rise in the number of industries predominantly located in urban regions, expands the availability of employment opportunities. This results in a heightened movement of individuals from rural regions to urban centers in pursuit of improved job prospects. The process of modernization is characterized by enhanced communication, improved infrastructure, and the integration of advanced technology, among other factors. The phenomenon of modernization is primarily observed in urban regions, prompting individuals from rural areas to relocate to these urban centers. Consequently, promoting additional urban development. The aspiration for social status, enhanced educational opportunities, and an improved quality of life in urban environments serve as significant motivators for urbanization.

### **2.1.13 The Processes of Urbanization**

The phenomena associated with urbanization can be classified into three distinct categories. The

subjects at hand include economic expansion and advancement, shifts in demographics, and societal transformation<sup>73</sup>.

**Economic advancement and progress:** Urban centers serve as the core for the production and distribution of goods and services, as well as facilitating the process of exchange. Manufacturing sectors tend to be concentrated and centralized within urban areas that exhibit greater economies of scale. Economic growth and development in urban areas are essential and adequate prerequisites for urbanization. The interrelated processes of economic change play a vital role in urbanization, influenced by the geographical features and available natural resources. The degree of urbanization varies according to different stages or tiers of economic growth and development. The initial mode of human habitation was the hunter-gatherer lifestyle, which was marked by collective social interactions. During this stage, the degree of urban development was typically minimal. The subsequent phase involved agricultural subsistence, which preceded the rise of industrialization that followed urban development. The social evolution of humanity emerged from the development of urban societies, characterized by a significant population residing in close proximity within towns and cities<sup>74</sup>.

The process of urbanization is closely linked to the extent of economic growth and development. In certain member nations of the Organization for Economic Co-operation and Development, urbanization levels exceed 70%. In 2017, the United Kingdom, Belgium, Iceland, and Germany exhibited urbanization levels exceeding 89%, alongside a GDP per capita surpassing \$40,000. Conversely, a significant number of developing nations across the globe exhibit minimal degrees of urbanization. For instance, countries such as Burundi, Eritrea, Ethiopia, Malawi, Rwanda, and Uganda, along with certain regions in Southeast Asia, exhibit urbanization rates below 25% and possess a GDP per capita of under \$1,000.

Demographic Changes: Urbanization, as a demographic phenomenon, primarily refers to the rise in the percentage of individuals residing in urban areas; additionally, it encompasses the increasing aggregation of populations within larger urban centers. Following the conclusion of the Second World War, urbanization emerged as a sustained and ongoing phenomenon in numerous nations. The growth of the urban population was marked by a consistent trend of migration from rural regions to urban centers, as well as from smaller urban settlements to larger ones. The conclusion of the process results in a society that is predominantly urbanized, characterized by a significant portion of the population residing in a limited number of major urban centers. For instance, the urbanization rate in Belgium attained 98%, while Israel, Japan, and the Netherlands achieved rates of 91–92%. Since 2018, the rates of urbanization in Denmark, Sweden, and various other nations have proliferated throughout the Western world, and this trend has also started to gain momentum in Africa and Asia since the 1950s. In the 18th century, urban dwellers constituted 3% of the world's population. Subsequently, at the onset of the 20th century, it rose to 15%. According to estimates by the United Nations, the global urbanization rate was 55% during the period from 2008 to 2018. It is anticipated that by the year 2050, approximately 86% of individuals in developed nations and 64% in developing regions will be living in urban environments. It has been projected that approximately 1.1 billion individuals resulting from global population growth will inhabit urban areas between the years 2017 and 2030. The nations within Asia and Africa are experiencing the most rapid economic expansion globally. This phenomenon has led to a migration of individuals from rural regions to urban centers. The significant concentration of individuals in urban areas presents a complex challenge, leading to various obstacles for developing countries.

Societal Change: The phenomenon of urbanization, as a catalyst for social change, is intricately linked to the display of foundational values and behavioral patterns in conjunction with

suburbanization. The suburban environment enhances the quality of life across residential, commercial, industrial, and entertainment sectors. The process of social transition transforms a nation primarily focused on agriculture into one that is centered around industry and urbanization. The swift progression of urbanization contributes significantly to the enhancement of the global economy through sophisticated manufacturing capabilities. It promotes the growth of existing markets and the establishment of new ones. Additionally, it provides services such as transportation, banking, labor, and insurance, among others.

The swift expansion of urban areas is widely recognized as a multifaceted and significant socio-economic and environmental phenomenon that has arisen during the transition from the twentieth to the twenty-first century. Urbanization is commonly perceived as a transition from a primarily rural society to an urban one, signifying significant and often irreversible transformations in production and consumption patterns, as well as alterations in human interactions with the natural environment. The discussions surrounding urbanization have evolved from a dialogue centered on interactions to an emphasis on examining urban environments and the comprehensive urbanization process through the perspective of sustainability. Urbanization is defined as the transformation of rural regions into urban areas, driven by factors such as economic growth and industrial advancement. Urbanization can be defined through the transformation in population dynamics or the evolution of the characteristics of urban areas. In relation to demographic expansion, the concept of 'urbanization' elucidates the shift of populations from rural areas to urban centers over an extended timeframe. It is essential to recognize that the primary indicators of an urban environment vary significantly across different nations. Consequently, it is essential to exercise caution when employing urbanization as a universal term applicable to all societies. It is essential to exercise caution when making overt comparisons of urbanization among different societies, considering the significant disparities that

are present between them. It has been posited that a significant distinction between urban and rural settings lies in the size, density, and diversity of societies. Urban areas are characterized by their larger scale, greater density, and more varied social compositions, whereas rural areas tend to be smaller, more widely spaced, and exhibit less spatial differentiation. The phenomenon of urbanization is often considered a result of various factors, including social, economic, environmental, and political advancements. These elements contribute to the concentration of populations in urban areas, the expansion of larger cities, alterations in land use, and a shift from rural to metropolitan forms of organization, governance, and lifestyle.

#### **2.1.14 Obstacles to Urbanization Policies Worldwide**

The document released by the United Nations Human Settlement Programme regarding the condition of African cities, published in 2008, highlighted the presence of significant urban sprawl and the development of urban corridors in various regions of certain cities across Africa. The growing population in urban areas, coupled with the decline in rural community numbers, results in an exacerbation of the already limited resource distribution. This consequently immerses them deeper into the cycle of underdevelopment, which generates the push factors that sustain migration, as well as the pull factors that draw in economic development. Urbanization, while presenting certain benefits, encounters numerous obstacles including environmental degradation, a shortage of housing, traffic congestion, urban health issues, and social segregation. The push factors affecting rural populations encompass conditions that hinder individuals from achieving satisfactory livelihoods. This encompasses issues such as land degradation, insufficient land availability, inequitable land distribution, drought conditions, inadequate healthcare systems, severe poverty, and religious strife. Local economic downturns serve as significant driving forces for the migration towards urban areas, whereas attractive lifestyle factors often motivate this rural demographic to relocate to cities. The primary draw lies

in the industrial compensation; individuals are likely to migrate to urban areas as long as the remuneration in cities surpasses that of rural regions. Additional considerations include job prospects, the appeal of an improved quality of life, access to healthcare, educational facilities, and fundamental infrastructure. The factors contributing to rapid urbanization can be attributed to migration and a rise in population growth. The phenomenon of urbanization presents a range of challenges and advantages, including heightened population density, gentrification, the strain on public facilities and services, labor dynamics, and developmental aspects.

### **Elevated Population Concentration**

With the progression of urbanization, there is a corresponding rise in the population density within a given area. This heightens the competition for resources among the inhabitants of these regions and facilitates the likelihood of an epidemic's spread. Furthermore, an elevated population density results in a proportional rise in living expenses. The urban centers identified as the ten most costly places to reside in 2019 include Singapore, Zurich, Hong Kong, Geneva, Paris, London, New York, Copenhagen, Seoul, and Los Angeles<sup>77</sup>. The rise in these expenses has contributed to a heightened influx of individuals to these urban centers, as residents from less populous areas seek improved living conditions.

### **Public services and facilities that are overextended**

The growth in population seldom aligns with a corresponding enhancement in the public services and facilities that are accessible. The stress and inadequacy of infrastructure, services, and drainage systems have significant repercussions and adverse effects. This frequently results in environmental degradation and inadequate maintenance stemming from the excessive utilization of infrastructure. The expansion of urban areas leads to the development of suburbs that rely heavily on services such as automobile transportation for convenient commuting to workplaces.

However, this phenomenon has contributed to significant traffic congestion and increased air pollution due to the reliance on fossil fuels. In many instances within the developing world, urban centers struggle to cope with the surge of migration, leading to the expansion of informal settlements and suburban slums, which are linked to a range of challenges<sup>78</sup>

### **Gentrification**

The process of urban transformation, often referred to as gentrification, involves the influx of more affluent residents into previously lower-income neighborhoods, leading to significant changes in the social fabric and economic landscape of the area.

The process of urbanization results in various consequences, including the depletion of both human and natural resources in rural regions. As previously noted, the emergence of mega cities is partly attributed to a significant influx of individuals migrating from rural regions to urban centers. This phenomenon, as discussed within the framework of dependency theory, transpires when the able-bodied labor force transitions from rural peripheries to urban centers in pursuit of improved working conditions. The absence of skilled and efficient labor in rural areas contributes significantly to their decline. Urban environments are characterized by socio-economic inequalities, where diverse social standards, gentrification, social fragmentation, and cultural conflicts emerge from the different strata present within the community. A considerable portion of the urban impoverished population resides on the periphery of the city center<sup>79</sup>.

### **Advancement**

The swift expansion of urban areas leads to the development of new extensions at the peripheries of city centers, often resulting in the consumption of agricultural land and the encroachment upon adjacent municipalities. While this expansion can occasionally have adverse effects on the natural environment, it simultaneously underscores the necessity of establishing utilities and transportation infrastructure, as well as essential services including educational institutions,

recreational areas, healthcare facilities, and retail spaces. The expansion of these urban areas results in the emergence of megacities, subsequently fostering manufacturing sectors that yield locally produced consumer goods, employment prospects, and increased tax income. However, concurrently, the establishment of industry exerts significant strain on. The growth of urban areas necessitates the enhancement of regulations, guidelines, and frameworks pertaining to urban planning. This can assist in directing development efforts toward the attainment of a suitable sustainable built environment; fundamentally, the expansion of urban areas often facilitates the progression of urban development initiatives and ensures the availability of public amenities. In circumstances where an extension occurs beyond legal frameworks and without adherence to established urban planning protocols, the outcome is often the emergence of informal housing, squatter settlements, and slums, which become the primary residence for many migrants. Furthermore, urban areas draw significant numbers of both skilled and unskilled workers due to the influx of individuals seeking improved employment opportunities.

Additionally, the substantial concentration of capital resources in these regions enhances their appeal for investment purposes. Urban agglomerations and larger cities generate income and attract investment, thereby influencing local economies positively, which in turn benefits the adjacent rural areas.

#### **2.1.15 The Urbanization Trend in Africa**

The transition of Africa into the 'urban age' is anticipated to be unparalleled in its rapidity. Although the continent remains predominantly rural, it is recognized as one of the most rapidly urbanizing areas globally. The urban demographic of Africa is projected to increase significantly, with estimates indicating a rise from 395 million in 2010 to approximately 1.339 billion by the year 2050. This growth represents around 21% of the anticipated global urban population. At

present, the continent is home to seven megacities, defined as urban areas with populations exceeding 10 million: Cairo, Kinshasa, Lagos, Accra, Johannesburg–Pretoria, Khartoum, and Nairobi. In a span of 15 years, it is anticipated that Luanda and Dar es Salaam will be included in this list. In numerous African nations, natural increase is projected to play a more significant role in the growth of urban populations than migration. Projections regarding urbanization in Africa suggest a deceleration from the elevated rates observed in the 1990s, which reached as high as 8%. It is anticipated that this rate will decline to a range of 1.9% to 2.2% during the period from 2020 to 2050, exhibiting considerable variation among different nations within the continent. By the year 2050, the continent's total population is anticipated to approach nearly 2.5 billion individuals, with approximately 55% residing in urban environments. This represents a notable rise, considering that in 1950, fewer than 10% of Africa's population lived in urban settings. The majority of the growth in urban populations is occurring in small to medium-sized cities located in mid-latitude regions of Africa. The expansion of established villages and towns is likewise reshaping rural environments into urban settings. Nevertheless, in light of the evident physical manifestations of urbanization, it is important to acknowledge the significant uncertainties surrounding population projections in Africa. National censuses, demographic and health survey data, along with population databases, serve as sources for population projections; however, each of these carries considerable uncertainties. Certain issues are intrinsic to survey and census data; however, these inaccuracies or gaps become more pronounced in a continent where the institutions responsible for data collection and storage frequently face challenges related to funding and staffing. Nonetheless, it is evident that the expansion of small and medium-sized cities, many of which were not previously classified as 'urban', plays a significant role in the increasing levels of urbanization. The dynamics of spatial expansion and the development of smaller settlements will play a crucial role in shaping Africa's urban environment and its

capacity to meet the objectives outlined in the 2030 Agenda established by the United Nations (UN) and the continent's own aspirations for Africa in 2063<sup>63</sup>. Notwithstanding the significant urban population growth rates, numerous African nations continue to exhibit a pronounced level of urban primacy. In this context, a singular city—typically the capital—exhibits a population, economic engagement, and political influence that significantly surpass those of the subsequent largest urban area. Within the realm of conservation, the concentration of governance and institutions in a singular city frequently results in a disproportionate allocation of attention and resources, leaving other urban centers, towns, and villages across the nation underserved. The emphasis on the comprehensive framework of the urban system prompted the African region to effectively advocate, during the Habitat III process, for an emphasis on urban areas as well as the national territorial framework. While the high rates of urbanization in Africa may align it with other rapidly urbanizing regions, it is crucial to emphasize that the fundamental processes influencing urbanization on the continent differ significantly from those observed in other areas. The urban expansion observed in Africa is predominantly marked by a lack of planning and regulation, a situation intensified by the historical impacts of colonialism, structural adjustment policies, and neoliberal ideologies that have led to the establishment of fragile urban planning institutions. In metropolitan regions, the prevalence of unemployment is significant, with approximately 60 percent of employment opportunities situated within the informal or grey economy, which remains untaxed and unregulated by governmental oversight. Consequently, the GDP of Africa often fails to accurately reflect the true extent of economic activity. Additionally, there exist informal mechanisms of social protection, alongside unregulated land markets, as well as the provision of infrastructure and services. The intricate nature of settlement and governance structures, coupled with the limitations of local authorities and inadequate land-use management capabilities, results in a scenario where, despite instances of high density in informal settlements

and slums, the predominant urban form across Africa remains characterized by low density. Specifically, the lack of regulation in peri-urban construction, frequently undertaken by the urban middle classes or expatriates, has led to the emergence of low-rise sprawl or the suburbanization of rural areas. The growth of the urban population in Africa will coincide with an expansion of urban land. From the year 2000 to 2030, it is projected that urban land in Africa will expand by almost 600%. The anticipated growth of urban areas across the continent is primarily focused on five specific regions: the Nile River in Egypt, the coastal areas of West Africa adjacent to the Gulf of Guinea, the northern banks of Lake Victoria spanning Kenya and Uganda, extending into Rwanda and Burundi, the Kano region situated in northern Nigeria, and the broader area surrounding Addis Ababa in Ethiopia. With the exception of the Nile River, all four regions are situated in nations recognized by the UN as high-fertility countries in Africa.

#### **2.1.16 The Dynamics and Progression of Urban Development in Nigeria**

Nigeria holds the distinction of being the most populous nation in Africa, boasting an estimated population of 222 million individuals. However, there were no notable alterations in the urbanization rate between the years 2022 and 2023<sup>84</sup>. Following Nigeria's independence, the process of urbanization in the country was significantly influenced by the establishment of new states during the late 1960s. Throughout this timeframe, a significant amount of resources was allocated to the emerging states and the advancement of their capitals. These actions unintentionally contributed to the persistence of migration from rural to urban areas.

Before the 1970s, when the Nigerian economy relied heavily on agriculture, the incidence of rural-urban migration remained quite low. Statistics indicate that in 1952, 11% of the overall population was designated as urban. However, by the years 1985 and 2002, the proportions of individuals residing in urban regions increased to 31% and 46%, respectively. The emergence of

crude oil prompted a significant movement of individuals from rural areas seeking employment in professional sectors. Despite the notable rise in infrastructure investment, job creation, and economic growth during this period, the pace of these developments did not meet the demands necessary to adequately support the populations in urban centers such as Lagos, Kaduna, Kano, and Port Harcourt. The increase in urban development has persisted since the 1970s. The observed expansion has resulted in approximately 18 cities achieving populations exceeding 500,000, with Lagos boasting a population surpassing 8 million. The process of migration and the subsequent urbanization have been posited to result in a range of challenges, including inadequate security, elevated crime rates, significant unemployment, high levels of poverty, the emergence of slums, insecurity, and environmental degradation, among other issues. The ongoing pace of infrastructural advancement represented a significant occurrence during the transition from the nineteenth to the twentieth century, characterized by the concentration of economic and administrative functions in prominent urban centers such as Port Harcourt, Lagos, Kaduna, Ibadan, Enugu, Jos, Kano, and Abuja. The states exhibited significant levels of specialization and possessed larger populations, being recognized for a diverse array of goods, services, and governmental institutions. The phenomenon of urbanization, which has perpetuated the ongoing movement of individuals from rural areas to urban centers, has persisted into the 21st century. Nigeria's population is experiencing a growth rate of 2.67%, which has significantly impacted the swift expansion of urban populations. Nonetheless, this expansion has not been accompanied by sufficient infrastructural advancement, strategic planning, or effective management of urban and rural areas. This has fundamentally led to a decline in the quality of life in these urban areas. The phenomenon of swift urban growth, coupled with inadequate infrastructure development, has given rise to numerous challenges for urbanization in Nigeria. The challenges are further intensified by the concentration of resources and development within

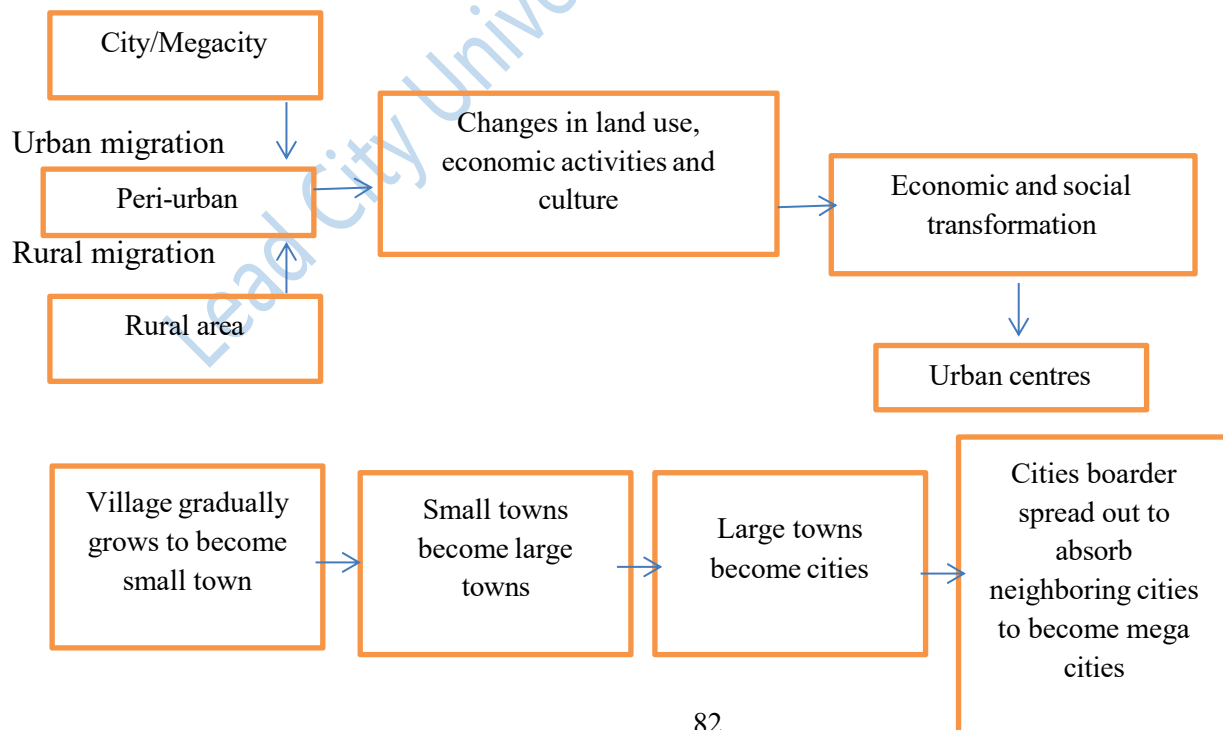
urban centers, the ongoing migration of resources from rural regions to these urban locales, insufficient long-term planning for both urban and rural development, and a lack of continuity in the planning and execution processes. The deficiency in sufficient long-term planning for urban and rural development can be attributed, in part, to limited capacity, inadequate resources, and the absence of current data necessary for effective planning implementation.

The Nigerian federal government has consistently sought to implement policies aimed at maximizing population growth while addressing the challenges associated with urbanization. The development policies in question encompass the National Economic Empowerment and Development Strategy (NEEDS), the Nigerian Vision 20:20, the Transformation Agenda, and the 7-point agenda. The national development plans executed by different administrations in Nigeria have concentrated on the formulation and execution of clear urbanization policies. In different capacities, they have prioritized the ongoing planning and execution of housing initiatives within urban development, seeking to tackle the funding shortfalls in the housing sector and striving to mitigate the challenges posed by ineffective city planning. The impact of these initiatives, along with their advancements and challenges, is examined in the context of Abuja, the Federal Capital of Nigeria. As the national capital, it serves as the location for the headquarters of the majority of government Ministries, Departments, and Agencies (MDAs). This has consequently positioned it as the focal point for the execution of urban development policies and initiatives.

#### **2.1.17 The Pattern of Urbanization in Nigeria**

The process of urbanization in Nigeria initiates with the expansion of peri-urban regions, which are characterized as zones surrounding a city or town. The shift towards urban centers is characterized by a rising influx of individuals relocating from rural areas to peri-urban regions, which often lack adequate infrastructure development. The disparity in housing within urban

regions, coupled with elevated housing expenses and issues of overcrowding, serves as significant factors driving individuals to relocate to peri-urban zones. The migration is motivated by the aspiration to attain an improved quality of life through proximity to urban centers. The expansion of peri-urban regions has resulted in a heightened demand for essential services such as housing, water supply, and healthcare facilities. In the Peri-urban regions, access to resources is expedited relative to urban locales, facilitated by the private sector, governmental initiatives, or through collaborative efforts known as private-public partnerships (PPP). This is largely due to the presence of land in Peri-urban areas that is often suitable for cultivation and can be utilized for essential services such as housing, road construction, and the establishment of healthcare facilities. Development is likely to occur with relative ease in peri-urban regions. The availability of essential amenities fosters industrial growth and encourages an influx of individuals to these regions, thereby creating an increased demand for such fundamental services. This trend results in a progressive transformation of peri-urban regions into urban zones<sup>86</sup>.



## **Figure 2. 2 Pattern of urbanization in Nigeria**

Source: Environmental research communication<sup>145</sup>

Figure 2.1 illustrates the migration patterns of individuals transitioning from megacities and rural regions to peri-urban areas, leading to an increase in the peri-urban population and alterations within these regions. These alterations prompt additional transformations in land utilization and socioeconomic endeavors. The alterations in land utilization and socio-economic endeavors lead to gradual yet substantial economic and social changes that transition the peri-urban region to the urban core. The phenomenon of urbanization is observable in Ogun State, particularly in the regions adjacent to Lagos.

### **2.1.18 Urbanization in Nigeria**

Urbanization represents a process wherein human populations concentrate within multi-functional settlements of considerable scale<sup>87</sup>. This process pertains to the expansion in both dimensions and population of urban areas. The process described has played a significant role in the transformation of towns, cities, and metropolitan areas, concurrently leading to the depopulation of rural areas through direct rural-urban migration. The degree of urbanization is characterized by the proportion of a nation's overall population residing in urban regions. Consequently, the expansion of urban areas regarding both spatial reach and demographic growth has been a widespread phenomenon globally; the remarkable increase in urban centers has been particularly notable since the early 20th century. Nonetheless, the phenomenon of urban expansion in cities of the developing world did not occur until following the conclusion of the Second World War, at which point these areas transformed into European colonial settlements.

In numerous regions of Africa, as well as in Asia and Latin America, strategic coastal cities have historically served as vital trade hubs and gateways for both exports and imports over many decades. Over time, these cities consistently enhanced their economic activities, ultimately evolving into industrial centers. Currently, urban centers significantly shape the landscape of African nations, bringing with them various opportunities. The United Nations Fund for Population Activities (UNFPA) stated during the 1999 World Habitat Day that an urban revolution has commenced, presenting significant challenges for Africa and other developing nations. The most rapid increase in population is projected to occur in Africa, a trend that has persisted over the years, with figures rising from 133 million in 1900 to 225 million in 1950; by the year 2000, the population reached approximately 674 million. The population is projected to reach 1.5 billion by the year 2030, reflecting an annual growth rate of approximately 2.1 percent. The increase in population is expected to predominantly occur within urban areas. Nonetheless, demographic specialists from the United Nations have projected that Africa's yearly urban growth rate was approximately 5.3% in 1980 and 3.4% in 2000. The urban demographic of the region expanded from 32 million in 1950, representing 15 percent of the total population, to 102 million in 1975, and further to 220 million in 2000, accounting for 33 percent of the overall population. As of 2010, the data reveals that the population of urban residents on the continent has reached 321 million, which constitutes approximately 40 percent of the total population of the region. It is anticipated that this figure will attain 787 million by the year 2030, consequently surpassing the 50 percent urban threshold prior to 2025 and achieving 53 percent by 2030. The process of urbanization has a long-standing history in Africa, with cities like Lagos, Kano, Ibadan, Cairo, Johannesburg, Kinshasa, and Addis Ababa evolving into significant metropolitan regions. The city of Lagos, for example, has experienced significant expansion since the 1960s; its annual growth rate approached 14 percent during the 1970s, a period when the scale of new

construction was outpaced by the arrival of migrants drawn by the oil boom. Lagos, recognized as the most populous city in sub-Saharan Africa, has gained a reputation for its significant traffic congestion and various related urban challenges. The city, fundamentally established on inadequately drained marshy areas, frequently experiences flooding during the rainy season, accompanied by recurrent sewage back-ups, particularly in the less affluent lowland regions. Similar to other urban areas in Nigeria, the issue of garbage and waste management persists consistently. The surge in housing construction has been notable; however, it has seldom aligned with the prevailing demand. The primary notoriety of the city, nonetheless, arises from the magnitude of its traffic congestion; encompassing multiple islands alongside a vast and growing mainland region, the city perpetually appears to lack sufficient bridges or thoroughfares. The abundance of vehicles that accompanied the economic growth of the 1970s frequently appeared to be positioned in a considerable impasse, which has evolved into a venue for urban commerce featuring an astonishing array of products, alongside opportunities for amusement, frustration, creativity, and at times, illicit activities. As of 2010, Lagos had achieved certain advancements in addressing its traffic challenges, primarily through the development of roads and bridges, as well as the implementation of traffic control measures. The economic downturn of the late 1980s played a significant role in promoting urban-rural migration, an outcome that is somewhat paradoxical. It has been estimated that by the year 2015, the population of Lagos, Nigeria, will reach approximately 24.3 million, positioning it as the third largest city globally. The observed trend of growth exerts pressure on the urban environment, where the majority of resources are utilized, thereby presenting a significant challenge to sustainability efforts in Nigeria. In addition to Lagos, cities such as Ibadan, Port Harcourt in the Niger Delta region, Kano, and Calabar experienced significant growth as commercial and administrative hubs in Nigeria. Nonetheless, a prevalent characteristic of urban areas shared among them is the deteriorating condition of the

physical environment. The unregulated expansion characteristic of urbanization has contributed significantly to a variety of environmental issues within these urban areas. A direct result of the swift urban growth in these cities is the heightened need for urban services such as housing, education, public health, and an overall satisfactory living environment. In light of the various challenges linked to urbanization and the imperative for sustainable development in Nigeria, it is essential for the government and other relevant stakeholders involved in urban development to take immediate action. This can be achieved through effective governance aimed at managing the growth of urban populations and the expansion of cities. Also, effort is required to control the decline in the quality of urban infrastructure as well as improve the overall standard of living of the people in Nigeria.

The notion of development encompasses various interpretations. It has been observed that development should be understood as a continuous process rather than a finite project. The process involves individuals shaping and reshaping their identities and environments to achieve elevated standards of civilization, guided by their personal choices and values. Consequently, development within the modern framework signifies a qualitative enhancement in the living standards of individuals, as opposed to merely a quantitative rise in economic metrics. This improvement is assessed based on the individual's access to essential economic, social, and environmental elements that contribute to elevating their quality of life. Nevertheless, the primary challenge associated with sustainable development strategies lies in the integration of all facets of development, especially within the socio-economic and environmental contexts, in pursuit of achieving “sustainability”. Consequently, a system that is sustainable in social, economic, or environmental terms must ensure equitable distribution; deliver sufficient social

services such as healthcare, education, and housing, in addition to maintaining a functional and habitable environment, among various other considerations. The issues surrounding slum development and urban decline in Nigeria are prevalent in significant urban areas, especially in Lagos and Ibadan, which are arguably among the largest cities in the nation. In recent decades, these issues have posed significant obstacles to the advancement of sustainable urban development. The official approach to addressing the situation via urban renewal, slum upgrading, and complete clearance has proven to be counterproductive in fostering any semblance of sustainability. The Maroko slum clearance in Lagos during the early 1990s resulted in numerous unrecognized challenges and subsequent homelessness for many of those impacted. Consequently, the imperative to attain sustainability within the urban environments of cities is fundamental to the realization of a robust and enduring nation. Nevertheless, the current urban conditions indicate that significant efforts are required for Nigeria to attain any form of sustainable development. Given the significant challenges posed by swift urban expansion in Nigeria, it is essential to adopt a transformative strategy aimed at attaining a sustainable urban environment. This requirement focuses on the promotion of sound and efficient governance aimed at implementing sustainable development strategies as outlined in Agenda 21. It emphasizes the integration of various facets of development—social, economic, cultural, and environmental—toward achieving equitable distribution and ensuring the provision of essential social services such as health, education, housing, and the creation of a functional and livable environment, among other priorities.

### **2.1.19 Urbanization Challenges in Nigeria**

The difficulties encountered by urban areas in Nigeria are extensive and are closely linked to historical contexts and human endeavors from the pre-colonial era. The urban centers in Nigeria

are presently facing various dissonances, shortages, and obstacles that hinder their ability to address the growing demands.<sup>89</sup>.

### **(a) Demographics, Infrastructure Requirements, and Urban Areas**

The adverse effects of overpopulation on the quality and sustainability of urban environments represent a widespread phenomenon that influences cities around the world. Nonetheless, the extent of its influence on urban areas in Nigeria is beyond comprehension, and its detrimental effects are remarkable. The process of urbanization draws an increasing number of individuals to urban areas, whether through direct or indirect means. It has been posited that approximately eighty-six immigrants arrive in Lagos each hour, positioning the city among the highest in global immigration rates, which has numerous adverse effects on its development and administration.

The movement of individuals across national borders can be subject to various forms of control, regulation, or cessation; however, the migration of populations from rural regions to urban centers within the same nation remains largely unimpeded. The consequences of overpopulation in urban areas stem from inadequate management of urbanization, leading to a swift deterioration in the quality of the urban environment and exacerbating living conditions for individuals.

Numerous cities in Nigeria developed rapidly, often as a response to crises or pressing demands associated with urbanization. Their defining feature is a substantial population that lacks sufficient infrastructure, with daily growth exerting strain on existing utilities, services, and administrative systems. The existing infrastructures in urban areas either persist in their original state from when they were towns, become overstretched due to a mismatch with the population, deteriorate over time, or cease to function effectively as a result of neglect and insufficient maintenance, as illustrated in Fig. 2.1. The phenomenon of overpopulation leads to a deficiency in the existing amenities and spatial organization; urban services consistently fall short in addressing the continuously growing population and various urbanization dynamics (Capps et

al., 2015; UN-Habitats, 2017), consequently immersing cities in a myriad of planning difficulties, criminal activities, health crises, and urban disputes, among other issues.<sup>90</sup> The development of sustainable cities acknowledges the rise in urban populations alongside a corresponding enhancement in urban infrastructure. In a true understanding of the matter, infrastructure should be comprehensively designed and aligned with the population of the city. This relationship is significant in fostering urban harmony, as it is designed to serve both current and future generations. In the contemporary era, urban centers face significant challenges in managing the pressures of urbanization without adequate infrastructure in place. Consequently, there is a necessity for suitable management frameworks and developmental approaches that take into account the requirements of both the population and the infrastructure of urban areas.

Reference: Lagos Metropolitan Newspaper (2022).

#### **(b) Ecological pollution Equilibrium in Urban Areas**

Nigerian cities are marked by a variety of environmental challenges that carry significant socio-economic and ecological consequences. One could contend that elements like the historical context of colonialism, rapid urban growth, and inadequate management strategies negatively impact urban living, resulting in clear discord between communities and their surroundings. This negatively impacts the carrying capacity of urban regions within the nation, resulting in a decline in the quality of living conditions and a reduced livability index for urban centers. The consequences of environmental degradation on urban development extend beyond local or regional importance, carrying global ramifications. These effects are detrimental to humans, livelihoods, wildlife, and vegetation, while also posing significant challenges to the sustainability of urban areas. Frequently, the significant ecological attributes that contribute to the equilibrium of the ecosystem are eliminated during the process of urbanization, often without consideration for their replacement, thereby exerting additional stress on the global ecosystem. The rapid

development of urban areas occurs in the absence of natural cycles that provide sustenance and equilibrium. This situation not only renders these cities vulnerable to extreme weather conditions, groundwater depletion, and flooding but also significantly jeopardizes their survival. For example, waste management presents a significant challenge for urban areas in Nigeria, primarily as a result of inadequate urban development and patterns that permit dumping sites to be repurposed for other developmental activities without any form of replacement or alternative solutions. In many instances, residents find themselves with limited alternatives, resulting in the indiscriminate disposal of waste in open areas, along road medians (illustrated in Fig.2), within drainage systems, and in rivers. This diminishes the quality of the urban environment, leading to unpleasant odors, a decline in visual appeal, and an increase in health-related issues<sup>85</sup>.

The presence of industrial emissions, particulate matter from quarry operations, and the practice of gas flaring represent significant threats to the sustainability of urban environments in Nigeria. The depletion of the outer ozone layers contributes to global warming, resulting in a significant decline in aquatic life and water quality. This phenomenon adversely affects global ecosystems and poses a threat to the survival and future of urban areas. Similarly, alterations in land use, including conversions, urban sprawl, deforestation, and the reclamation of wetlands for urban development, contribute to the decline of natural vegetation and wildlife populations.

### **(c) Failure to Adhere to Developmental Legislation and Guidelines**

The phenomenon of urbanization, along with the intricate nature of cities in Nigeria, facilitates deviations from established building codes and planning regulations. Challenges, high population density, and regulations regarding land use are often disregarded in the pursuit of profit maximization. The frequent observation is the continuous alteration of structures from one function to another, often lacking appropriate architectural planning and requisite authorization. Furthermore, zoning regulations are frequently violated without facing any penalties. For

example, various unsuitable land uses are present within residential areas, frequently leading to overcrowding, fire incidents, loss of life, and damage to valuable properties, thereby raising concerns about the future trajectory of urban development. There is a pressing need for the implementation of robust regulations to supplant the current ineffective developmental laws and regulations within Nigerian cities. Such measures are essential for the effective management of urban developments and for enabling cities to realize their full potential, particularly in the housing sector.

#### **(d) Urbanization and the Development of Sustainable Cities**

The notion of urban sustainability focuses on ensuring that cities remain habitable for current populations while avoiding the imposition of urban difficulties on future generations. It entails addressing the fundamental environmental and socio-economic requirements of the inhabitants without jeopardizing or imposing any form of discomfort, limitations, or threat to the natural, built and social systems<sup>86</sup>.

Sustainable city development is aimed at maximizing the benefits of urbanization in cities while all forms of urban challenges are reduced to the bearable minimum. Sustainable cities rest on four fundamental principles of “economic, social, environmental and cultural” concepts.

These are all needed to achieve distributional equity, provision of adequate social services such as health, education, housing as well as functional and live-able cities”. Sustainable cities are regarded as comprehensive in their planning, proficient in their operations, and effective in their management. Their focus lies in the development of cities that are not only healthy and well-organized but also visually appealing, facilitating various forms of interaction among individuals. The overarching concept of sustainability includes the significance of cultural heritage and environmental integrity, social and economic prosperity, efficient utilization of natural resources,

and an appealing visual aesthetic. Nonetheless, numerous challenges facing the sustainability of urban areas in Nigeria have arisen from urbanization, posing risks to both the quality and the viability of these cities. In contrast, cities within developed nations exhibit a forward-thinking approach characterized by effective planning and management. Conversely, cities in Nigeria display a chaotic disposition, increasingly overwhelmed by urbanization and its resultant challenges, raising concerns about their capacity to fulfill future requirements, should they persist at all. These require urgent modifications in the strategies employed by city management, aiming to integrate technologies and innovations in planning, development, and management to realize future sustainable urban environments.

#### **(e) Management of Urban Areas**

Urban areas exhibit an organic character, with their development frequently occurring in an irregular manner, leading to significant adverse effects when not effectively overseen.

Individuals frequently encounter a variety of challenges that necessitate the amalgamation of pertinent policies, innovations, and technologies to influence, transform, create, and connect on a global scale. An effectively administered urban area is essential for various developmental processes; it impacts economic advancement, promotes human engagement, and establishes a harmonious relationship with the surrounding natural ecosystems. The concept of a smart city represents a strategic approach to urban management, offering potential solutions to the myriad challenges that arise from the process of urbanization. It contributes to addressing urban challenges while fostering beneficial impacts on several critical dimensions of urban existence, including the well-being of residents, economic development, environmental standards, and the quality of constructed infrastructure.

The emergence of new urbanism has facilitated smart growth, engaging diverse fields such as architecture, planning, urban studies, and Information and Computer Technology (ICT) to create

effective and innovative strategies for governance, regulation, and the advancement of sustainable urban development. This developmental initiative promotes inclusivity and active participation of residents in urban governance. It is forward-thinking while also focusing on the preservation, enhancement, and overall quality of the urban environment, aiming to achieve a harmonious balance among urban infrastructure, the population, and the constructed surroundings. A multitude of authors have articulated definitions of smart cities, with numerous perspectives emphasizing the sustainability aspect of urban environments. For example, Juniper Research<sup>23</sup> characterized the smart city concept as a framework of urban environments that emphasizes the integration of advanced technology, knowledge, and structured municipal processes to enhance and sustain the cities, ultimately providing optimal advantages to their inhabitants. Similarly, it has been suggested that the smart city concept integrates human and social capital systems to enhance the efficiency, sustainability, and resilience of urban environments. The notion embodies advancements in urban services and infrastructure management that facilitate effective service provision, subsequently influencing the prosperity and quality of urban environments<sup>91</sup>. A smart city represents an innovative approach to urban development, utilizing Information and Communication Technology (ICT) alongside the Internet of Things (IoT) to enhance the efficiency of cities, elevate the quality of life, and improve the urban environment. The objective is to facilitate the progress of urban areas, enhance their development, and elevate the standard of urban services while minimizing expenses and mitigating effects on ecosystems. A smart city represents a strategic approach to urban management that integrates technology into service provision, addresses the challenges of urbanization, and fosters sustainability.

The concept of smart cities focuses on enhancing urban efficiency and ensuring the satisfaction of residents by implementing local networks and services through the utilization of digital

technologies<sup>92</sup>. This is supported by Marsal-Llacuna, who indicated that smart cities significantly enhance social, economic, and environmental outcomes in urban areas. They effectively address the challenges of urbanization through social and collaborative efforts, strong leadership, and city systems that integrate data and modern technologies to improve service delivery and elevate the quality of urban life for current residents, while ensuring that future generations are not adversely affected and the natural environment is preserved. The primary focus here is on enhancing the quality of life for citizens, promoting environmental efficiency, ensuring security, and fostering sustainability through the implementation of innovative and regulated technological infrastructures<sup>93</sup>.

Furthermore, various distinctive elements define a smart city. The components differ according to geographical areas and the emphasis of discussions. Nevertheless, there exist interrelations among the recognized components concerning investments in human and social capital, as well as infrastructure, which contribute to sustainable development and improved quality of life.

#### **2.1.20 Issues Confronting the Urban Environment of Ogun State**

The closeness of Ogun to Lagos has resulted in a significant increase in population over time. The fiscal, technical, and managerial capacities of the Ogun State Government have been significantly strained, hindering effective management of land use, housing provision, basic infrastructure, public service maintenance, and the challenges posed by continuous population growth. This continual growth in population along with the rapidly increasing urban population makes it important to analyse these problems and develop appropriate responses to the growing challenges<sup>24</sup>. Such responses must be implementable at the different levels of government in Nigeria (i.e. the Federal, State and Local government levels). Only by such, could sustainable urbanism be achieved. There is no doubt that this rapid urbanisation rate has resulted in various

economic, cultural and environmental issues. The problems and challenges have created uncontrolled and unplanned cities resulting in millions of urban dwellers living in substandard dwellings mainly slums and shanty towns



Plate 1. Area Photograph of Urban Area, Panseke, Abeokuta South Ogun state.

Source: Author Field Work, 2024.

The uncontrolled urbanization in Nigeria has led to several notable concerns, including:

- A decline in biodiversity
- Increased population density
- Potential for epidemic outbreaks
- Security challenges
- Limited access to social infrastructure.

The lack of robust advocacy and unsuitable initiatives aimed at fostering organized urban growth and development has exacerbated the existing challenges. The phenomenon of urbanisation,

particularly in its swift, unregulated, and haphazard manifestation observed in Abuja and similar urban centers in the global south, has regrettably exacerbated poverty levels in these locales. This is largely attributable to heightened competition for resources among a growing population.

Research indicates that the challenges associated with urbanisation extend beyond mere housing concerns and the discomfort they may cause. Instead, they extended to various facets of society.

The following outlines several challenges and their impact in Ogun State<sup>94</sup>.

**Residential Development and City Growth:** In 2014, Nigeria experienced a significant housing shortfall, with estimates indicating a deficiency exceeding 17 million units. This deficiency is further intensified by insufficient investment in the housing market and the limitations of conventional housing development methods. Sanusi contends that the elevated levels of bureaucracy and interest rates have impeded the development of the housing system and constrained its expansion. The existing shortages have resulted in a significant deterioration of the housing system, as noted in research conducted by Adewale, who characterized the housing standards as exceedingly inadequate. This situation is attributed to various factors, including overcrowding, the use of substandard building materials, and insufficient infrastructural provisions such as roads, drainage systems, and other essential facilities. A significant proportion, exceeding 75 percent, of urban housing is characterized as substandard and situated within slum areas. This situation contributes to various issues, including criminal activity, inadequate sanitation, persistent poverty, gentrification, and a deficiency in essential services, among other challenges. The insufficiency of suitable housing has led to a rise in housing costs in areas characterized by enhanced security and fundamental infrastructure. This results in rental prices in urban areas and estates escalating to excessive levels, while the expenses associated with land acquisition and obtaining the necessary permits for construction

are similarly high.

Consequently, the city of Abuja, along with other urban areas in Nigeria, is experiencing a rise in homelessness. Many individuals are choosing to reside in slums constructed from inadequate materials, while others find shelter in abandoned buildings or under bridges and various public spaces. The deterioration of residential structures represents an additional concern, stemming from the increase in urban development. Moreover, the rising difficulties in construction, coupled with the escalating expenses associated with labor and materials, have resulted in a higher incidence of inadequately constructed buildings. This has led to a rise in the frequency of building collapses. The implications of these failures, particularly regarding human lives and significant economic losses, including the forfeiture of investments, jobs, and income, cannot be overstated. The occurrence of these failures can also be attributed to the unforeseen stress that these structures endure during use. The insufficient foresight regarding the expansion of these urban centers often results in the construction of public and private buildings that are ill-equipped to handle the pressures placed upon them, culminating in their regrettable failure.

**Poverty and Urbanisation:** The World Bank defines poverty through various characteristics, including hunger, insufficient housing, lack of healthcare access, and absence of educational opportunities, among other factors. It is also perceived as an inability to provide for the following day, reflecting a condition of despair and insufficient access to fundamental necessities. The Sustainable Development Goal (SDG), akin to the Millennium Development Goals (MDG), seeks to eliminate poverty to enhance the living conditions of individuals residing in both urban and rural areas. Data from the World Bank indicates that rural poverty has decreased from 19 percent to 16 percent, whereas urban poverty has risen from 9 percent to 12 percent. From 1985 to 1992, the rate of extreme poverty rose from 10.1 million individuals to 13.9 million, accompanied by a nearly threefold escalation in urban poverty, which grew from 1.5 million to

4.3 million individuals. The widespread occurrence of poverty has obstructed the advancement of urbanization. The movement of labor, instead of providing advantages to urban or developing centers, often places a strain on the existing facilities. This phenomenon takes place when individuals with specialized or intermediate skills migrate from rural regions to urban centers, resulting in an increased availability of a particular skill that surpasses its demand. This surplus of skilled or semi-skilled labor consequently tends to engage in alternative employment rather than relocating back to rural regions. This consequently results in a lack of essential skills in rural regions, while simultaneously elevating population density. This escalation heightens security risks, strains infrastructure and social services, and leads to a population surge that exceeds the state's capacity to manage effectively.

**Offenses and Safety Concerns:** The process of urbanization leads to a swift rise in population density within a specific region, consequently giving rise to various security challenges. The correlation between the rising crime rates in Nigerian cities and the significant urban expansion is evident, particularly in relation to the prevalence of juvenile delinquency, poverty, and unemployment <sup>95</sup>. The NUDP report associates the escalation in crime rates with the growing issue of youth unemployment, the slow erosion of conventional social values, and the disintegration of familial unity and community cohesion. The subsequent security challenges diminish the propensity for investment in these urban areas. An environment characterized by high crime rates and safety concerns diminishes the willingness of investors to allocate resources to the community. Another significant security concern is the emergence and proliferation of Boko Haram, a terrorist group located in North-East Nigeria, alongside the activities of the Niger-Delta militants. Over the past decade, these factors have contributed to a decline in investments throughout Nigeria.

The Interplay Between Food Insecurity and Urbanization The oil boom of the late 1970s exerted

adverse effects on the development of the agricultural sector. The generation of revenue from oil is significantly more straightforward, as it involves the extraction and sale of crude oil. In contrast, agricultural production requires a more prolonged process that includes tilling the soil, planting, growing, harvesting, and ultimately selling the produce<sup>96</sup>. Most skills in rural regions are predominantly held by agricultural farmers, who rely on this means of sustenance to support their families. Consequently, a significant proportion of individuals engaged in agricultural pursuits in rural regions discontinue these activities and relocate to urban centers in search of employment opportunities within the manufacturing, processing, and informal sectors. This has resulted in a significant reduction in agricultural activities, leading to an increased reliance on the importation of food items such as rice, tomatoes, and flour. The reliance on imported goods has consistently exposed staple foods to the volatility of international pricing, which frequently exceeds the average income levels of Nigerians.

**The phenomenon of unemployment:** The unemployment rate in Nigeria is elevated due to factors such as population expansion, the generation of a limited number of job opportunities, and a significant migration of both skilled and unskilled individuals to urban regions. The phenomenon of migration from rural to urban areas significantly influences the unemployment rates in major destination cities, primarily due to the disproportionate movement of individuals throughout the country, particularly from rural regions to urban centers. Between 1998 and 1999, it was observed that the unemployment rate in urban areas rose from 5.5 percent to 6.5 percent, while the national rate experienced an increase from 3.9 percent to 4.7 percent during the same timeframe. Another contributing factor to this situation was the influx of individuals from neighboring African countries in search of employment opportunities<sup>97</sup>. The challenges associated with unemployment in the context of urbanization encompass a significant dependence of the population on existing social services, coupled with a constrained pace of

economic growth. The disparity restricts the healthy development of both urban and rural regions, resulting in either a diminished quality of life or the proliferation of informal settlements. Ecology, Well-being, and City Development The environmental consequences represent a significant challenge associated with urbanization in Nigerian urban centers. This encompasses concerns such as ecological degradation, pollution, habitat loss, desertification, soil erosion, carbon dioxide emissions, flooding, and various other factors. These elements encompass various sub-categories, including pollution (water, land, visual, and noise), global warming, traffic congestion, and the development of slums, among others. Urban areas situated near coastal regions where oil extraction and refining activities occur are susceptible to incidents of oil spills and air contamination; notable instances include Lagos, Bayelsa, and Rivers.

Numerous health-related conditions can be attributed to issues stemming from environmental factors. The behaviors, actions, and reactions of individuals are significantly influenced by the environmental factors that shape their perceptions and experiences. This phenomenon is particularly evident in urban areas characterized by socioeconomic challenges, where residents often encounter elevated incidences of prostitution, substance abuse, criminal activity, and violence. Additional issues encompass inadequate waste management, which facilitates the rapid transmission of diseases such as typhoid, dysentery, and malaria. Many metropolitan areas are characterized by significant traffic congestion, and the emissions from vehicle exhaust contribute substantially to atmospheric pollution. Urban areas play a significant role in the emission of Greenhouse Gases (GHG). Consequently, urban areas are progressively experiencing the negative impacts of climate change stemming from greenhouse gas emissions, which could be mitigated through enhanced focus on the design, production, and operation of buildings within these cities<sup>24</sup>. Ultimately, while urbanization is not a foregone conclusion, it plays a significant role in fostering the economic advancement of cities in Nigeria, which serve as key drivers of

growth and hubs of political engagement. The consequences of Nigeria's swift and unregulated urban growth are significant, impacting not only the residents of urban areas but also extending to the broader Nigerian economy and the overall prospects for harmonious political, social, and environmental progress. The advancement of urban areas is thus pivotal for attaining socio-political stability, fostering economic growth, and ensuring environmental sustainability within the nation. Furthermore, urban centers function within the broader framework of national human settlements, necessitating a critical reassessment of the connections between the advancement of rural regions and their populations and the expansion of urban locales.

### **2.1.21 Urban Development Policies in Nigeria: Planning, Housing, and Land Policy**

#### **Planning Policies**

The Nigerian Town and Country Planning Ordinance of 1946 serves as the foundational legislative framework for all current laws and regulations pertaining to urban and regional planning. The legislation aimed to enhance organization in urban development through the establishment of planning authorities capable of regulating urban expansion, drawing inspiration from the British Town and Country Planning Acts of 1932<sup>99</sup>. The Nigerian Ordinance granted local planning authorities the authority to commence urban plans aimed at "coordinating and facilitating the construction of public utility services, transport, communications, and other public services, while also conserving and developing the resources of the area in question"<sup>100</sup>.

It is often regarded as a suboptimal instrument for managing urban development at the national level. Certain Nigerian authors contend that the Ordinance represents a hindrance to logical urban advancement, as it "limits the functions of a planning authority exclusively to estate development and building regulation." Mabogunje, a prominent Nigerian urbanist, asserts that

"the Ordinance restricts planning to the creation of a visually appealing layout featuring architecturally sound houses, yet it fails to empower planning authorities adequately to execute significant plans." However, other Nigerian authors have noted that "the legislative aims of the law extend beyond physical planning... and beyond the execution of improvement projects." Adeniyi posits that "the Ordinance grants the Federal Government the authority to engage in and enhance urban and regional planning within designated states". Nevertheless, there remains contention regarding the stipulations outlined in the Act. It is widely acknowledged among commentators that there have been few, if any, significant urban and regional plans implemented under its guidance. The factors contributing to the limited effectiveness of the principal planning Ordinance include:

- (1) the national government's emphasis on economic planning, often at the expense of physical planning;
- (2) the excessive political interference faced by local planning authorities concerning development control;
- (3) insufficient funding for the execution of local planning initiatives;
- (4) a deficiency in a well-trained planning workforce across all tiers of government—federal, state, and local; and a notable lack of coordination among these planning levels, which often results in competition between local political authorities and local planning bodies.

In relation to this final aspect, Nigerian geographer Ajaegbu identified through a study focused on planning and development in Jos, Nigeria, that five key government agencies played a significant role in shaping urban development within the city; however, they exhibited a deficiency in overall coordination and integration as a consequence. Indeed, various entities

played a significant role in shaping urban development in Jos, including the Local Authority, the Water Board, the Town Council, and the State Ministry of Works. Consequently, Ajaegbu concurs with urban planner Braimah that the increasing number of agencies tasked with urban development leads to autonomous actions, ambiguous responsibilities, and a significant deficiency in coordination within urban development planning. A further domain exhibiting insufficient coordination is the intrinsic discord between planning policy and national economic policy. Following its independence in 1960, Nigeria adopted a strategy focused on import substitution and the advancement of manufacturing capabilities. The establishment of factories necessitated the importation of raw materials, thereby creating a dependence on ports as manufacturing hubs, given that the expenses associated with proximity to ports were significantly lower than those incurred by inland locations. The government promoted this advancement by offering incentives including income tax relief, exemptions from customs duties on raw materials or machinery utilized in manufacturing, the "approved user's scheme," provisions for accelerated depreciation of capital assets, and a specific duty imposed on imported manufactured goods that competed with domestically produced items. The implementation of these measures resulted in a significant concentration of industrial activity in Lagos, which accounted for 40% of the total industrial employment and more than 50% of the industrial wages and salaries within Nigeria<sup>101</sup>. In effect, Nigerian economic policy after independence tended to reinforce the existing dominance of the older urban centers. Attempts on the part of the national government to balance urban growth and maintain a distribution of urban places of different sizes was perhaps a motivation for decentralizing the administrative structure of the country by creating 12 states in 1967 and eventually to the present 19 states in 1976. In each one of the new states, the capital city has become a major growth pole for the area. Yet, some writers believe that although this policy has produced significant growth in the state capitals, it might have

discouraged the development of secondary or tertiary cities in each of the state regions. Another reflection of urban growth concentration is what Aiaegbu sees as the creation of four industrial-urban conurbations in Nigeria: the Lagos-Ibadan conurbation, the Kano-Kaduna-Zaria-Jos conurbation, the Benin-Sapele-Warri conurbation, and the Port Harcourt-Aba-Onitsha-Enugu conurbation. According to Ajaegbu, "in spite of the spread and decentralization of urban centers of the various grades, we are beginning to ynmess. with industrialization and urbanization, the merging of some closely located and sprawling urban centers with their urban areas, in those parts of the country that are most favored for industry and by population movements<sup>25</sup>. One of the major reasons why regional imbalance is so prevalent in Nigeria is due. according to various Nigerian writers, to the lack of a national urban policy. In the National Development Plans of the 1970's, little attention was given to urban and regional planning. In fact, in the Nigerian Constitution of 1979 there is no menu on of the role of the Federal Government in urban and regional planning. But that is not difficult to comprehend since the Nigerian Constitution of 1979 was modeled on the United States Constitution, which also neglects the federal relationship to cities. Generally, the Nigerian government has chosen to treat urban and regional planning as an appendage of economic planning, using national expenditures for infrastructure as the means to control economic growth and hence urban development. It has extended its role in urban regional planning to some extent by providing funds for the creation of urban master plans, but the Federal Government has never become involved in implementing any of these master plans. Brimah believes that by creating a national urban policy through a national urban and regional plan document, it would provide a general framework for the distribution and size of urban centers, and relate the urbanization process to general national development goals by highlighting the specific development roles of cities.

When discussing national planning policy, one major area where the federal government did take

the initiative was in the building of a new national capital in Abuja. A planned national capital which was designed to accommodate 1.6 million people by the year 2000: the planning of Abuja represents both the dream of creating a city which follows the best principles of planning, emphasizing sector and neighborhood development, and the folly of undertaking such an immense project in an area without any established infrastructure and without trained manpower to carry out its construction. There is a consensus among Nigerian writers that the idea of moving the capital away from Lagos to an area of Nigeria where no one ethnic group dominated, was positive. Lagos, as the Aguda Panel had stated, has its limitations: it possessed little land for growth; was located in a swampy and unhealthy area; was the home territory of one ethnic group; was too large and congested; and provided the dual functions of a state capital and federal capital. It was an appealing idea to move the federal capital to the center of the country: in an area claimed by no one group; where the climate was healthy and there was adequate land for development; and where the new federal capital could stimulate an economically lagging middle region. But, as many writers have pointed out, an urban policy directed toward national pride and unity seemingly became a bottomless pit of expenditure. While Nigeria does have something to show for its expenditure of billions of naira, it has not measured up to expectations.

### **Housing Policy**

The generation of residential properties in Nigeria predominantly relies on the private sector. Roughly 90% of residential properties in urban areas are generated by private developers. Considering the housing demand driven by rural-to-urban migration, which constitutes 65% of urban population growth, alongside the limited availability of urban land and the rising costs associated with rental and home ownership, Nigerian analysts have identified three primary

factors contributing to the insufficient housing supply:

(a) The lack of skilled and experienced tradespeople has rendered it unfeasible for the Nigerian construction sector to satisfy the housing demand. The shortage of skilled tradespeople can be attributed to the decline of the apprenticeship model, a phenomenon linked to the rising prosperity associated with the oil boom. This shift has led to a diversion of young individuals' focus from manual trades towards pursuing higher education as a pathway for social advancement. Professor Agbola posits that the absence of recognition for technical education is a significant issue. The deficiency of skilled educators in technical training, coupled with the deterioration of the apprenticeship framework, has culminated in an underperforming construction industry. In this context, securing contracts and mobilization fees has emerged as the primary avenue to wealth, overshadowing the essential goal of housing production.

(b) A significant limitation to the growth of housing is the challenge associated with obtaining land for new development. The rapid escalation of rents in urban regions can be attributed to this as one of the primary factors. Current estimates indicate that more than 25% of the expenses associated with new construction can be linked to land costs. The Land Use Decree of 1978, along with the Land Use Act of 1980, was established to facilitate the expedited conversion of urban land for construction purposes. The Land Use Act aimed to dismantle traditional ownership control held by extended families and indigenous communities by transferring authority to state governors and Land Allocation Committees, with the intention of creating a more efficient land management system. Although the law is in place, it has not yet been effectively enforced by the relevant authorities.

(c) Public housing has failed to generate sufficient accommodation to satisfy the housing needs of Nigerians. Between 1979 and 1983, the public housing initiative aimed to establish 200,000 new housing units. A total of 37,650 housing units, representing 19%, were constructed. Furthermore, the

cost of public housing remains prohibitively high for individuals belonging to low-income demographics. Roughly 70% of the populace lacks the financial means to access public housing, thereby rendering such housing a solution primarily for the affluent rather than the average individual. Secondly, public housing is typically constructed on the outskirts of urban areas, often situated in remote locations that are distanced from employment opportunities in the city center. Housing analysts in Nigeria have typically proposed four strategies to enhance housing production:

- 1) Integrate housing policy into urban and regional planning frameworks by promoting the development of smaller and medium-sized cities to lower housing costs. In these smaller urban areas, the expense associated with land would be comparatively lower, thereby reducing the total costs of housing.
- 2) It is essential to understand that housing policy must extend beyond merely increasing the number of housing units; it should also encompass a broader strategy for environmental enhancement, which includes effective solid waste management, sewage treatment, electricity provision, and water supply systems. To achieve this, it is essential to place a stronger focus on the site and the services provided. The state, through a site and services policy, facilitates the provision of development services, including infrastructure for roads, water, and sewage, whereas the construction of houses is predominantly managed by private entities. Home ownership may be promoted through strategies involving state mortgage or alternative credit provision. According to Professor Umeh, "the fundamental requirement for individuals with low income is a parcel of land on which they can construct a modest dwelling, which can be progressively enhanced as their financial situation permits. Furthermore, if local authorities can facilitate access to such land along with essential infrastructure like roads, water, and electricity, the owner may be able to secure a small loan to erect a basic

shelter."

- 3) New housing should be constructed with consideration for the tropical climate prevalent in Nigeria. Nigeria requires approximately 550,000 housing units annually to address its housing deficit. It has been observed that constructing houses with thatched roofs and mud walls may present a more viable option from both environmental and economic standpoints compared to the use of corrugated iron roofs and substantial quantities of glass. A study conducted in Idi-Araba, a Lagos housing project accommodating 10,000 individuals classified as a slum, supports the notion that migrants have not been displaced from rural regions; rather, they have been attracted to Lagos in search of improved employment opportunities. Although the rural regions had the potential to fulfill the income needs of the migrants in light of their increasing aspirations, Awotona observes that they chose to depart from their native areas to reside in Lagos, driven by the anticipation of more lucrative employment opportunities. A significant portion of the population expressed discontent with their housing circumstances, with 43% attributing their grievances to governmental inaction regarding housing improvements; however, there was a noticeable absence of radical political activism among the individuals surveyed. In a survey conducted by Awotona, participants were presented with a choice among six housing policies: government housing, self-help programs, credit facilities for home ownership, housing cooperatives, rent controls, and housing rehabilitation programs. The respondents indicated a preference for housing rehabilitation programs. Consequently, Awotona asserts that the primary responsibility of government in the housing sector is to furnish serviced urban land equipped with appropriate environmental and community amenities, along with a provision of adequate financial assistance to empower low-income individuals to enhance their self-built accommodations.

## **Land Policy**

The relationship between land policy and urban planning and development in Nigeria is complex and deeply interconnected. The influence of land policy on housing production has been considerable, affecting the capacity of urban regions to extend into rural territories and enhancing the efficient utilization of land resources.

Prior to the implementation of the Land Use Decree in 1978 and the ensuing Land Use Law in 1980, all land policies were confined to designated regions, predominantly in the northern and southern parts. The legislation was implemented to regulate the utilization and possession of land within Nigeria<sup>103</sup>. In traditional societies, land was not possessed by individuals; rather, it was held collectively by the group, which could encompass the extended family, the village, or the community as a whole. The allocation of land was conducted on a freehold basis by the community Chief. In the colonial era, the concept of individual ownership was established, especially in Lagos, leading to the development of two distinct forms of land ownership: individual and communal land tenure. The Land Use Decree of 1978 abolished individual ownership, positioning the state governor as the primary authority over land, superseding the roles of the chief, family head, or emir. This approach was theoretically implemented to facilitate government land acquisition for urban expansion. It aimed to reduce the influence of ethnicity on land ownership in urban settings, as indigenous groups frequently held control over land in older urban regions. Additionally, it sought to provide the non-indigenous population in the city with improved access to land and to mitigate land speculation by restricting the extent of land ownership by individuals. The Decree stipulated the establishment of Land Allocation Committees tasked with the distribution of land via the issuance of Certificates of Occupancy.

Although the Land Use Decree was intended to dismantle extensive land holdings to promote the allocation of land for housing projects and to stimulate the revitalization of older indigenous neighborhoods situated in key commercial zones within urban centers, it has, in practice, failed to achieve these objectives. The conventional authorities continue to maintain their influence over land and typically resist ceding their control, while the Decree has failed to curtail land speculation or hoarding practices. Although the Decree appears commendable in theory, Professor Okolocha argues that those in positions of power have distorted the system: the state demonstrates a lack of commitment to its implementation; and, overall, the foundational principles have not been adhered to [C.H. Okolocha, (2018) “The Evolution of a Land Policy in Nigeria,” in Taylor, Current Trends in Urban Planning and Development in Nigeria.]<sup>26</sup>. In summary, the efforts to regulate and oversee urban expansion represent a significant aspect of development in Nigeria. This paper presents the perspectives of Nigerian urban planners and geographers who advocate for specific policies aimed at fostering planned and orderly urban development, all while ensuring the principles of social justice are upheld.

- (1) the need for coordination of urban planning between various levels of government and between agencies of government;
- (2) the creation of a national urban plan which would relate economic planning to regional balance and physical planning;
- (3) the need to encourage the development of small and medium-sized cities as a way to reduce regional inequalities and the trend toward primary dominance;
- (4) the need to encourage more indigenous housing designs which utilize local building materials, mesh with cultural traditions, and adhere to the environmental restraints of a tropical climate;
- (5) to utilize a site and services policy whereby government provides physical infrastructure

services to low-income housing residents who rehabilitate or improve existing housing rather than rely exclusively on public housing;

(6) to enforce the existing Land Use Decree of 1978 (Land Use Act of 1980) which would facilitate the alienation of land for development, would reduce the restrictions of traditional ownership which inhibits urban rehabilitation, and peripheral urban development and produce a more efficient land system.

### **2.1.22 Policy options: Towards sustainable urbanization in Nigeria**

The assertion has been made that a dedication to sustainable development, for both current and future generations, lacks significance without the implementation of a collaborative approach. Therefore, it is important to emphasize that the resolution of persistent urban challenges in Nigeria lies not solely in the introduction of new policies, but rather in the commitment of all stakeholders engaged in the development and execution of urban policies to tackle the issues associated with urban growth. Nonetheless, a significant challenge to sustainable urban development in Nigeria is the prevalence of poverty. In Nigeria, poverty is characterized as a condition of prolonged deprivation of well-being, a circumstance deemed insufficient for a respectable standard of living. It is equivalent to deficiency and is also a prolonged occurrence<sup>104</sup>. Data from the World Bank indicates that 60 percent of Nigerians exist beneath the poverty threshold, with merely 50 percent of the populace having access to safe drinking water, and approximately 38 percent lacking access to primary healthcare services. Consequently, poverty undermines the political stability, social cohesion, and environmental equilibrium of our urban areas, and until it is addressed with determination, sustainable development will continue to be

an elusive goal. The rapid rates of growth have increasingly complicated and intensified the interconnected issues of human settlements and the environment, while also significantly accelerating poverty levels. The matter of poverty requires thorough examination and should receive the attention it warrants if we are to pursue sustainability effectively. Ensuring sustainability within urban environments is crucial, relying significantly on the implementation of sustainable development principles as promoted by the Commission on Environment and Development. This approach emphasizes that developmental initiatives must address current issues while also taking into account future challenges and requirements. In alignment with ongoing initiatives, the United Nations Centre for Human Settlements (UN-Habitat) and UNEP, in addressing the intricate environmental challenges confronting nations, initiated the Sustainable Cities Programs, which sought to enhance municipal planning and management capabilities<sup>27</sup>. The year 2005 marked the convening of the Global Meeting of the Sustainable Cities Programme (SCP) and the Localizing Agenda 21 Programme (LA21) Partners, held in La Havana, Cuba. The central theme of the meeting revolves around “Achieving sustainable urbanization – Innovations for local and global results,” emphasizing the integration and institutionalization of the Environmental Planning and Management (EPM) concept. Another comparable initiative is the New Partnership for African Development (NEPAD) Programme, which involved the selection of seven African cities. Ibadan, Enugu, and Lagos represent three significant urban centers in Nigeria that have reaped advantages from the initiation of these programs. In the past five years, Nigeria, through its counterpart development initiative known as the National Economic Empowerment and Development Strategies (NEEDS), has adopted a comprehensive approach to the planning and management of its swift urbanization. This has led to revisions of national policies concerning urban development and housing. The primary emphasis of the strategy is directed towards alleviating poverty, in conjunction with sector-specific policies addressing

environmental management, sanitation, water resources, health, and demographic considerations. The integration of effective governance and enhanced public engagement in governance, along with collaboration with both national and international development partners, is increasingly being incorporated into the national development agenda. While these initiatives and programs seem to be powerful, dynamic, and appealing catalysts for development, it is essential for them to implement strategies that effectively address the challenges associated with urbanization, shifts in attitudinal perspectives, and deficiencies within the legal and institutional frameworks governing urban environmental management in Nigeria. The effects of these programs on various cities in Nigeria have not yet been completely understood. In light of this, it is essential to evaluate particular policy matters and approaches that warrant attention. The discussion is organized around three primary themes: effective governance, urban revitalization, and the advancement of infrastructure, alongside the strengthened collaborative efforts of the African Forum and various stakeholders.

### **2.1.23 Abandonment of Residential Property in an Urban Context**

Within the realm of residential housing, the term "abandonment" is characterized as a dynamic process comprising multiple stages that can be articulated in both broad and detailed terms.

Despite the relatively sparse body of research surrounding abandonment, the concept has been defined in multiple ways. A particular research effort characterizes abandoned housing as structures that are both unoccupied and in a state of disrepair. This includes buildings that have experienced vandalism, are boarded up, show signs of deterioration, or are otherwise dilapidated, along with grounds that have not been properly maintained.

The National Urban League characterizes abandonment as the result of five fundamental external

factors:

- (1) a deterioration in the region's socio-economic conditions.
- (2) A transformation in racial or ethnic demographics.
- (3) Speculative activities related to property and their exploitation.
- (4) Deteriorating market conditions; and,
- (5) Withdrawal of investment.

George Sternlieb, a recognized expert in the field of housing abandonment, characterizes an abandoned building as "one which has been removed from the housing stock for no apparent alternative profitable reason and for which no succeeding use occurs on the land." The definition provided by Mr. Sternlieb pertains to the concluding phase of the abandonment process. At that juncture, the proprietor chooses to relinquish any residual interests (whether legally or practically) that he may still hold in the structure itself. This definition, while less elaborate than others, offers a precise and practical method for identifying the term.

Consequently, this paper will utilize this term to establish the moment when a structure is deemed to be abandoned.

In a more expansive context, the phenomenon of abandonment may be characterized as a consequence of the evolving economic roles of central urban areas—serving as an indication of the dispersal and diminishing strength of their economic foundations, coupled with the swift demographic transformations taking place within these core cities.

#### **2.1.24 Ogun State Government Policies And Innovation Toward Urban Cities**

Innovation refers to the implementation of novel concepts, techniques, and approaches. In other contexts, it is characterized as the emergence of novel concepts, products, services, and methodologies aimed at providing utility. Consequently, housing innovation can be understood

as the implementation of novel concepts and methodologies aimed at enhancing the processes of housing production and distribution. To put it differently, enhancing the ability to address social housing needs ought to be the objective of any significant advancement. In cases where this is not observed, it may be due to a lack of innovation among individuals or a deficiency in an environment that fosters the growth of innovative ideas. In Nigeria, it appears that there exists a wealth of remarkable innovations across various facets of housing; however, the challenge lies in their effective implementation. This scenario prompted an exploration of the influence of governmental policies on the advancement of significant innovations within the housing sector, as well as the achievement of the goals associated with such innovations. Acquisition and Development of Land Similar to other states within the federation, the authority over land use regulation in the urban areas of Ogun State is entrusted to the state Governor, as established by the Land Use Act of 1978. This legislation remains in effect throughout the nation, notwithstanding the extensive criticism it has faced for being detrimental to development. The authority granted solely to the Governor presents a significant obstacle to individual efforts in land acquisition and development. According to section 35 (5) of the Act, it is stipulated that no individual, including the original proprietors of the land, may possess more than half a hectare. This regulation effectively eliminates the option for land subdivision (layout preparation) by families who own the land, thereby limiting convenience for both family members and the general public. The centralized appropriation of land ownership by the state Governor has relegated citizens and private landholders to the status of mere users. The exercise of such authority has resulted in numerous challenges regarding land acquisition from the state government. In addition to the excessively high fees imposed, which in certain instances can increase the expense of acquiring such land from private entities by threefold, the procedure is unnecessarily complicated. The inquiry indicated that the price of a residential plot within any of

the government site and services schemes in the state capital is no less than N0.5 million, whereas a commercial plot is priced at nearly twice that figure. This sum does not encompass additional incidental costs associated with other necessary documents. An allottee shall be afforded a period of two years to undertake development of the land, failing which the title may be subject to revocation. Furthermore, the allottee is required to construct a building valued at a minimum of N2 million (refer to Section 4 of the Certificate of Occupancy).

### **Procedure for Obtaining Building Approval**

This represents a further phase in the housing process where formal regulations and actions appear to hinder progress, particularly if the objective of housing innovation is to achieve substantial housing production. It is noteworthy that, during a period when experts in the construction field are concentrating on innovative and cost-effective housing solutions to alleviate the challenges faced by potential homeowners, the government is simultaneously implementing significant increases in the fees associated with official regulatory services within the housing sector. Recently, amidst the soaring costs of construction materials nationwide, the government also increased its own planning fees. The previous rates experienced an escalation of approximately twenty-fold (2000%) in certain instances. The data presented in the table indicates that the reviewed rates were predominantly excessive and determined without regard for the economic circumstances faced by the average Nigerian. Consider the example of contravention fees, which are established at a rate of 500 percent of the current assessment charge, taking into account that the assessment charge has also been significantly increased. The government's actions in this context have the potential to stifle the enthusiasm of individuals seeking to reduce housing construction costs through innovative approaches. Furthermore, such actions may inadvertently foster official corruption, as those unable to meet these fees might engage in unethical practices to secure approvals through unofficial channels.

## **Development of Local Building Materials**

The elevated and fluctuating costs of imported construction materials such as cement, iron rods, and roofing supplies contribute significantly to the overall expense of building projects within the nation. Consequently, it is evident that the creation of local alternatives for these materials is increasingly prioritized over other facets of housing, particularly in terms of innovative concepts proposed by experts in both the private and public domains. The commendable initiatives undertaken by the Nigerian Building and Road Research Institute (NBRRI) in Ota, Ogun State, alongside the Centre for African Settlement and Development (CASAD) in Ibadan, merit recognition in this context. Nonetheless, the outcomes of these initiatives have been limited, primarily due to a lack of genuine intent and insufficient political commitment to promote the widespread acceptance of these locally produced building materials, which have demonstrated considerable reliability, effectiveness, durability, and cost-effectiveness. Although NBRRI is situated in Ota, Ogun State, and has produced numerous research outputs relevant to the building industry, as well as access to ample clay, laterite, and ceramic materials within the state, there has been a lack of initiative to utilize these resources in any of the 'Low Cost' housing estates in Abeokuta. Over the past decade, two estates have been established, namely Ewang Estate located on M.K.O. Abiola Way and OGD Housing Estate in Asero, neither of which has incorporated locally developed alternative building materials in their construction. This action contradicts the principles outlined in section 6.3 (iii) of the revised National Policy on Housing, which requires governments to “promote the use of locally produced building materials and set a precedent.”

## **Government Housing Programmes**

The active participation of the state government in housing provision can be categorized into two approaches: the development of site and services schemes and the physical construction of housing units intended for subsequent distribution to the populace. The question of government involvement in these two tiers of housing provision is not the focus of this discussion, as it has been thoroughly addressed in various forums previously. The emphasis in this discussion is on evaluating the extent of innovative contributions in the implementation of these governmental housing initiatives. The notion of site and services represents a progressive approach aimed at reducing housing costs by offering accessible building plots equipped with essential amenities and infrastructure, such as roads, electricity, and water supply. Unfortunately, this idea has been embraced with reluctance by the government, as evidenced by the exorbitant prices of plots across all the schemes examined in the city. Additionally, there is a notable lack of essential infrastructure in nearly all of these developments, with the exception of the Hill-Top Estate, which caters specifically to high-income residents and boasts a well-developed network of roads, reliable electricity, and suitable water reservoirs, among other amenities. The selective application of a beneficial concept ultimately undermines innovation. In a similar vein, the core housing system represents a noteworthy innovation aimed at assisting low-income individuals in acquiring affordable housing units, which also incorporate the potential for expansion as their financial circumstances evolve. The availability of ample space surrounding these housing units facilitates potential future expansion. This research indicates that there exists a singular scheme in Abeokuta, identified as Ewang Estate. The initiative designated for the beneficiaries in 1996 can be characterized as a notable achievement regarding the fulfillment of its goals. Table 4 reveals that more than 80% of the residences within the estate have experienced some type of expansion over the past nine years, with a significant portion of these modifications occurring in the one-

bedroom apartments. Nevertheless, instead of building upon this accomplishment by pursuing additional initiatives of a similar nature, the state government has abandoned the concept and opted for the traditional 'Low Cost' housing scheme, which offers minimal or no prospects for future enhancement. It is reasonable to inquire about the value of an idea that has undergone testing, demonstrated utility, and yet is ultimately set aside. This approach certainly does not foster the advancement of innovative concepts.

## **2.2 Theoretical Framework**

### **2.2.1 Hedonic Pricing Theory**

In 1974, labor economist Sherwin Rosen introduced a theory of hedonic pricing in his paper titled “Hedonic Pricing and Implicit Markets: Product Differentiation in Pure Competition.”<sup>106</sup>

The hedonic pricing model delineates the determinants of price based on the understanding that the price is influenced by both the intrinsic attributes of the product in question and the external variables that impact it.

The hedonic pricing model is frequently employed to assess quantitative values associated with environmental or ecosystem services that have a direct impact on the market prices of residential properties. The valuation approach necessitates a considerable level of statistical knowledge and careful model formulation, subsequent to an extensive data gathering phase.

Hedonic pricing analyzes the various internal and external elements and attributes that influence the market price of a product. Hedonic pricing is frequently observed in the housing market, as the prices of real estate are influenced by both the attributes of the property and the surrounding neighborhood or environment. The pricing theory reflects a consumer's readiness to pay based on their perception of environmental factors that enhance or diminish the inherent value of an asset or

property.

The rent that a tenant plans to pay for a residence will correspond to the attributes of the property. This suggests that the characteristics of housing are connected to the preferences of households, with the price serving as an indication of their willingness to pay rent for the housing unit. The determination of housing prices or rents is based on the value of site-related services and amenities. This includes access to various facilities, public services, environmental quality, and neighborhood amenities, alongside dwelling-specific attributes such as size, layout, interior design, and structural integrity. It is posited that households engaging with housing characteristics that optimize their utility will encounter heightened levels of satisfaction.

Furthermore, when an individual perceives that the rent being paid surpasses the value of the housing attributes they are anticipated to utilize, it is probable that they will experience not only dissatisfaction but also a sense of being deceived.

Within the context of housing vacancy or abandonment, the theory posits that by assessing the physical and qualitative characteristics of individual residences, and acknowledging the prevailing market price associated with the observed array of specific traits and quality, one can derive a coefficient that quantifies the market value attributed to differing quantities of each characteristic.

This theoretical framework is relevant to the current investigation, as the market value of a residential property can be determined through the buyer's assessment of the property's collection of intrinsic characteristics. Consistent with the viewpoint of Agbola and Adegoke on housing economics, this perspective takes into account the cost associated with the unit inhabited by residents, which encompasses both the price of the accommodation provided and the value attributed to the services available. Consequently, one can articulate the satisfaction of residents regarding the decision to vacate or relinquish a property, considering the rent paid as influenced by the locational, structural, and neighborhood attributes of the houses. The assessment of housing

neighborhoods by residents, grounded in the rent paid, often informs the availability of vacant properties when the necessity emerges. Furthermore, the premise of the hedonic pricing approach suggests that the rental price of a residence is associated with the characteristics of its surrounding neighborhood, community, and environment.

This study's implementation of the price model is founded on two primary assumptions. The initial premise is that transportation expenses generally rise as one moves further away from the city center. The second assumption posits that the central business district serves as the primary employment center of the city, with other employment opportunities being distributed in an uneven manner across the metropolitan area. The aforementioned assumptions impact the household's decision-making process regarding the selection of a residential location. Alonso's discussion regarding the application of the theory within domestic settings highlights its significance to this research. Alonso elucidates the expansion of urban areas through the lens of individual tastes, preferences, and lifestyle choices in residential selection. He posits that households are inclined to offer bids for housing that correspond to their willingness to pay, adjusted for a relevant utility level and the associated costs of ownership. Consequently, Alonso's hypothesis may be interpreted as an illustration of utility maximization, wherein the household opts for a residence aimed at optimizing its utility function while adhering to budgetary limitations. This decision may result in either the acceptance of the property or its vacancy, contingent upon its proximity to the city, influenced by individual preferences. It was observed that when determining the appropriate rent, a household must evaluate the characteristics of the housing before allocating their income. This ensures that the amount of living space utilized, commuting expenses, and other financial outlays are balanced effectively. In conjunction with the financial limitations of the household, this utility function delineates the selection of housing accessibility, quality, and neighborhood attributes, as well as the valuation of price concerning the services provided.

Consequently, one can articulate the satisfaction of residents regarding the rent they pay as influenced by the locational, structural, and neighborhood attributes of the house. The assessment of housing neighborhoods by residents, grounded in the rent paid, often acts as a foundation for urban revitalization efforts aimed at enhancing housing quality where necessary. Furthermore, the premise of the hedonic pricing approach suggests that the rental cost of a residence is associated with the attributes of its surrounding neighborhood, community, and environmental factors.

This study's implementation of the price model is founded on two primary assumptions. The initial premise is that transportation expenses generally rise as one moves further away from the urban core. The second assumption posits that the central business district serves as the primary employment center of the city, with other employment opportunities being distributed in an uneven manner across the metropolitan region. The aforementioned assumptions impact the household's decision-making process regarding the selection of a residence, potentially resulting in certain properties remaining unoccupied. The exposition by Alonso (1964) regarding the application of the theory within the household context underscores its significance for this research. Within the framework of this study, it is posited that, based on the income level of a household, the head of the household is empowered to choose the various combinations of housing attributes that are preferred, as well as the rental price that the household is prepared to pay. This decision is influenced by the physical, structural, and neighborhood characteristics of the dwelling, which can be articulated as follows:  $P = f(P, S, N)$ ; where P denotes the rent the household is willing to pay, P represents the physical characteristics, S signifies the structural characteristics of the dwelling, and N indicates the neighborhood characteristics.

The equation serves as a tool for estimating an individual's residential satisfaction. If the rent a family pays does not align with the value of the housing attributes they require, it can lead to a decline in their quality of life, and conversely, a proper alignment can enhance it. Under the

assumption of *ceteris paribus*, the partial derivative of the aforementioned hedonic function concerning any given attribute represents the implicit marginal price associated with that attribute. Consequently, the hedonic indices represent the diverse characteristics of both the dwelling and the site that a specific renter is prepared to financially support.

The hedonic price model is relevant and suitable for this study, as hedonic pricing at this phase of relative attribute pricing shares significant similarities with assessments of residential properties.

The application of the hedonic theory framework in this research allows for the conceptualization of consumer housing requirements through essential attributes, including the quality of dwelling units, the adequacy of shelter space, and the quality and functionality of services, among other factors. In instances where these attributes fall short, it creates the perception that the amenities and services for which a household is prepared to allocate funds as rent, constrained by budgetary limitations, are either unavailable initially or, if available, have become outdated and no longer fulfill the household's expectations, ultimately resulting in total abandonment.

This study employs the theory to gather data at the neighborhood level, focusing on residential attributes and neighborhood characteristics in order to evaluate residents' satisfaction with the quality of housing. The process of data collection extends beyond considerations of affordability, particularly regarding the relationship between income and rent as factors influencing the level of housing satisfaction. Expenditures on housing that surpass 30% are regarded as burdensome and often exacerbate the financial difficulties faced by renters<sup>29</sup>. Consequently, when the housing conditions that provide a resident with satisfaction worsen over time, the likely outcome is a decline in housing quality, deterioration of the neighborhood, and the emergence of blight. As a result, it is essential to guarantee that the quality of life is preserved and upheld. This theory elucidates the relationship between different attributes of housing quality and environmental quality that a tenant or occupant is prepared to invest in financially. The framework posits that

individuals, based on their income levels, possess the autonomy to choose their desired housing characteristics; however, the dynamics of the housing market may be swayed by external variables that lie outside their influence.

### **2.2.2 Theory of Housing Adjustment**

The concept of housing adjustment was introduced by Morris and Winter in 1975<sup>107</sup>. This study provides a conceptual and theoretical framework for examining the housing adjustment behaviors of families in relation to their housing conditions and levels of residential satisfaction, taking into account cultural and familial norms. This examines the cognitive and behavioral patterns of households in relation to their housing decisions. The theory is predicated on the premise that families assess their housing requirements and deficiencies in relation to cultural and familial standards. Consequently, when their housing does not conform to established standards, it often incites a response aimed at mitigating the gap in compliance. The various methods of adjustment, such as changes in residence, modifications to living conditions, and adaptations within family dynamics, are employed to mitigate these deficits and are pursued when behavioral constraints can be surmounted. This theory seeks to articulate the standards governing housing, elucidates the obstacles that impede a household's capacity to engage with housing, and clarifies the subsequent decisions and behaviors related to housing. Morris and Winter's theory articulates a housing norm as a condition in which a household perceives its housing standard to be inferior to societal norms, thereby posing a threat to its respectability. Consequently, considering the stage of the family life cycle that the family is currently navigating, when one or more of these norms are absent in the household's existing housing situation, the household encounters a housing shortfall.

A housing deficit can be characterized as a condition or a collection of circumstances that is perceived as unfavorable when evaluated against a standard or norm. Within this framework, the household experiences a sense of discontent and endeavors to alter its circumstances. A study in

2003 observed that when households identify a housing deficit, they often engage in corrective actions<sup>111</sup>. These may include housing adjustments, such as relocating to a different dwelling or modifying their current situation.

Additionally, households may implement adaptations by making changes like reducing needs, eliminating constraints, or reallocating resources. and regeneration, which may encompass the disintegration and subsequent reorganization of the household or social initiatives aimed at the restructuring of society.

The significance of this theory in the research pertains to the objective of the housing adjustment process undertaken by households, which aims to sustain housing conditions within the parameters established by societal norms. Several constraints can impede progress, including financial limitations, market conditions like the cost of construction materials, and the household's challenges in making and executing decisions, among other factors. The aforementioned factors are associated with a governance culture that necessitates governmental involvement in neighborhood revitalization efforts to improve housing conditions.

This theory has been extensively and consistently employed by scholars to elucidate various dimensions of housing, particularly concerning the interplay between household limitations, housing conditions, and satisfaction; single-parent households; low-income scenarios; and the intricate processes through which families navigate housing decisions within American society.

The significance of this concept is rooted in its engagement with norms that appear to embody the cultural benchmarks utilized for evaluating housing conditions. Residential satisfaction serves as a critical metric for assessing the effectiveness of housing projects. The housing adjustment theory can be applied to evaluate this satisfaction within the deteriorating public low- income housing areas of Ogun metropolis, as well as to enhance the living conditions in these communities.

Moreover, certain properties are rendered unoccupied as soon as the occupant deems them

unsuitable.

### **2.2.3 The New Urbanism Theory**

The urbanism theory shares similarities with the concepts put forth by early planning theorists such as Ebenezer Howard, Frederic Law Olmsted, and Patrick Geddes, who advocated for the utilization of spatial relationships to foster a tightly woven social community that allows for the interaction of diverse elements. The theory of New Urbanism represents a significant movement in urban planning and architectural design that emerged in the United States during the early 1980s. The theory elucidates the processes through which urban areas have been constructed and evolved over the past few centuries<sup>108</sup>. This approach promotes design methodologies rooted in conventional urban structures to mitigate urban sprawl and address the deterioration of inner-city areas, facilitating the development and revitalization of neighborhoods, towns, and cities. The objective is to diminish reliance on automobiles while fostering the development of walkable and livable communities that are within a five-minute reach of essential goods and services, characterized by a densely packed mix of residential, employment, and commercial spaces. The initiative aims to foster community engagement by utilizing elements such as parks, open areas, and neighborhood squares. In his observations, the physical environment is inclined to diminish criminal activity; foster pedestrian movement; enhance social engagement; and support a sense of community and social regulation<sup>109</sup>. The theory developed in response to an assessment of the national public housing inventory in the USA, highlighting the necessity to address the factors that exacerbated the challenges faced by public housing by the year 2000 in the USA.

This influenced significant urban development policies in the United States, marking a shift from the shortcomings of urban renewal programs and economic development efforts that inadequately tackled the challenges of concentrated poverty and severely distressed public low- income housing,

where inhabitants resided in deteriorating and outdated structures. The theory addresses the concept of an optimal urban lifestyle and illustrates the potential applicability of the sustainable development model across different urban scales.

The theory seeks to tackle various pressing sustainability challenges faced by society, such as urban expansion and decay, pollution, traffic congestion, and social isolation. It aims to establish a viable residential community composed of suitable housing that has the capacity to improve the quality of life for its inhabitants. This study finds it pertinent.

Bohl observed that within the framework of new urbanism, the neighborhood serves as the central element of planning and development. The implications for the revitalization of public housing are significant, as this approach circumvents the need for total demolition, mitigates the concentration of poverty, and proactively tackles planning issues through enhanced community services, participatory planning, and better management practices.

The adoption of new urbanism can be attributed to various factors. The concept is broadly relevant to the revitalization of urban areas, which has seen significant growth in recent years, especially concerning public housing initiatives. Moreover, it facilitates the reconfiguration of expansive, unidentified outdoor environments through the implementation of layouts, structures, boundary fencing, and various components to establish more intimate urban public areas, consequently altering the character of central regions plagued by criminal activity. The principles of new urbanism prioritize the significance of public spaces, examine the interplay between residential and professional areas, and aim to improve environmental quality, ultimately serving the interests of urban residents. This approach combines localized revitalization efforts with economically viable density and land use patterns that draw in private investment. The compact urban design effectively minimizes both travel duration and emissions.

The theory of new urbanism holds significance for this research, particularly as a prominent

critique of previous urban renewal approaches in Nigeria arises from their substantial dependence on slum clearance and demolition. This has led to the dismantling of established neighborhoods and subsequent reconstruction efforts aimed at fostering improved living conditions. The claim that the implementation of new urbanism in public housing initiatives, which encompasses the revitalization and retrofitting of current housing stock and infrastructure, as well as the incorporation of essential community facilities into established neighborhoods, is relevant to this research. This study seeks to enhance residential satisfaction by focusing on neighborhood revitalization within low-income housing estates in Ogun metropolis.

Nonetheless, this theory has faced criticism due to its insufficient empirical support for its assertions.

The degree to which new urbanism succeeds in the planning process is contingent upon its ability to substantiate its assertions and evaluate its performance. The theory faces criticism for its erroneous presumption that simply altering individuals' physical surroundings will effectively address the social disparities that characterize their existence. Briney notes that despite the widespread appeal of new urbanism in recent years, there exists a degree of skepticism regarding the authenticity of its design practices and principles. To begin with, the dense configuration of urban areas contributes to a deficiency in personal privacy. The development of new towns, as suggested by the theory, has faced criticism for their perceived isolation and lack of authenticity, as they do not align with the typical settlement patterns in the United States, which are marked by suburbanization. However, the emphasis of the theory on the revitalization of public housing, rather than on demolition and disruption, renders it appealing for this research.

### **2.3 Review of Empirical Studies**

The process of urbanization brings forth a variety of complex challenges that span across different

nations, regions, and continents. The aforementioned challenges constrain the capabilities of urban areas, rendering them inadequate and ineffective, while also driving certain regions toward potential failure. This study examines a comprehensive analysis of scholarly contributions regarding the various challenges of urbanization affecting cities in Nigeria, highlighting a deficient urban management framework that creates significant disparities among diverse urban dynamics. Adverse consequences and unfavorable results, including urban discord, a decline in the quality of the urban environment and life, as well as constraints on the cities' ability to fulfill needs, are highlighted. The viewpoint on attaining sustainable urban development in Nigeria, particularly regarding the enhancement of urban environments, has gained prominence through the advocacy of a smart city strategy for overseeing city advancements.

In investigating the impact of neglected urban infrastructure on environmental progress in Ogun State,<sup>112</sup> a study explored the impact of abandonment on the environment while also categorizing the diverse causes and forms of neglected urban infrastructure within the state. Data was collected through the utilization of questionnaires and interviews conducted with estate surveyors, valuers, and end users of urban infrastructure. The analysis of the data was conducted through descriptive methods and the application of the Relative Importance Index (RII). The impact of neglected urban infrastructure on environmental progress has been identified as leading to environmental degradation, a reduction in commercial activities, and a rise in health-related concerns. The research suggests that infrastructural initiatives ought to be implemented incrementally to prevent abandonment. It emphasizes the importance of maintaining cleanliness during ongoing construction to mitigate adverse effects, ensuring that adequate healthcare and environmental sanitation are provided for the community. Furthermore, it advocates for the adoption of turnkey projects alongside the internationally recognized Public-Private Partnership (PPP) framework for infrastructure delivery. Upon evaluation of the implications of property abandonment in the

regions of Osogbo and Ogbomoso,<sup>113</sup> data regarding the observed effects were collected via the distribution of 658 structured questionnaires, with 304 allocated to Ogbomosho and 354 to Osogbo. This process involved selecting 25 sampled blocks from each city and gathering responses from 20 individuals within each block. The research involved an analysis of case records obtained from hospitals and police stations within the designated study area. The analysis of variance (ANOVA) and the chi-square test were employed to elucidate the variation in the incidence of environmental effects across different residential densities. The analysis of correlation was employed to elucidate the relationship between the occurrence of abandonment and various environmental issues. The observed effects encompass pollution, health issues, financial losses for the city, obscenity, crime, a decline in property values, challenges in development control, resource wastage, the presence of dangerous reptiles, accidents, and vagrancy. The majority of abandonment appears to be concentrated in areas with medium residential density. The research consequently advocates for a proactive approach to environmental management aimed at mitigating adverse conditions present in the ecosystem.

An investigation explores the possibilities and feasibility of repurposing abandoned government structures through the utilization of the specified facility<sup>114</sup>. The research employs a multifaceted methodology that includes a comprehensive literature review, site visits, and a quantitative approach utilizing a structured questionnaire based on the Likert scale. Samples for the study were collected from the local residents of the area. A total of 300 questionnaires were distributed employing a systematic random sampling method to select participants for the study.

The findings indicate a decline in the pace of economic activities, a rise in vandalism and crime rates, and a devaluation effect on neighboring properties. Additionally, there is an increase in the prevalence of blighted environments and a threat to environmental aesthetics, culminating in an overall adverse impact on abandoned buildings. This research revealed that persistent institutional

technicalities hinder the adaptive reuse of the building. The research suggests that it is essential to inform stakeholders about the advantages of adaptive reuse of public buildings. A viable framework aimed at revitalizing neglected public facilities ought to be developed. Finally, it is essential to take into account the current land use characteristics in the area to guarantee that the proposed use aligns with the existing land use patterns.

For examining the implications of housing project abandonment, aiming to uncover the underlying causes in Akwa-Ibom and Cross River States, respectively. The researcher utilized a multifaceted approach that included a literature review, site visits, discussions with key groups (residents and hosts of abandoned housing projects), and a quantitative research method employing structured questionnaires based on the Likert Scale<sup>115</sup>. The questionnaires were disseminated to participants, primarily professionals within the construction sector, alongside individuals utilizing abandoned housing projects, employing a purposive sampling technique.

The gathered data underwent analysis through the application of the Relative Importance Index (R.I.I). The research identifies 38 factors contributing to project abandonment and outlines 22 adverse consequences associated with the cessation of housing projects. These include the degradation of urban aesthetics, visual impairments at the project site, disruptions to landscape and urban planning, structural failures of buildings, environmental contamination, heightened health issues, threats to safety and security, as well as a decline in economic activities, among other impacts. The research suggested the necessity of securing financial resources for the implementation of projects, accurate budgeting, and a suitable timeline for project completion. It emphasized the importance of transparency in the selection of qualified and reliable contractors, the engagement of stakeholders in the processes of project selection and approval, and the establishment of a policy ensuring the continuity of projects across successive administrations. The potential issues arising from neglected housing projects in Nigeria, with particular focus on

the Bauchi metropolis as a developing urban region<sup>116</sup>. The existence of abandoned housing projects in Nigeria represents a concerning issue that has persisted for several decades. The reasons for this were attributed to various factors, including inadequate quality control by regulatory agencies, limited access to credit facilities, inflation, corruption, and communication gaps among personnel. The expenses associated with construction materials, the challenges clients face in hiring contractors, and the competencies of designers, among other factors. This research study aims to identify the factors that contribute to project abandonment. To ascertain the ramifications of neglected projects. The approach utilized was quantitative, and the population of the intended respondents was obtained via BSDB. Data was gathered through the use of structured questionnaires. A total of 346 questionnaires were disseminated throughout the study area, with 285 successfully collected. The analysis of primary data and subsequent discussion of the findings indicated that abandoned housing projects inflict significant detriment on neighborhoods, serving as potential criminal hideouts and contributing to a lack of security in the area. It has been disclosed that inflation leads to the abandonment of housing projects. It was concluded that the government should intervene through the implementation of housing development regulations, and relevant agencies, particularly the Bauchi State Development Board, should be informed about the economic capabilities of prospective homeowners. Furthermore, additional pertinent agencies must rigorously enforce the stipulations outlined in the regulations governing housing development. It is essential for individuals to raise awareness regarding the issues stemming from these neglected housing projects within the community.

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## **Chapter Three**

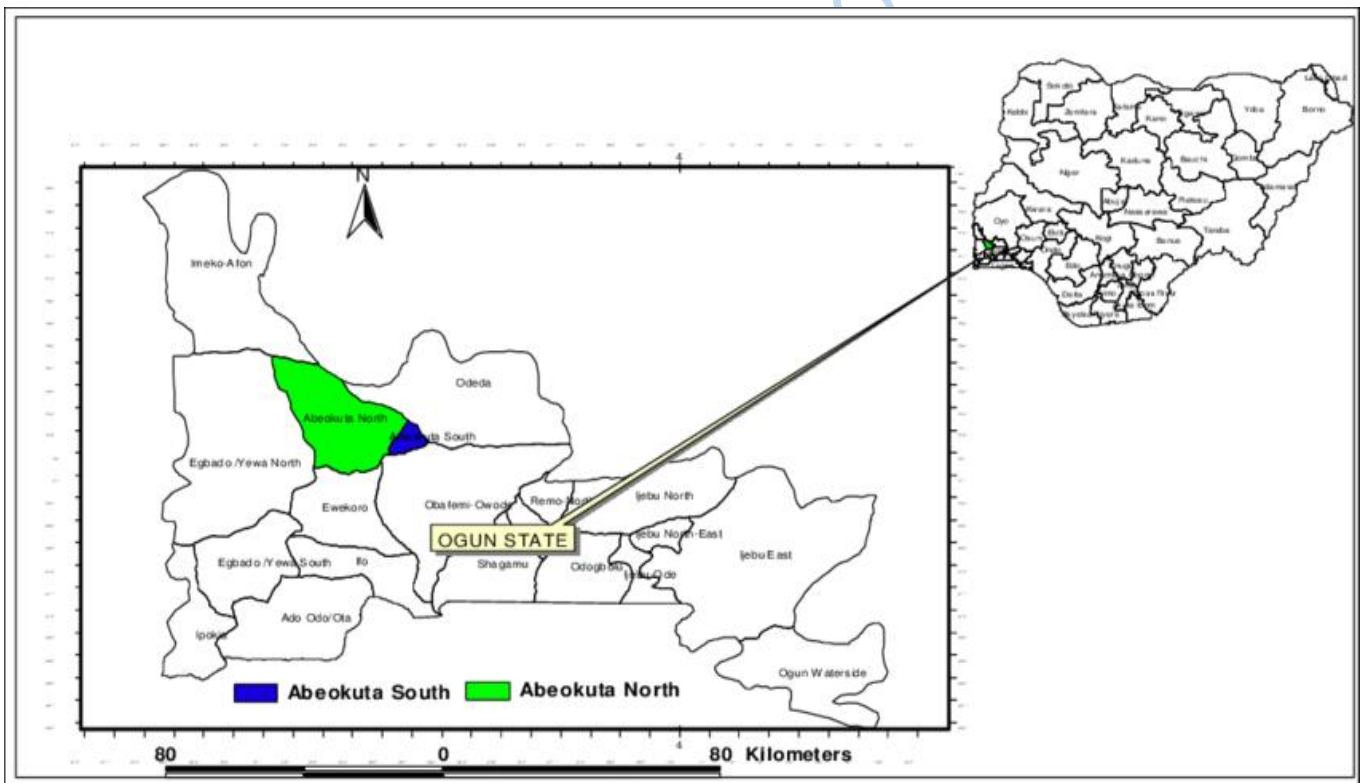
### **Methodology**

This research investigated the geographical distribution and effects of unoccupied and derelict structures within specific residential areas in Abeokuta, Ogun State, Nigeria. In accordance with the research aim, the investigation employs a combination of qualitative and quantitative methodologies. This section outlines the research methodology, including the design, sample population, sampling frame, and the sampling process. It also details the data sources and instruments utilized for data collection, as well as the methods for data analysis and presentation. The study also examines concerns regarding its validity and reliability.

#### **3.1 The Study Area**

In February 1976, the military governance of General Murtala Muhammed and General Olusegun Obasanjo established Ogun State, carved out from the former Western State. The newly established State comprised of the previous Abeokuta and Ijebu provinces, which were part of the former Western State. Abeokuta serves as the capital of Ogun State, with notable towns including Abeokuta, Ijebu-Ode, Sagamu, Ikenne, Ilaro, Ijebu-Igbo, Ota, and Aiyetoro. The location is accessible from other states within Nigeria, with connections to the global community via the International Airport and seaports situated in Lagos State. Additionally, it possesses an extensive network of roads that connects it with various sub- regions within West Africa. The State is segmented into three distinct regions: Yewa located in the west, the Egba and Remo situated in the central area, and the Ijebu positioned to the east. Ogun State comprises a total of twenty local government areas, as illustrated in Table 2.1. The areas are: Abeokuta North, Abeokuta South, Ogun Water-Side, Ijebu-Ode, Ijebu North, Ijebu East, Odogbolu, Ikenne, Sagamu, Obafemi Owode, Odeda, Ifo, Ado-Odo/Ota, Egbado North, Egbado South, IlugunAlaro, Imeko-Afon,

Idarapo, Ipokia, and Ewekoro. Each of the 20 Local Government Areas (LGAs) is governed by a Chairman, as stipulated in the Constitution. The state is organized into four geopolitical zones, encompassing three senatorial districts, nine federal constituencies, and 26 state constituencies. Governance is overseen by the Governor, who collaborates with a cabinet comprising civil servants, commissioners, special advisers, and consultants to manage the daily operations of the ministries, departments, and agencies (MDAs). Their role involves collaborating with the Secretary to the State Government to oversee and coordinate the execution of Government policies and programs across multiple Ministries, Bureau, and Commissions. Boards and parastatal agencies<sup>1</sup>.



**figure 3.1 Abeokuta in the context of Ogun State, Nigeria**

Source: Ogun State Bureau of lands and Survey



3.0°E to 5.0°E. The land area of approximately 16,762 square kilometers in Ogun State constitutes roughly 1.8 percent of Nigeria's overall land mass, which totals 924,000 square kilometers. It holds the position of the 24th largest land mass among the 36 States in Nigeria.

### **3.1.2 Climate**

The climatic conditions of Ogun State exhibit characteristics typical of a tropical environment. The rainy season commences around March and concludes in November, subsequently giving way to the dry season. The average yearly precipitation ranges from 128 centimeters in the southern regions of the State to 105 centimeters in the northern sections. The typical monthly temperature fluctuates between 23°C in July and 32°C in February. The northern region of the State predominantly features derived Savannah vegetation, whereas the central area is situated within the rain forest belt. The southern region of the state features a mangrove swamp. The geographical features of the State include vast areas of fertile soil conducive to agricultural practices, along with savannah regions located in the northwestern section, which are ideal for livestock grazing. Additionally, there exist extensive forest reserves, rivers, lagoons, rocky formations, mineral deposits, and a coastline. Ogun State features elevated terrain in the northern region that gradually descends toward the southern area. The most elevated area is located in the north-west, reaching an altitude exceeding 300 metres above sea level, whereas the lowest point is found in the southern region, culminating in an extensive series of lagoons<sup>ii</sup>.

### **3.1.3 Demographics**

According to the 1991 Census, the population of Ogun State was recorded at 2,333,726 individuals. As of 1991, Ogun State recorded a total of 578,835 households, which were distributed in an uneven manner across the various Local Government Areas within the State. The population, growing at an

annual rate of 2.83 percent, was estimated to be 3,297,408 in 2003 and projected to reach 3,486,683 by 2005. The forecasts suggested that in 2023, approximately 1,483,834 individuals, representing 45 percent of the population, would reside in urban regions, while 1,813,574 individuals, accounting for 55 percent, would inhabit rural areas. The estimated male population stood at 1,615,730, accounting for 49 percent, while the female population was recorded at 1,681,678, representing 51 percent. Approximately 5.40 percent of the population consisted of children under one year of age, while those under five years represented 19.10 percent. Individuals of childbearing age, defined as those between 15 and 49 years, constituted

25.0 percent of the overall population and approximately 49 percent of the total female demographic. Children below the age of five represented 629,805 individuals, constituting 19.1 percent of the overall population.

As of the year 2003, the estimated population of Ogun State stands at 3.246 million individuals. The population consists of 1.591 million males, accounting for 49%, and 1.655 million females, representing 51%. The state's population stands at 3.25 million, representing approximately 2.5% of the anticipated national population of 133 million for the year 2023. The land area of the State encompasses 16,762 square kilometers, which accounts for 1.8% of the total land mass of the nation. Consequently, the population density of the state is recorded at 194 individuals per square kilometer<sup>3</sup>. The population density within the State exhibits variation across different LGAs, as indicated by the census data provided by the NPC. Abeokuta stands out as the most densely populated settlement, with a remarkable density of 7,476 individuals per square kilometer. The remaining relatively populous local governments include Ota, Ifo, Ijebu-Ode, Ikenne, and Sagamu, exhibiting population densities between 300 and 900 individuals per square kilometer. All remaining settlements exhibit population densities below 300 individuals per square kilometer. The estimated population of Ogun State for the year 2003 is calculated based on two primary elements: the foundational population of

2.334 million recorded in 1991 (NPC) and an annual growth rate that is based on various scenarios of fertility decline observed at the national level<sup>iii</sup>.

### **3.2. Research Design**

This study employed a case study methodology to examine the variables of abandoned estates that are associated with residential satisfaction and urban renewal in the Ogun metropolis. The various types of information gathered were largely influenced by the researcher's background in urban planning and comprehensive understanding of the research issue at hand. The methodology employed encompassed the delineation of the research domain, the articulation of the study's purpose, objectives, and hypothesis, as well as the primary inquiries it aimed to address. Data were collected through a field survey of a surrounding community employing questionnaires, observational methods, and personal interviews to assess the factors contributing to vacant estates and their effects on the.

Mixed method was considered suitable for exploring the reasons behind estate abandonment and the potential long-term economic implications of this phenomenon. This approach enabled the researcher to determine and enhance the validity and reliability of the data<sup>iv</sup>.

### **3.3 Research Philosophy**

A mixed methodology was deemed most appropriate due to the examination of the interplay between residential characteristics and human emotions, which culminates in specific human behaviors. This analysis aims to inform a revitalization strategy for the repurpose of abandoned estates. A qualitative methodology encompasses the gathering of 'soft data' expressed through sentences, words, phrases, and images, which serve to elucidate individuals' opinions, attitudes, and emotions.

This methodology was shaped by the realist viewpoint, which relied on the researcher's

comprehension of social reality. The investigator posited that the inadequacy of current policies or programs to address the decline of vacant estates necessitated empirical research aimed at formulating a revitalization strategy grounded in meaningful community involvement.

### **3.4 Data Collection**

The research employed both primary and secondary data collection methods to improve the quality of the study in relation to the objectives outlined in the first chapter. The primary methods for data collection encompassed a comprehensive literature review, utilization of internet resources, observational techniques, analysis of case studies, administration of a questionnaire survey, and conducting interviews with key informants.

#### **3.4.1 Primary Data**

The information needed include details of housing units, neglected properties, and households within the study area. The primary data for this study were collected through a range of tools including questionnaires, GPS device and recorder. The information needed from the primary source encompasses the socio-economic attributes of the residents, as well as the respondents' evaluations regarding their level of satisfaction, perceived threats, and potential advantages associated with the existence and repurposing of abandoned properties.

#### **Data Types**

In order to analyze the effects of architectural futility, this study collected demographic and perceptual information from residents about their proximity to these buildings, duration of awareness, perceived impacts on neighborhood aesthetics, property values, social environment, and environmental concerns, as well as their own duration of residence and tenure status. The spatial data collected included the location, physical characteristics (type, size, condition, style,

surroundings), estimated abandonment duration, and accessibility of abandoned buildings within selected Abeokuta estates.

### **3.4.2 Secondary Data Source**

The researcher used secondary data, carefully reviewing and clarifying relevant information obtained from reputable sources like the Ministry of Physical Planning and Urban Development (urban planning documents, zoning regulations), the Bureau of Lands and Survey (spatial data, land ownership records), the Ministry of Housing (housing policies, development records), and the Ministry of Local Government and Chieftaincy Affairs (local administrative data) in Ogun State. Additionally, a thorough analysis of the literature included departmental and governmental documents, institutional publications, academic books, journal articles, previous studies, and internet sources offered insightful information about vacant estates, urbanization, and the adaptive reuse of abandoned lots in both developed and developing countries.

### **3.4.3 Reconnaissance Survey**

The initial phase involved conducting a reconnaissance survey to ensure that the researcher gained a comprehensive understanding of the study area being examined. This enabled the researcher to define the limits of each estate being examined, as the study was carried out on a neighborhood scale, with each neighborhood possessing its unique identity and geographical boundaries.

### **3.4.4 Data Collection Instruments, Tools and Techniques**

Data were collected directly from the field, utilizing the layout plan of certain local government areas in Ogun State, along with an observation guide and photographic evidence that illustrated the state of the neglected facilities. The primary methods utilized comprised in-person interviews

with pertinent officials and a focus group discussion (FGD) involving essential informants for the selection of the key informants. This allowed the researcher to produce insights derived from their experiences related to the study subject. Semi-structured interviews offer a degree of flexibility while yielding comprehensive insights. The procedures involved in the collection of primary data were outlined as follows:

#### **3.4.5 Direct Observation**

The researcher utilized direct observation to spatially delineate each estate in accordance with the physical attributes of the abandoned structures and their state, further substantiated by photographic evidence. This approach was adopted to guarantee that factors indicative of squalor and degeneration could be effectively utilized. Additionally, the coordinates of abandoned structures were recorded to assist in the georeferencing of images intended for use, a process that also functions as a form of ground truthing. This enhanced the scholar's understanding and perspectives regarding the unoccupied and forsaken properties. The compilation of coordinates obtained from an abandoned structure during a site visit, facilitated by the use of a handheld GPS device.

#### **3.4.6 Interviews**

The employment of interviews to gather insights from key informants is considered a standard practice in the field of urban planning research. In pursuit of this objective, a structured interview guide was employed to facilitate semi-structured interviews with representatives from housing agencies located in Ogun state.

The initial interview involved representatives from the Ogun State Ministry of Housing (MOH), which is responsible for ensuring the provision of sufficient and high-quality housing. Consistent with the duties of the ministry, the inquiries encompass four primary themes: the development and

execution of housing policies, the provision of infrastructure within government housing estates, the oversight and upkeep of current housing estates, and the coordination of agencies engaged in housing issues.

The subsequent interview involved representatives from the Ministry of Physical Planning and Urban Development (MPPUD), an entity tasked with the formulation of policies related to housing provision, the comprehensive coordination of housing delivery, and the processes of regeneration. Data were collected regarding significant policy matters concerning the access of low-income populations to quality housing and the upkeep of housing estates.

The third set of interviews involved officials from the Ogun State Property Investment Corporation (OPIC), a statutory entity dedicated to the advancement of residential, commercial, and industrial real estate.

The fourth interview involved a key informant from the Ogun State Urban Planning Authority, the primary ministry overseeing all physical development types within the state, encompassing residential, commercial, industrial, public, and institutional land uses. The purpose of the interview was to gather insights regarding the quality of housing, the challenges posed by urban sprawl, and the strategies for revitalization.

The key informant interviews revealed issues that could not be thoroughly explored via the questionnaire and served to enhance the literature review, documentary research, observation, and policy analysis. The semi-structured questions employed during the interviews allowed respondents ample time and space to articulate their perspectives on the research inquiries in an unbiased manner.

### **3.4.7 Household Survey**

Important information for this study came from the household survey, which revealed how satisfied

the locals were with neighborhood features and abandoned properties. This information made it possible to assess the influence and efficacy of current housing policies. There is a great deal of possibility for using this data to guide the creation of new housing policies and initiatives. The thoroughness of the field survey execution and the quality of the questionnaire design were critical to the reliability of the household survey results. The survey instrument covered four important categories, and the main goal was to collect information from people who live close to vacant estates and homes.

#### **3.4.8 Focus Group Discussions (FGDs)**

The focus group discussions were not perceived as traditional question-and-answer sessions and took place on 2 separate occasions. The initial discussion guide provided insights into residents' perspectives regarding housing conditions, the deterioration of housing quality, neighborhood decline, and residential satisfaction as perceived by various stakeholders.

While the ideal number of participants for a focus group can differ<sup>4</sup>, the researcher invited 20 individuals at each of the 3 distinct study locations. The intention to conduct a group discussion was conveyed to each Chairman of the Community Development Association (CDA), emphasizing the criteria for selection. Subsequently, invitations were issued to potential participants, and the dialogue was facilitated by the researcher.

When required, an interpreter was available. The participants were encouraged to express their thoughts explaining that their responses held significance for the matters being examined. Participants were urged to share their views openly and were guaranteed that their feedback would solely serve educational objectives. The duration of each focus group discussion ranged from one to two hours, during which audio and video recording devices were employed to capture the conversations, alongside photographic documentation. Consent was obtained from participants for

the recording.

### 3.5 Research Population, Sample and Sampling Technique

#### 3.5.1 Sampling Frame and Sample Size

In studies of this kind that pertain to the status of unoccupied structures within the Abeokuta metropolis, conducting a survey encompassing the entire population proves to be impractical. Consequently, there was a necessity for a sampling design and methodology aimed at gathering data from a suitably sized sample that has been scientifically established to accurately reflect the research population<sup>5</sup>. The compilation of public housing estates situated across various regions of the metropolis, functioned as the sampling frame. The sampling involved the purposive selection of four estates within the Abeokuta metropolis, determined by the availability and access to available government data from the Ogun State Bureau of Lands and Survey and Ministry of Housing. Data on the other government owned estates was unavailable at the time of this study, and Private estate managers refused to release the necessary information.

**Table 3.1 Housing Estates in Abeokuta**

<b>PUBLIC ESTATES</b>		
<b>Estate Name</b>	<b>Location</b>	<b>Notable Features</b>
<b>Ibara Housing Estate</b>	Ibara, Abeokuta	One of the oldest government estates; managed by Ogun State Housing Corporation.
<b>Kemta Extension Estate</b>	Kemta, Idi-Aba, Abeokuta	Developed by Ogun State Housing Corporation; offers various housing units.
<b>Prince Court Estate</b>	Kobape Road, Abeokuta	A modern estate with affordable housing units; part of Ogun State's housing initiatives.
<b>Laderin</b>	Laderin,	Features residential plots; located

<b>Housing Estate</b>	Abeokuta	near key government institutions.
Obasanjo Hilltop Estate	Oke-Mosan, Abeokuta	High-end estate known for its exclusivity; home to notable personalities.
<b>Federal Housing Estate</b>	Olomore, Abeokuta	Developed by the Federal Government; provides housing for civil servants and the public.
Asero Housing Estate	Asero, Abeokuta	Government-developed estate with residential units; located along the A5 Federal Abeokuta-Ibadan Road.
Workers Estate	Abeokuta	Comprises 1,000 units aimed at providing affordable housing for workers.
PMB Estate	Abeokuta	A green and sustainable housing development named after President Muhammadu Buhari.
<b>Private Estates</b>		
Orange Valley Estate	Oke-Mosan, Abeokuta	Offers luxury housing options; proximity to Obasanjo Hilltop Estate.
Rockview Estate	Abeokuta	Privately developed; details on specific features are limited.
Sparklight Estate	Abeokuta	Known for modern housing units; specifics on amenities are scarce.
Flourish City Estate	Abeokuta	Developed by PWAN Homes; offers panoramic views and modern facilities.
Goshen Estate	Asero, Abeokuta	Residential estate with various housing options; details on amenities are limited.
Unity Estate	Abeokuta	Features a mix of bungalows and apartments; specifics on facilities are minimal.
Panseke Estate	Panseke, Abeokuta	Offers detached bungalows; located in a well-developed area.
Infinity Estate	Abeokuta	Mixed-use estate; includes residential and commercial plots.
Steeze Estate	Kotape, Abeokuta	Mixed-use development; details on specific features are limited.
Orange Valley Estate	Oke-Mosan, Abeokuta	Offers luxury housing options; proximity to Obasanjo Hilltop Estate.

Source: Ministry of Housing (2024)

### 3.5.2 Sample Size

Recognizing the challenges associated with attaining comprehensive coverage of the vacant building/ units within all public estates in Abeokuta, and considering the constraints of time and resources, it became essential to determine an appropriate sample size. The study encompassed a total of four estates: Ibara Housing Estate, Asero Housing Estate, Obasanjo Hilltop Housing Estate, and Laderin Housing Estate, all located within the Abeokuta metropolis with a sum of 1656 units in total.

### 3.5.3 Study Population

The study population comprises four selected housing estates within the Abeokuta metropolis, including completed occupied, completed but unoccupied housing units, vacant land, and abandoned uncompleted buildings in the study areas.

**Table 3.2 Study Population**

NAME OF ESTATE	TOTAL NO OF PLOTS	ABANDONED COMPLETED HOUSES	ABANDONED UNCOMPLETED BUILDING	VACANT ABANDONED LANDED PROPERTIES	TOTAL ABANDONED PROPERTY
ASERO HOUSING ESTATE	282	31	34	32	97
OBASANJO HILLTOP ESTATE	516	39	12	29	80

LADERIN HOUSEING ESTATE	360	30	14	23	87
IBARA GRA HOUSING ESTATE	500	56	11	89	156

Source: Field Survey, October 2024

### 3.5.4 Sampling Procedure

This study adopted a multi-stage sampling procedure to select both the study areas and respondents. First, four housing estates in Abeokuta, Ibara GRA, Asero, Obasanjo Hilltop, and Laderin Estates were purposively selected based on their prominence, mix of developed and undeveloped plots, and visible presence of abandoned residential buildings. Using layout plans and maps, each estate was further divided into streets to help identify abandoned, unoccupied, and unfinished buildings within their boundaries.

After identifying these buildings through direct GPS observation, systematic sampling was used to select households for questionnaire administration. Every third or fifth occupied house near or opposite an abandoned property was chosen to ensure respondents had direct experience with the issue. In total, 507 residents across the four estates participated in the survey, providing data on causes, impacts, and possible solutions to residential building abandonment in their communities

### 3.6 Data Analysis

The data and information gathered from key informant interviews conducted in person, along with case studies and additional sources, underwent thorough examination and refinement, followed by coding and qualitative analysis. Qualitative data is represented through words, whereas quantitative data is expressed numerically or may have initially been in verbal form but is subsequently converted into numerical format<sup>5</sup>.

Moreover, qualitative research frequently employs overarching ideas, themes, or concepts as instruments for drawing general conclusions. The research employed a combination of descriptive and inferential statistical methods to examine the data. The presentation and analysis of the data were conducted utilizing descriptive statistical tools.

### **3.6.1 Qualitative Analysis**

The qualitative component of this research focused on understanding the nuances of abandoned properties, urbanization, and revitalization initiatives within the selected housing estates. To achieve this, several steps were taken. Firstly, field data were pre-coded to facilitate systematic analysis. Secondly, audio recordings of interviews with informants, who provided in-depth perspectives, were transcribed. Finally, where appropriate, key insights from these interviews were synthesized into concise notes. The resulting qualitative data was then analyzed to explore the characteristics of the respondents and to examine the effects of abandoned properties, the phenomenon of urbanization, and the impacts of the revitalization initiatives.

### **3.6.2 Quantitative Analysis**

The quantitative analysis of this study employed structured questionnaire instruments to capture and analyze the causative factors and impacts of abandoned residential buildings across selected housing estates in Abeokuta, Ogun State. Data were collected from 507 residents across Ibara GRA, Asero, Obasanjo Hilltop, and Laderin Housing Estates. The questionnaire captured variables on demographic characteristics, property abandonment triggers, perceived socio-economic and environmental impacts, and respondents' views on potential revitalization measures.

To process and interpret the collected data, both descriptive and inferential statistical tools were applied using SPSS (Statistical Package for Social Sciences). Descriptive statistics such as frequencies,

percentages, means, and standard deviations were employed to summarize demographic data, the extent of abandonment, and the severity of perceived impacts. For inferential analysis, the Relative Importance Index (RII) was utilized to rank the factors responsible for residential building abandonment. Correlation and regression analyses is also used to explore the relationship between abandonment factors and their perceived impacts on the community. Additionally, the spatial distribution of abandoned properties was mapped using GPS coordinates and analyzed through QGIS software. This geo-spatial data provided insights into clustering patterns and physical dispersal across estates.

### **3.7 Validity and Reliability**

Steps were taken to ensure the credibility of this study based on the concepts of validity and reliability was achieved. A pilot survey was undertaken before the actual field survey with a view to ascertaining the truthfulness and appropriateness of data collection instrument in measuring the nature and meanings of variables. This involved administering the questionnaire to test its strength as a data collection tool that could provide answers to the research questions. The pilot survey was undertaken in Abeokuta. 25 questionnaires were administered to assess the clarity, appropriateness, adequacy, effectiveness and reliability of the data collection instrument.

The next stage was comparison of the results of the pilot survey with those from similar studies in order to determine the level of disparity or similarity. Format as well as content problems identified during the pilot survey were corrected and the amended version of the questionnaire was produced, printed and administered during the survey exercise.

Validity is described by Mason (1996), cited in Farthing, as concerns of the extent to which in a piece of research, the researcher is measuring what they say they are measuring. The two main types of validity are internal and external. Internal validity is concerned with ensuring that what the researcher studied and

found was the reality. Triangulation was utilized to strengthen internal validity. This was achieved by the collection of data from many sources and use of various methods to establish emerging research findings. The study also presented diverse viewpoints on specific phenomena. Procedures to enhance accuracy included checking transcripts to minimize any obvious mistakes during transcription and to avoid imposing opinions on participants during data analysis and interpretation.

### **3.8 Limitations of the Methodological Approach**

The limitations of the methodological approach adopted for this study included difficulties in obtaining the layout plan of the housing estates which was required to facilitate the questionnaire survey. This was time consuming due to officials' busy schedules. Furthermore, the qualitative approach was more time-consuming than the quantitative one because it encompasses a range of data collection methods stretching from interviews, observation and the use of archives, documents and records from the past. The University set time frames to complete the programme, placed additional pressure on the researcher. The strategies used to overcome these limitations included the use of different methods and multiple sources of data collection that included interview, questionnaire and observation with a view to exploring research questions from different angles and the researcher drawing on her professional experience.

## Endnotes

<sup>250</sup>Ogun State Government, Nigeria, *Ogun State Housing Delivery*, (Available online at [www.Ogunstate.Gov.ng/Php](http://www.Ogunstate.Gov.ng/Php), accessed July 21,2024).

<sup>25</sup>National Population Commission of Nigeria website, 2023

<sup>252</sup>Ogun State Government, Nigeria, *Ogun State Regional Plan (OSRP)*, 2023.

<sup>253</sup>Suzanne Farthings, *Research in Urban Planning: A Student Guide*, (Los Angeles, Washington, D.C.: SAGE). ), 2023.

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## Chapter Four

### Results and Discussion of Findings

This chapter is on data analysis obtained from the survey undertaken through the administration of questionnaire to the Residents of Ibara, Asero, Obasanjo Hilltop and Laderin housing estates in Abeokuta of Ogun State on spatial distribution and impact analysis of abandoned buildings in their neighborhood. The chapter is centered on the locational characteristics of respondents, socio- economic characteristics, housing characteristics, factors responsible for the abandonment of residential buildings, effects of residential abandonment as well as physical site observation of the geospatial data and analysis of the spatial information and its representation on an imagery with the use of QGIS software.

#### 4.1 Questionnaire distribution

Table 4.1 shows the distribution of questionnaire to the respondents. The tables show that 502 96.5% of the questionnaire was completely filled and returned while the remaining 18 (3.5%) were neither completed or returned.

**Table 4.1: Numbers of distributed questionnaire**

<b>Numbers of questionnaire distributed</b>	<b>Frequency</b>	<b>Percentage</b>
<b>Returned</b>	<b>502</b>	<b>96.5</b>
<b>Unreturned</b>	<b>18</b>	<b>3.5</b>
<b>Total</b>	<b>520</b>	<b>100</b>

*Source:Field survey, January 2024*

#### **Table 4.2 Distribution of respondents' base on estate**

Table 4.2 below shows the distribution of respondents' base on each estate under survey. The table shows that 127 (97.6%) in OGD Estate filled the questionnaire, 126 (97%) were completely filled in Obasanjo Hilltop, 121 (93%) were filled in Ibara Estate and 128 (98.4%) were filled in Laderin Estate.

<b>ESTATE</b>	<b>Frequency</b>	<b>Percentage</b>
<b>OGD ESTATE, Asero</b>	<b>127</b>	<b>97.6</b>
<b>Obasanjo Hilltop</b>	<b>126</b>	<b>97</b>
<b>Ibara Estate</b>	<b>121</b>	<b>93</b>
<b>Laderin Estate</b>	<b>128</b>	<b>98.4</b>

*Field survey, January 2024*

#### **4.1.1 Socio-Economic Characteristics of Respondents in OGD Estate Asero**

Table 4.3 revealed that 78 (61.4%) of the participants were male while 49 (39.6%) were female.

**Table 4.3: Gender of respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
Male	78	61.4
Female	49	39.6
Total	127	100.0

**Source:** *Field Survey, January, 2024*

Table 4.4 revealed that 31 (24.4%) of the participants were between the age 25 – 35 years, 53 (41.7%) were between the age 36- 45years, 28 (22%) were between age 46 – 60 years while 15 (11.8%) were 61 years and above.

**Table 4.4: Age Group of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
25 -35 Years	31	24.4
36-45 Years	53	41.7
46-60 Years	28	22
61Years Above	15	11.8
Total	127	100.0

**Source:** *Field Survey, January, 2024*

Results on table 4.5 below showed that 24.4% of the respondents are single, 49.6% are married, while 26% are either divorced or are widows and widowers. The greater percentage of married people in the study area can be an indicator of population increase, which is one of the factors responsible for the need for residential housing.

**Table 4.5: Marital Status of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
Single	31	24.4
Married	63	49.6
Others	33	26
	127	100.0

**Source:** *Field Survey, January, 2024*

Table 4.6 shows below that the respondents are well educated because 60.6% of the respondents attained tertiary education. Moreover, majority of the respondents have one form of education or the other. This indicates that they know what is going on in the community and information provided could prove useful for the study.

**Table 4.6: Level of Education of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
No formal Education	6	4.7
Primary Education	11	8.6
Secondary Education	33	26
Tertiary	77	60.6
<b>Total</b>	<b>127</b>	<b>100</b>

**Source:** *Field Survey, January, 2024*

Table 4.7 shows that most of the respondents are public employees having a total 60% and those who are self-employed are 23.6%. The other occupations feature the retiree and the unemployed. This shows that most of the residents are well to do and understand the need for residential buildings.

**Table 4.7: Occupation of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
Public Employee	76	60
Retired	12	9.4
Self Employed	30	23.6
Unemployed	9	7
<b>Total</b>	<b>127</b>	<b>100.0</b>

**Source:** *Field Survey, January 2024*

Table 4.8 shows the average income of respondents. Respondent with 30,000 – 50,000 has 44.8%, while those who earn between 50,000 – 90,000 has a percentage of 34.5% while the others account for 10.3% respectively. This helps to understand that the respondent’s average income is not sustainable, hence the reason for getting land at cheap rate in the community.

**Table 4.8: Average Income of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
30,000 – 50,000	14	11
51,000 – 90,000	21	16.5
91,000 – 120,000	40	31.5
Above 120,000	52	41
<b>Total</b>	<b>127</b>	<b>100</b>

**Source:** *Field Survey, January, 2024*

Table 4.9 reveals that majority (46.5%) of the respondents occupy block of flat type of housing whereas about 33.1% reside in semi-detached. The lowest percentage (5%) are those who reside in face to face houses.

**Table 4.9: Housing types of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
Block Of Flat	59	46.5
Detached	21	16.5
Face To Face	5	18.5
Semi-Detached	42	33.1
<b>Total</b>	<b>127</b>	<b>100</b>

**Source:** *Field Survey, January, 2024*

Table 4.10 shows the distribution of those who are responsible for infrastructural maintenance of both residential building and other infrastructural needs in the society. 24.4% of respondents confirmed that infrastructural maintenance is through the efforts of the private individual, community efforts, non-governmental organization amongst others. But 59.8% attributed infrastructural maintenance to community's intervention. This shows that the government is not doing well enough to provide infrastructural facilities for residential building.

**Table 4.10: Infrastructural Facilities Maintenance**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
Community Efforts	76	59.8
Government	20	15.7
Non-Governmental Organization	-	-
Private Individual	31	24.4
<b>Total</b>	<b>127</b>	<b>100</b>

**Source:** *Field Survey, January, 2024*

#### 4.1.2 Socio-Economic Characteristics of Respondents in Obasanjo Hilltop Estate

Table 4.11 revealed that 72 (57.1%) of the participants were male while 54 (39.6%) were female.

**Table 4.11: Gender of respondents**

Variables	Frequency	Percentage
Male	72	57.1
Female	54	42.9
Total	126	100.0

**Source:** Field Survey, January, 2024

Table 4.12 revealed that 25 (19.8%) of the participants were between the age 25 – 35 years, 53 (42%) were between the age 36- 45years, 33 (26.2%) were between age 46 – 60 years while 15 (12%) were 61 years and above.

**Table 4.12: Age Group of Respondents**

Variables	Frequency	Percentage
25 -35 Years	25	19.8
36-45 Years	53	42
46-60 Years	33	26.2
61Years Above	15	12
Total	126	100.0

**Source:** Field Survey, January, 2024

Table 4.13 results showed that 24.4% of the respondents are single, 49.6% are married, while 26% are either divorced or are widows and widowers. The greater percentage of married people in the study area can be an indicator of population increase, which is one of the factors responsible for the need for residential housing.

**Table 4.13: Marital Status of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
Single	21	16.6
Married	76	60.4
Others	29	23
	126	100.0

**Source:** *Field Survey, January, 2024*

Table 4.14 shows that the respondents are well educated because 62% of the respondents attained tertiary education. Moreover, majority of the respondents have one form of education or the other. This indicates that they know what is going on in the community and information provided could prove useful for the study.

**Table 4.14: Level of Education of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
No formal Education	4	3.2
Primary Education	6	4.8
Secondary Education	38	30
Tertiary	78	62
Total	<b>126</b>	<b>100</b>

**Source:** *Field Survey, January, 2024*

Table 4.15 shows that most of the respondents are public employees having a total 55.5% and those who are self-employed are 28.5%. The other occupations feature the retiree and the unemployed. This shows that most of the residents are well to do and understand the need for residential buildings.

**Table 4.15: Occupation of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
Public Employee	70	55.5
Retired	20	15.7
Self Employed	36	28.5
Unemployed	-	
<b>Total</b>	<b>126</b>	<b>100.0</b>

**Source:** *Field Survey, January 2024*

Table 4.16 shows the average income of respondents. Respondent with 30,000 – 50,000 has 44.8%, while those who earn between 50,000 – 90,000 has a percentage of 34.5% while the others account for 10.3% respectively. This helps to understand that the respondent's average income is not sustainable, hence the reason for getting land at cheap rate in the community.

**Table 4.16: Average Income of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
30,000 – 50,000	13	10.3
51,000 – 90,000	21	16.6
91,000 – 120,000	33	26
Above 120,000	59	47
<b>Total</b>	<b>126</b>	<b>100</b>

**Source:** *Field Survey, January, 2024*

Table 4.17 reveals that majority (60.3%) of the respondents occupy Detached flat type of housing whereas about 37.3% reside in semi-detached. The lowest percentage (4%) are those who reside in block of flat.

**Table 4.17: Housing types of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
Block Of Flat	5	4
Detached	76	60.3
Face To Face	-	
Semi-Detached	47	37.3
<b>Total</b>	<b>126</b>	<b>100</b>

**Source:** *Field Survey, January, 2024*

Table 4.18 shows the distribution of those who are responsible for infrastructural maintenance of both residential building and other infrastructural needs in the society. 56.3% of respondents confirmed that infrastructural maintenance is through the efforts of the community efforts, But 39.7% attributed infrastructural maintenance to governmental intervention. This shows that the government is not doing well enough to provide infrastructural facilities for residential building.

**Table 4.18: Infrastructural Facilities Maintenance**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
Community Efforts	71	56.3
Government	50	39.7
Non-Governmental Organization	-	-
Private Individual	5	4
<b>Total</b>	<b>126</b>	<b>100</b>

**Source:** *Field Survey, January, 2024*

#### 4.1.3 Socio-Economic Characteristics of Respondents in Ibara Housing Estate

Table 4.19 revealed that 74 (57.1%) of the participants were male while 47 (38.8%) were female.

**Table 4.19: Gender of respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
Male	74	61.2
Female	47	38.8
<b>Total</b>	<b>121</b>	<b>100.0</b>

**Source:** *Field Survey, January, 2024*

Table 4.20 revealed that 25 (19.8%) of the participants were between the age 25 – 35 years, 53 (42%) were between the age 36- 45years, 33 (26.2%) were between age 46 – 60 years while 15 (12%) were 61 years and above.

**Table 4.20: Age Group of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
25 -35 Years	22	18.1
36-45 Years	56	46.2
46-60 Years	28	23.1
61Years Above	15	12.4
Total	121	100.0

**Source:** *Field Survey, January, 2024*

Results showed that 24.4% of the respondents are single, 49.6% are married, while 26% are either divorced or are widows and widowers. The greater percentage of married people in the study area can be an indicator of population increase, which is one of the factors responsible for the need for residential housing.

**Table 4.21: Marital Status of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
Single	21	16.6
Married	76	60.4
Others	29	23
	121	100.0

**Source:** *Field Survey, January, 2024*

Table 4.22 shows that the respondents are well educated because 62% of the respondents attained tertiary education. Moreover, majority of the respondents have one form of education or the other. This indicates that they know what is going on in the community and information provided could prove useful for the study.

**Table 4.22: Level of Education of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
No formal Education	4	3.2
Primary Education	6	4.8
Secondary Education	38	30
Tertiary	78	62
<b>Total</b>	<b>121</b>	<b>100</b>

**Source:** *Field Survey, January, 2024*

Table 4.23 shows that most of the respondents are public employees having a total 62% and those who are self-employed are 25.1%. The other occupations feature the retiree and the unemployed. This shows that most of the residents are well to do and understand the need for residential buildings.

**Table 4.23: Occupation of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
Public Employee	75	62
Retired	15	12.4
Self Employed	31	25.1
Unemployed	-	
<b>Total</b>	<b>121</b>	<b>100.0</b>

**Source:** *Field Survey, January 2024*

Table 4.24 shows the average income of respondents. Respondent with 30,000 – 50,000 has 6.6%, while those who earn between 50,000 – 90,000 has a percentage of 17.3% while the others account for 48.7% respectively. This helps to understand that the respondent's average income is not sustainable, hence the reason for getting land at cheap rate in the community.

**Table 4.24: Average Income of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
30,000 – 50,000	8	6.6
51,000 – 90,000	21	17.3
91,000 – 120,000	33	2.2
Above 120,000	59	48.7
<b>Total</b>	<b>121</b>	<b>100</b>

**Source:** *Field Survey, January, 2024*

Table 4.25 reveals that majority (60.3%) of the respondents occupy Detached flat type of housing whereas about 37.3% reside in semi-detached. The lowest percentage (4%) are those who reside in block of flat.

**Table 4.25: Housing types of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
Block of Flat	5	4
Detached	76	60.3
Face To Face	-	
Semi-Detached	47	37.3
<b>Total</b>	<b>126</b>	<b>100</b>

**Source:** *Field Survey, January, 2024*

Table 4.26 shows the distribution of those who are responsible for infrastructural maintenance of both residential building and other infrastructural needs in the society. 58.7% of respondents

confirmed that infrastructural maintenance is through the efforts of the community efforts, But 41.3% attributed infrastructural maintenance to governmental intervention. This shows that the government is not doing well enough to provide infrastructural facilities for residential building.

**Table 4.26: Infrastructural Facilities Maintenance**

Variables	Frequency	Percentage
Community Efforts	71	58.7
Government	50	41.3
Non-Governmental Organization	-	-
Private Individual	5	4
Total	<b>121</b>	<b>100</b>

*Source: Field Survey, January, 2024*

#### 4.1.4 Socio-Economic Characteristics of Respondents in Laderin Estate

Table 4.26 revealed that 71 (55.4%) of the participants were male while 57 (44.5%) were female.

**Table 4.26: Gender of respondents**

Variables	Frequency	Percentage
Male	71	55.4
Female	57	44.5
Total	128	100.0

*Source: Field Survey, January, 2024*

Table 4.27 revealed that 29 (23%) of the participants were between the age 25 – 35 years, 52 (41%) were between the age 36- 45years, 32 (25%) were between age 46 – 60 years while 15 (12%) were 61 years and above.

**Table 4.27: Age Group of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
25 -35 Years	29	23
36-45 Years	52	41
46-60 Years	32	25
61Years Above	15	12
Total	128	100.0

**Source:** *Field Survey, January, 2024*

Table 4.28 results showed that 22% of the respondents are single, 61.7% are married, while 20.3% are either divorced or are widows and widowers. The greater percentage of married people in the study area can be an indicator of population increase, which is one of the factors responsible for the need for residential housing.

**Table 4.28: Marital Status of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
Single	28	22
Married	79	61.7
Others	26	20.3
	128	100.0

**Source:** *Field Survey, January, 2024*

Table 4.29 shows that the respondents are well educated because 72.6% of the respondents attained tertiary education. Moreover, majority of the respondents have one form of education or the other. This indicates that they know what is going on in the community and information provided could prove useful for the study.

**Table 4.29: Level of Education of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
No formal Education	4	3.1
Primary Education	6	4.8
Secondary Education	25	19.5
Tertiary	93	72.6
<b>Total</b>	<b>128</b>	<b>100</b>

**Source:** *Field Survey, January, 2024*

Table 4.30 shows that most of the respondents are public employees having a total 64% and those who are self-employed are 29.7%. The other occupations feature the retiree and the unemployed. This shows that most of the residents are well to do and understand the need for residential buildings.

**Table 4.30: Occupation of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
Public Employee	82	64
Retired	8	6.3
Self Employed	38	29.7
Unemployed	-	
<b>Total</b>	<b>128</b>	<b>100.0</b>

**Source:** *Field Survey, January 2024*

Table 4.31 shows the average income of respondents. Respondent with 30,000 – 50,000 has 4%, while those who earn between 50,000 – 90,000 has a percentage of 16.4% while 49.2% earned between 91,000 – 120,000 and the others account for 49.2% respectively. This helps to understand that the respondent's average income is not sustainable, hence the reason for getting land at cheap rate in the community.

**Table 4.31: Average Income of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
30,000 – 50,000	5	4
51,000 – 90,000	21	16.4
91,000 – 120,000	39	30.4
Above 120,000	63	49.2
<b>Total</b>	<b>128</b>	<b>100</b>

**Source:** *Field Survey, January, 2024*

Table 4.32 reveals that majority (59.3%) of the respondents occupy Detached flat type of housing whereas about 36.7% reside in semi-detached. The lowest percentage (4%) are those who reside in block of flat.

**Table 4.32: Housing types of Respondents**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
Block of Flat	5	4
Detached	76	59.3
Face To Face	-	
Semi-Detached	47	36.7
<b>Total</b>	<b>128</b>	<b>100</b>

**Source:** *Field Survey, January, 2024*

Table 4.33 shows the distribution of those who are responsible for infrastructural maintenance of both residential building and other infrastructural needs in the society. 58.7% of respondents confirmed that infrastructural maintenance is through the efforts of the community efforts, But 41.3% attributed infrastructural maintenance to governmental intervention. This shows that the government is not doing well enough to provide infrastructural facilities for residential building.

**Table 4.33: Infrastructural Facilities Maintenance**

<b>Variables</b>	<b>Frequency</b>	<b>Percentage</b>
Community Efforts	78	58.7
Government	50	41.3
Non-Governmental Organization	-	-
Private Individual	5	4
<b>Total</b>	<b>128</b>	<b>100</b>

*Source: Field Survey, January, 2024*

#### **4.2 Interview Session: Thematic Analysis of Qualitative Data**

In order to gain deeper insights into the underlying factors responsible for the abandonment of buildings and their implications for the built environment in selected estates in Abeokuta, a series of in-depth interviews were conducted with residents and key stakeholders. The responses were subjected to **thematic analysis** following the six-step framework by Braun and Clarke (2006): familiarization with data, generating initial codes, searching for themes, reviewing themes, defining and naming themes, and producing the report. From the narratives provided by participants, five major themes emerged. These are discussed below with representative excerpts from the participants.

##### **Theme 1: Generational Shifts and Inherited Properties**

The most commonly mentioned cause of building abandonment is **intergenerational property transfer**, where original owners (typically elderly or deceased) have passed on, while their children or inheritors are either uninterested or absent (often living in urban centers or abroad). This disconnect has led to structural neglect and underutilization of properties.

*“The majority of the buildings that have been abandoned are allocated to our grandfathers and fathers, many of whom have since passed away. There are no children available to engage them, as a significant number of the children are currently in Lagos or other regions of the country, and some are even abroad.” — Interviewee A*

This finding highlights the demographic and socio-cultural dimensions of urban disuse, consistent with studies by Adegun and Taiwo (2022), who emphasize the role of familial migration in estate underdevelopment.

### **Theme 2: Physical Deterioration and Architectural Redundancy**

Several interviewees noted that the architectural characteristics of some abandoned buildings no longer fit the needs or tastes of potential occupants. Oversized or outdated homes often become liabilities rather than assets, especially in the absence of proper estate management or redesign strategies.

*“There was a period during which certain individuals chose to reside there; however, for reasons known only to them, they departed, perhaps due to the house being excessively large for their needs.” — Interviewee D*

This aligns with the concept of **functional obsolescence** in real estate literature, where buildings lose utility not due to structural damage, but to mismatch with modern lifestyle needs (Onifade & Adeyemi, 2021).

### **Theme 3: Security Threats and Criminal Occupation**

One of the most significant impacts of abandoned buildings is the **increased security risk** to the surrounding community. Participants reported that such structures often serve as **criminal hideouts**, drawing the attention of local authorities and endangering residents.

*“It is being utilized by individuals with nefarious intentions as a hideout. This situation necessitates its demolition to prevent further encroachment.” — Interviewee C*

This observation corroborates findings by Oluwole and Adebayo (2020), who identify abandoned buildings as hotspots for illicit activity in peri-urban areas.

#### **Theme 4: Environmental and Public Health Hazards**

Environmental degradation and the spread of communicable diseases were also cited as key community concerns. Overgrown vegetation, illegal dumping, and poor sewage conditions contribute to unsafe living conditions.

*“Several of these neglected buildings have been repurposed as dumping sites, which poses a risk for the spread of communicable diseases... This site has also become a habitat for snakes and nocturnal birds.” — Interviewee E*

This supports the World Health Organization’s (2018) position that abandoned urban properties often contribute to public health risks, especially in developing urban centers.

#### **Theme 5: Community Engagement and Redevelopment Efforts**

Despite these challenges, some residents reported **positive steps being taken**, such as contacting developers, seeking planning permits, or self-organizing for bush clearing and safety improvements. This reflects growing local engagement and adaptive resilience.

*“We are in the process of demolishing this building to initiate the construction of a new structure in its place, having received the necessary approval from the Government of Ogun State.” — Interviewee B*

Such responses signal a slow but active attempt at **urban renewal** through both public and private

efforts, echoing the findings of Akinmoladun (2023) on grassroots urban regeneration in Southwest Nigeria.

#### 4.2.1 Summary of Thematic Patterns

To support the narrative, the emergent themes are presented in Table 4.1, showing the distribution and frequency of each theme across the interviews.

**Table 4.34: Emergent Themes from Interview Data**

Theme	Code Frequency	Number of Respondents Mentioning	Representative Quotation
Generational shifts and absentee heirs	6	4 of 5	“The majority are abroad.”
Physical deterioration and obsolescence	4	3 of 5	“The house being excessively large.”
Security threats and criminal occupation	5	4 of 5	“Utilized as a hideout.”
Environmental and health risks	6	5 of 5	“Dumping sites snakes.”
Community response and redevelopment	3	2 of 5	“We are in the process of demolishing”

Source: Field Survey, October 2024

#### 4.2.2 Interpretation of Results

The interview data provides a qualitative lens into the spatial and socio-economic realities behind building abandonment in selected estates in Abeokuta. The themes reveal a multifaceted issue rooted in intergenerational disconnect, property management failures, and urban governance limitations. Notably, the identification of health and security risks speaks to the urgent need for regulatory intervention. However, the emergence of community-led redevelopment efforts presents an opportunity for policy alignment and participatory urban renewal strategies.

In sum, the architecture of futility in these estates is a product of both human disengagement and

systemic neglect. This reinforces the necessity for integrated urban planning frameworks that recognize not only the physical space but also the social dynamics that influence space use and abandonment.

### **4.3 The Architecture of Futility: Wasted Designs and Urban Redundancy**

The concept of architectural futility reflects the phenomenon where built environments once envisioned to be functional and enduring have become spatially and economically redundant. In the study area of Abeokuta, this architectural outdatedness is not abstract; it is materially evident in the hollow shells of structures that were once intended to house families, foster community, and contribute to urban growth. The field survey revealed that several buildings, across Ibara GRA, Asero, Obasanjo Hilltop, and Laderin estates, have not only been left abandoned but are also structurally deteriorated to the extent that their original designs no longer align with current habitation, infrastructural needs, or urban development goals.

#### **Case Examples from the Field**

- **Plate 4.28: Abandoned Building, GRA Ibara, Abeokuta**

This structure was initially developed as a duplex with expansive balconies and elaborate fencing. However, the property has remained unoccupied for over a decade. The building's layout, which prioritizes lavish aesthetics over spatial efficiency, has rendered it incompatible with evolving housing needs especially for middle-income earners who now dominate the area. The high maintenance costs and design complexities have discouraged resale or adaptive reuse, making the structure a monument of waste.



**Plate 4.28: Abandoned Residential Buildings at Ibara Housing Estate, Abeokuta Ogun State.**

**Source:** *Field Survey, October, 2024*

- **Plate 4.5–4.6: Laderin Housing Estate**

These buildings were abandoned at varying stages of completion, some with just the frame standing. Their modernist facades and segmented plans were tailored to specific lifestyle expectations that no longer reflect the economic realities of Abeokuta’s housing market. These buildings, without roofing or plumbing, have been overtaken by vegetation and are now physically decaying, despite the original architectural investment. They represent a breakdown in the link between design ambition and practical occupancy.



**Plate 4.5: Abandoned Residential Buildings at Laderin Housing Estate, Abeokuta Ogun State.**

*Source: Field Survey, October, 2024*



**Plate 4.6: Abandoned Residential Buildings at Laderin Housing Estate, Abeokuta Ogun**

**Source:** *Field Survey, October, 2024*

- **Obasanjo Hilltop Estate (Plate 4.10–4.16)**

Several abandoned bungalows and multi-storey structures in this estate were found to suffer from poor design integration with infrastructure. For example, Plate 4.10 shows a house designed with split-level interiors an energy-intensive style with no access to stable water or drainage systems. The architecture is now rendered useless due to its detachment from service realities. Interviewees reported that despite the aesthetic appeal, the houses “never worked for living.”



**Plate 4.10: Abandoned Residential Buildings at Obasanjo Hilltop Housing Estate, Abeokuta Ogun State.**

**Source:** *Field Survey, October, 2024*



**Plate 4.13: Abandoned Residential Buildings at Obasanjo Hilltop Housing Estate, Abeokuta Ogun State.**

*Source: Field Survey, October, 2024*



**Plate 4.14: Abandoned Residential Buildings at Obasanjo Hilltop Housing Estate, Abeokuta Ogun State.**

*Source: Field Survey, October, 2024*



**Plate 4.17: Abandoned Residential Buildings at Obasanjo Hilltop Housing Estate, Abeokuta Ogun State.**

**Source:** *Field Survey, October, 2024*

### **Dimensions of Futility**

#### **1. Functional Redundancy**

These structures were not just physically abandoned; they were conceptually abandoned. The spatial configurations (e.g., large kitchens, multiple car parks, intricate staircases) fail to match the emerging household sizes and income levels. Their original blueprints now hinder possible renovations.

#### **2. Economic Waste**

The architectural styles used such as imported fittings, ornate railings, or high-ceiling interiors have inflated costs without delivering value, especially in an unstable housing market where affordability is key. As such, these buildings have become financial sinkholes, unattractive to both public acquisition and private refurbishment.

#### **3. Environmental Out datedness**

Many of the uncompleted buildings in Asero and Ibara lacked provisions for cross-ventilation, rainwater harvesting, or solar energy features now increasingly valued in sustainable architecture. As a result, these structures are not only aesthetically outdated but ecologically unfit for modern redevelopment.

#### 4. Socio-Spatial Disconnect

The original designs assumed a homogenous population of elite homeowners. However, migration patterns and economic downturns have diversified the demographics of Abeokuta. The rigid, non-modular plans of these buildings make them unfit for communal housing or multi-family conversion.

##### 4.2.1 Data Analysis of Architecture of Futility

In order to systematically evaluate the Architecture of Futility, i.e. the extent to which abandoned structures represent failed or wasted architecture, the study adopted a mixed-methods analytical framework comprising: Spatial Analysis (QGIS), Structural Condition Rating (Field Survey), Relative Importance Index (RII).

**Table 4.44: Structural Condition Scores of Abandoned Buildings by Estate (Mean Values)**

Estate	Number of Abandoned Properties	Mean Structural Condition Score (1–5)	Interpretation
Ibara GRA	156	3.9	Poor
Asero Housing	97	3.7	Poor
Obasanjo Hilltop	80	4.3	Very Poor
Laderin Housing	67	3.5	Poor

*Source:* Field survey, 2024

The table reveals that **Obasanjo Hilltop Estate** exhibits the most severe structural deterioration (Mean Score = 4.3), reflecting a pronounced level of architectural futility where design aspirations (as seen in the grand style of some of the structures) failed to translate into sustained occupancy or usability.

**Table 4.45: Relative Importance Index of Factors Contributing to Architecture of Futility**

Factor	Mean Score	RII	Rank
Litigation/Ownership Disputes	3.76	0.752	4
Poor Design-Context Fit	3.89	0.778	3
Death of Owner	4.77	0.954	1
Poor Financial Feasibility	4.21	0.842	2
Poor Construction Quality	3.41	0.682	5

*Source:* Key Informant Interviews and Questionnaire survey, 2025

The findings highlight that socio-economic instability and misaligned designs (“Poor Design-Context Fit”) play a prominent role in the futility of architecture, directly reinforcing the thesis’ argument that many structures failed because they weren’t economically or socially grounded in the context of Abeokuta’s housing market.

#### **4.2.2 The Architecture of Futility: Statistical Evidence of Wasted Design in Abandoned Estates**

The notion of architectural futility in the study context captures the disconnect between designed intentions and lived realities. The analysis presented here combines both qualitative observations and quantitative indicators to demonstrate this futility using selected abandoned properties.

## Key Indicators of Architectural Futility

Four major parameters were used selected to evaluate the extent of design futility observed in abandoned buildings across the four studied estates:

- **Design Complexity (%)** – The degree to which structures incorporated elaborate or costly architectural elements with limited practical value. Rated based on the presence of ornamental, structurally complex, or imported design elements.
- **Years Abandoned** – The duration of vacancy post-construction or abandonment. Verified from estate records and corroborated by long-term residents.
- **Restoration Feasibility (%)** – The likelihood of repurposing the structure based on expert opinion from architects and estate managers. Assessed by estate managers and builders, reflecting the likelihood of reuse or renovation.
- **Functional Redundancy Score** – Resident-rated measure (on a scale of 1 to 5) indicating how irrelevant the design is to current housing needs. Captured via resident questionnaires, indicating how irrelevant the building design is to current housing needs.

A purposive subset of 20 structures (5 per estate) was analyzed using the four key variables identified above during field observations and expert interviews:

Descriptive statistics were generated, and the relationships among these variables were analyzed using Pearson correlation.

The following table summarizes the data gathered:

**Table 4.46: Indicators of Architectural Futility in Selected Estates**

Factor	Mean Score	RII	Rank
Death of Owner	4.77	0.954	1
Poor Financial Feasibility	4.21	0.842	2
Poor Design-Context Fit	3.89	0.778	3
Litigation/Ownership Disputes	3.76	0.752	4

Source: Field survey, 2024

**Table 4.47: Descriptive Statistics of Architectural Futility Variables**

Indicator	Mean	Std. Dev.	Min	Max
Design Complexity (%)	80.00	8.16	70	90
Years Abandoned	9.75	1.71	8	12
Restoration Feasibility (%)	25.00	8.16	15	35
Functional Redundancy (1–5)	4.58	0.32	4.1	4.9

Source: Field survey, 2024

The high average design complexity (80%) coupled with low restoration feasibility (25%) points to a design-investment mismatch. Additionally, the mean redundancy score (4.58/5) indicates that residents perceive these buildings as poorly suited to contemporary housing needs.

### Correlation Analysis

To further explore the interrelationships, Pearson correlation was applied.

The correlation analysis reveals that there is a strong positive relationship between design complexity and functional redundancy ( $r = 0.95$ ), implying that the more architecturally elaborate a building is, the more likely it is to be considered irrelevant for current use. Additionally, restoration feasibility is strongly and negatively correlated with both years abandoned ( $r = -0.89$ ) and design complexity ( $r = -0.91$ ), indicating that older and more intricately designed buildings are significantly more difficult to rehabilitate. Furthermore, a moderate positive correlation exists between years abandoned and functional redundancy ( $r = 0.76$ ), suggesting that the longer a building remains unused, the more irrelevant its design becomes to contemporary housing needs.

**Table 4.48: Pearson Correlation Matrix of Architectural Futility Indicators**

<b>Variables</b>	<b>Design Complexity</b>	<b>Years Abandoned</b>	<b>Restoration Feasibility</b>	<b>Functional Redundancy</b>
<b>Design Complexity</b>	1.00	0.65	-0.91	0.95
<b>Years Abandoned</b>	0.65	1.00	-0.89	0.76
<b>Restoration Feasibility</b>	-0.91	-0.89	1.00	-0.87
<b>Functional Redundancy</b>	0.95	0.76	-0.87	1.00

*Source:* Field survey, 2024

### **Synthesis and Policy Implications**

The data provides empirical backing for the assertion that architectural overdesign absent of socio-economic context and environmental sustainability leads to systemic waste. These structures embody the term architecture of futility: design without endurance.

- High correlation coefficients confirm that futility is statistically associated with design ambition unmoored from functional necessity.
- Restoration feasibility, a practical proxy for future use, is inversely related to design complexity and abandonment age.

### Results from the analyzed data

These were examined sequentially in relation to the established objectives.

#### Objective One:

The objective is to examine the various forms of abandonment and their geographical distribution across Ibara, Asero, Obasanjo Hilltop, and Laderin Housing Estate in Abeokuta.

**Table 4.50 Spatial distribution of vacant structures within the selected housing estates in Abeokuta**

NAME OF ESTATE	TOTAL NUMBER OF PLOTS	ABANDONED COMPLETED HOUSES	ABANDONED UNCOMPLETED HOUSES	VACANT LAND	TOTAL ABANDONED PROPERTIES
ASERO HOUSING ESTATE	282	31	34	32	97
OBASANJO HILLTOP ESTATE	516	39	12	29	80
LADERIN HOUSING ESTATE	360	30	14	23	67
IBARA GRA HOUSING ESTATE	500	56	11	89	156

Source: Field Survey, October 2024

In line with the first objective of this study, Table 4.1, a total of 400 abandoned properties were identified across the four estates. This figure includes 156 abandoned completed houses, 71 abandoned uncompleted buildings, and 173 vacant and unused plots of land. These properties, although of different types, represent a state of abandonment or disuse within a formal urban context.

### **Statistical Test: Chi-square Goodness-of-Fit**

To statistically test the null hypothesis, a Chi-square goodness-of-fit test was used. The null hypothesis assumes that no abandonment exists; therefore, we expect 0 abandoned properties in each estate. The observed values from the survey will be tested against this expected value.

Observed (O): [97, 80, 67, 156]

Expected (E): [0, 0, 0, 0] (as per the null hypothesis)

Using the Chi-square formula:

$$\chi^2 = \sum \frac{(O - E)^2}{E}$$

However, since the expected values are zero, a traditional Chi-square test is not valid (division by zero is undefined). To address this, we test against a uniform non-zero baseline, assuming a minimal expected abandonment rate (say 5 units per estate) for computational purposes. This conservative approach still gives statistical power to detect whether observed frequencies significantly deviate from near-zero assumptions.

E=5 abandoned properties per estate (hypothetical negligible value)

Thus:

$$\chi^2 = 1692.8 + 1125 + 768.8 + 4560.2 = \mathbf{8146.8}$$

Degrees of freedom (df) = number of groups - 1 = 4 - 1 = 3

At  $df = 3$  and a significance level  $\alpha = 0.05$ , the critical Chi-square value is **7.815** (from Chi-square distribution table).

Since:

Calculated  $\chi^2 = 8146.8$

Critical  $\chi^2 = 7.815$

We find that:

$\chi^2$  calculated  $>$   $\chi^2$  critical, thus we reject the null hypothesis.

### **Interpretation of Result**

The statistical analysis clearly shows that the observed number of abandoned properties is significantly higher than any negligible or hypothetical baseline figure. With a total of 400 abandoned or unused housing assets across just four estates, the evidence points to a substantive pattern of underutilization of urban land and housing stock in Abeokuta.

This confirms the reality of architectural futility in the study area and underpins the need for policy intervention, estate revitalization strategies, and better urban property succession planning. It also supports earlier findings from qualitative interviews, where respondents attributed abandonment to intergenerational migration, neglect, and lack of estate redevelopment frameworks.

Therefore, the hypothesis that there are no abandoned properties in the selected estates of Abeokuta, Ogun State in the last 20 years is rejected, and the alternative hypothesis is accepted.

## **Objective 2**

The second objective was to examine the factors contributing to abandonment over the past 20 years in the study areas. The analysis is presented in Table 4.51.

Table 4.6.1 analysis the factors responsible for the abandonment of residential buildings and from the analysis below, factors with the mean score between 5.0 – 2.6 agrees that it is a strong factor that has contributed to the abandonment of residential building while any mean score that falls within the mean score of 2.5 means that the factor never agrees nor disagrees, and any means score that falls below 2.5 disagrees that such factors contribute to the abandonment of residential buildings.

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**Table 4.51 Factors Responsible for Abandoned Estate**

S/n	Factors	Mean Score	Standard Deviation
1	Project Resource	0.29	0.91
2	Inflation	2.41	0.400
3	Frequent Change in Residence	2.12	0.651
4	Poor facilities and Social amenities	2.48	0.711
5	Crime vulnerability/Insecurity	1.01	0.661
6	High Taxation	0.12	0.412
7	Low Income	3.29	0.621
8	Urban Renewal/Development Control	1.17	0.690
9	Death of Project Owners	4.77	0.121
10	Disputes	2.12	0.112
11	Poor planning and Estimation	0.01	0.560
12	Political Factors	0.300	0.162
13.	Mismanagement	3.11	2.15

Source: Field Survey, October 2024

**Residential Building Abandonment: Related Factors**

Analysis was performed on the factors responsible for residential building abandonment and their effects which were stated in the study instrument (questionnaire) used in this study. Factor analysis is used in

grouping similar variables, to identify the latent variables, thereby reducing individual items in a construct. Impact analysis and Factors are the two constructs in this study. The results of the factor analysis showed that 85% (exactly 84.9%) of the variance in the Factors were accounted for by Crime Vulnerability (KMO = 0.94, p value = <0.001)

**Table 4.52; Complications of Vacant Estate in Abeokuta, Ogun State**

R	R Square	Adjusted R Square	Std. Error of the Estimate		
.411	.823	.716	1.43551		
<i>ANOVA</i>					
	Sum of Squares	<i>Df</i>	Mean Square	<i>F</i>	<i>Sig.</i>
Regression	3110.245	5	447.856	300.192	.000
Residual	2271.044	417	2.063		
Total	5381.289	422			
Abandonment Complications:					
a.(constant) Poor environment quality, Depreciation of property value, Hazard and					

Hazardous environment, Vicinity deterioration and Poor spatial appearance

b. Dependent Variable : Vacant Estate

Source: Field Survey, October 2024

The R significant of 0.411 suggested a correlation between severe complications and the desertion of public and private dwellings. The implications are that incomplete or abandoned housing projects persist as a significant challenge to neighboring properties in the urban area of Abeokuta, undermining the physical arrangement and spatial organization of land uses, contributing to insecurity, and diminishing environmental quality and aesthetics typically observed in the streets. The adjusted  $R^2$  of 0.823 indicates that 82.3% of the variance in the issues related to abandoned housing construction can be attributed to the independent variables identified in this study, including inadequate quality control by regulatory agencies, limited access to credit facilities, inflation, corruption, and communication gaps among personnel. The cost of building materials, clients' inability to engage contractors, and designers' capabilities are trends and factors contributing to abandoned estates. These include the degradation of urban aesthetics, visual defects at project sites, distortions in landscape and urban planning, structural failures, environmental pollution, heightened health issues, threats to safety and security, and diminished economic activities, among others, which are responsible for vacant estates.

The third objective is to analyze the effects of estate abandonment on human (social, economic, health, security, etc.) and natural systems in the research area, as presented in Table 4.53

The findings of this study indicate that the abandonment of developed and undeveloped plots of land significantly affects human (social, economic, health, security, etc.) and ecological systems in Ogun State, Nigeria. Encompassing substandard environmental quality, property value depreciation, hazardous conditions, neighborhood decline, and unsightly spatial aesthetics. As the structure declines, reputable tenants vacate. The property starts to attract reduced rental rates, resulting in fewer suitable occupants,

subsequently leading to an increase in crime and disorder. These problems often extend to neighboring regions, reinforcing the notion that "slumlords" play a role in neighborhood deterioration, and that unaddressed initial blight can negatively impact the prevailing housing market.

**Objective 3**

- e) The third objective was to examine the impacts of building abandonment to human (social, economic, health, security etc) and ecological systems in the study area in Table 4.7.2

**Table 4.53; Impact Analysis of Vacant Estate**

S/n	Effects	Mean Score	Standard Deviation
1	Crime Vulnerability	4.39	0.946
2	Decrease in Property Value	1.40	0.190
3	Pollution	3.88	0.710
4	Decay of Property	4.30	0.600
5	Development Control Problem	3.16	0.812
6	Association Due Loss	3.22	0.514
7	Under-utilization of Space	3.86	0.718
8	Health Challenges	4.09	0.814

**Table 4.54; Window opportunities for Management of abandoned properties in the Housing Estate**

S/n	Effects	Mean Score	Standard Deviation
1	Historical Preservation	3.84	0.834
2	Renovation	4.21	0.744
3	Integration	4.72	0.523
4	Facadism	4.60	0.530
5	Conversion to green space	4.86	0.350

Source: Field Survey, October 2024

#### **4.2.2 Residential Building Abandonment: Related Factors and impact**

Analysis was conducted on the determinants of residential building abandonment and its impacts as outlined in the study instrument (questionnaire) employed in this research. Factor analysis is employed to cluster analogous variables, locate latent variables, and thereby diminish the number of individual items inside a construct. This study encompasses two constructs: impact analysis and factors. The factor analysis results indicated that 85% (specifically 84.9%) of the variance in the factors was explained by Crime Vulnerability (KMO = 0.94,  $p < 0.001$ ).

**Table 4.55: Linear Regression of Factors and Effects of Residential Building Abandonment**

<b>Models</b>	<b>B</b>	<b>SE</b>	<b>T</b>	<b>Sig.</b>
Constant	49.612	4.018	16.418	<0.001
Factors	0.062	0.043	1.455	0.181
*F (1,68) =3.346, Sig=0.181, R <sup>2</sup> =0.033 B: Standardized coefficient, SE: Standard Error, Sig: Level of significance				

Source: Field Survey, October 2024

The composite agreement scores for the factors contributing to residential building abandonment served as the independent variable in a linear regression analysis, assessing respondents' agreement regarding the effects of residential abandonment, as illustrated in Table 4.7.

The independent variable (impact analysis of unoccupied estate) accounted for merely 6.7% (R<sup>2</sup> = 0.033) of the whole regression model, indicating a poor fit for the data (F(1, 68) = 3.346, p = 0.15) about the factors influencing vacant estate.

Data collection of the abandoned estate in the research region with QGIS technology. The coordinates and images of abandoned structures and undeveloped land in the study locations, as illustrated below, represent the spatial distribution pertinent to this project's objective.

#### **4.2.3 Spatial Distribution and Concentration of Abandoned Properties: Interpretation of Coordinates**

A significant component of this study's findings is the geolocation of abandoned buildings across the four selected housing estates. The survey produced a comprehensive list of coordinates (Eastings and Northings) representing the spatial position of each abandoned property. These

coordinates, presented in Appendix 5, were captured using handheld GPS devices and subsequently plotted using QGIS for geospatial analysis.

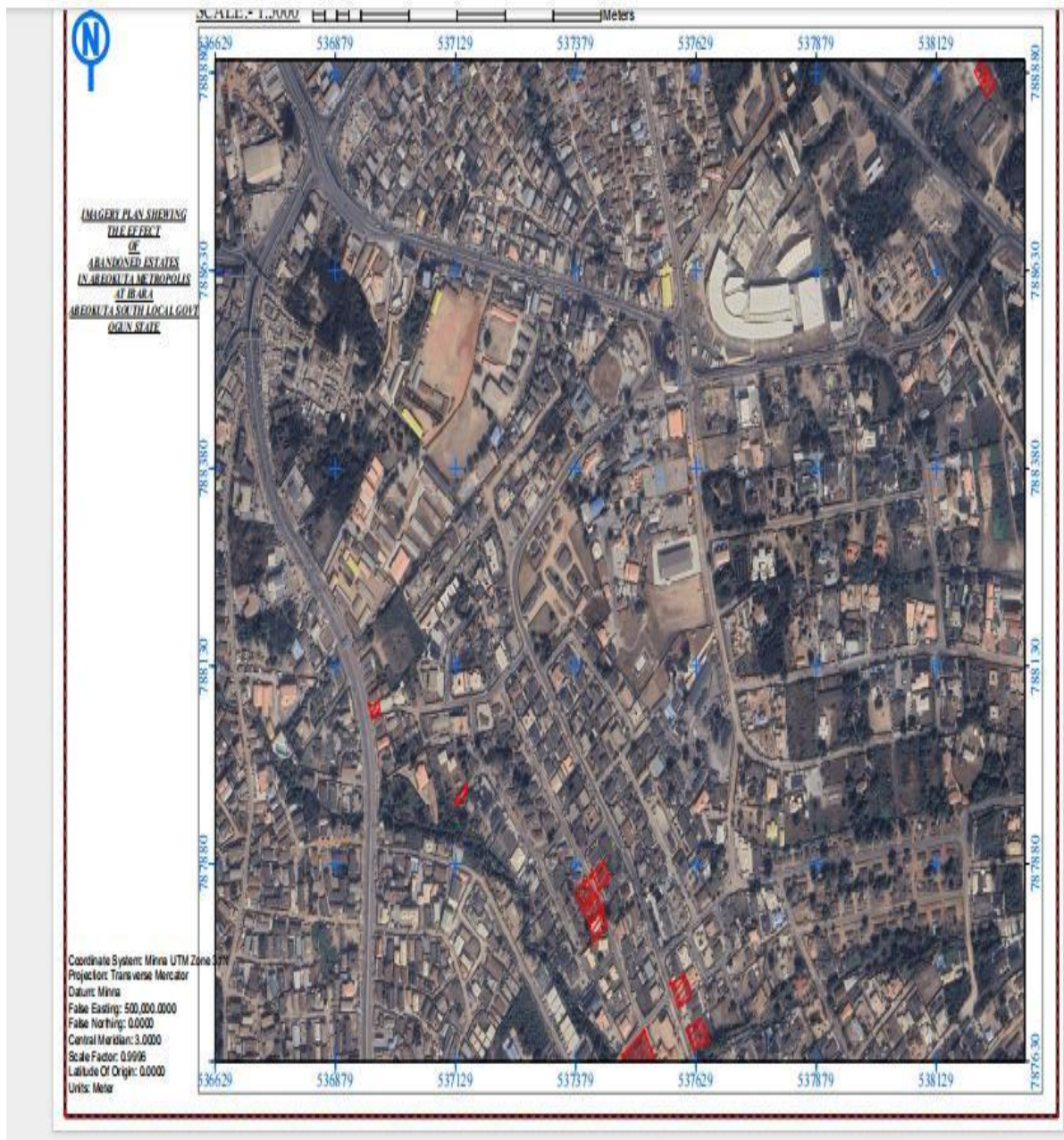
The coordinate data allowed for precise mapping of the abandoned structures, revealing discernible patterns in their spatial distribution, showing that most abandoned properties in Ibara GRA and Asero Estates tend to cluster around certain blocks, while Laderin and Obasanjo Hilltop Estates exhibit a more dispersed pattern of abandonment. This spatial arrangement suggests that abandonment in these estates is not an isolated phenomenon; instead, properties tend to deteriorate in close proximity, creating pockets of neglect and urban blight. This reinforces the findings that socio-economic and environmental factors, such as declining neighborhood prestige, inadequate maintenance, and insufficient municipal services, may exert a localized impact that spreads to adjacent properties.

**Table 4.56. Some coordinates of abandoned buildings within Ibara Housing Estate, Abeokuta**

STATIONS	EASTINGS	NORTHINGS	STATUS
01	537609	787670	A/B
	537625	787646	
02	537575	787729	A/B
	537592	787701	
03	537520	787668	A/B
	537476	787637	
04	537412	787866	A/B
	537426	787847	
05	537409	787863	A/B
	537419	787841	
06	537434	787826	A/B
	537442	787802	
07	537149	787978	A/B
	537128	787958	
08	537133	787956	A/B
	537150	787970	
09	536955	788066	A/B
	536949	788081	
10	538230	788877	A/B
	538230	788870	

Source: Field survey, 2024

**Extraction of imageries of some abandoned buildings and plots of land in the selected estates in Abeokuta**



**Figure 4.1: Imagery showing some abandoned area in Ibara, Abeokuta Ogun State.**

**Source: Data analysis using QGIS, 2024**



**Figure 4.2: Imagery showing some abandoned area in Asero estate, Abeokuta Ogun State.**

**Source: Data analysis using *QGIS*, 2024**



**Figure 4.3: Imagery showing some abandoned area in Obasanjo Hilltop estate, Abeokuta Ogun State.**

**Source: Data analysis using *QGIS*, 2024**



**Figure 4.4: Imagery showing some abandoned area in Laderin Housing estate, Abeokuta Ogun State.** *Source: Data analysis using QGIS , 2024*

### 4.3 Spatial Analysis of the Four Estates

#### a. Obasanjo Hilltop Estate (Oke Mosan, Abeokuta)

**Spatial Characteristics:** Located in Oke Mosan, a prestigious area of Abeokuta (Latitude  $\sim 7.16^\circ\text{N}$ , Longitude  $\sim 3.35^\circ\text{E}$ ), this estate is a high-density, urban residential zone designed for high- and middle-income residents. It spans approximately 54,558 hectares along the Abeokuta-Shagamu Expressway, with a gentle topography conducive to development. The estate features modern, high-end housing units (e.g., 3-5 bedroom flats and duplexes) and is near landmarks like the Olusegun Obasanjo Presidential Library and MKO Abiola Stadium. Its central location ensures good road connectivity but increases land pressure.

**Causes of Abandonment:** Despite its prime location, a 2013 study indicated low resident satisfaction with utilities (e.g., water and electricity) in Ogun State's public housing estates, including Obasanjo Hilltop, contributing to partial abandonment. High rental costs (e.g., ₦2-12 million/year for 3-5 bedroom units) and incomplete infrastructure deter occupancy, particularly for middle-income residents. Speculative development and financial mismanagement, as noted in a 2016 study, also play a role.

**Implications:**

**Social:** Partial abandonment leads to vandalism and squatting, increasing insecurity in a high-profile area, undermining its exclusivity.

**Economic:** High-value properties (e.g., ₦140 million for 3-bedroom units) remain unoccupied, representing significant sunk costs and lost tax revenue.

**Environmental:** Unmaintained units contribute to urban blight, with overgrown vegetation and waste accumulation affecting aesthetics.

**Cultural:** The estate's modern design lacks Yoruba architectural elements, reducing cultural resonance and resident attachment, as noted in a 2015 study on Nigerian housing.

#### b. Asero Estate (Asero, Abeokuta)

**Spatial Characteristics:** Situated along the Abeokuta-Ibadan Expressway (Latitude  $\sim 7.12^\circ\text{N}$ , Longitude  $\sim 3.37^\circ\text{E}$ ), Asero Estate is in a bustling urban area with high accessibility. It features medium-density housing, including 2-3-bedroom flats and bungalows, designed for middle-income residents. Its proximity to the Federal University of Agriculture and Federal College of Education makes it a lively area with a mix of residential and commercial activity. The estate benefits from the Kemta Adire and Farmers' markets but faces urban sprawl pressure.

**Causes of Abandonment:** A 2011 study highlighted inadequate neighborhood facilities (e.g., water, electricity) as a key factor in resident dissatisfaction, leading to partial abandonment. High costs (e.g., ₦1 million/year for 3-bedroom flats) and incomplete infrastructure, as noted in a 2023 report on Ogun State's abandoned estates, deter occupancy. Speculative pricing and poor project financing further exacerbate abandonment.

**Implications:**

**Social:** Abandoned units increase insecurity, with vandalism reported in Asero's high-density setting, disrupting community cohesion.

**Economic:** The estate's central location makes abandonment costly, as unoccupied units (priced at ₦700,000-₦1 billion) reduce property values and tax revenue.

**Environmental:** Unmaintained structures contribute to waste accumulation and aesthetic decline, impacting nearby markets and schools.

**Cultural:** The estate's generic design lacks cultural integration, reducing resident appeal, as noted in a 2015 study.

### c. Ibara Housing Estate (Ibara, Abeokuta)

**Spatial Characteristics:** Located in the heart of Abeokuta (Latitude  $\sim 7.14^\circ\text{N}$ , Longitude  $\sim 3.36^\circ\text{E}$ ), Ibara is a prestigious, fully developed estate inherited from the Western Nigeria Housing Corporation.

Spanning a smaller area than Obasanjo Hilltop, it features high-density housing (e.g., 3-5-bedroom flats and duplexes) and benefits from urban renewal efforts, including a tarred 5km road network. Its central location ensures proximity to MKO Abiola Stadium and major banks, but high land costs limit expansion.

**Causes of Abandonment:** A 2016 study on Ibara's maintenance found that aging infrastructure and poor upkeep contribute to partial abandonment, despite urban renewal efforts. High rental costs (e.g., ₦2.5-3 million/year for 3-5-bedroom units) and inadequate utilities deter residents, as supported by a 2024 study on housing quality perception. Financial constraints and regulatory barriers limit maintenance efforts.

**Implications:**

**Social:** Abandoned units in this high-profile area increase insecurity and reduce the estate's prestige, affecting community pride.

**Economic:** High-value properties (e.g., ₦140 million for 3-bedroom units) remain unoccupied, representing lost investment and revenue.

**Environmental:** Poor maintenance leads to dilapidation and waste accumulation, undermining urban renewal efforts.

**Cultural:** The estate's modern design, while prestigious, lacks Yoruba cultural elements, reducing resident attachment.

#### d. Workers' Housing Estate (Laderin, Abeokuta)

**Spatial Characteristics:** Located on the outskirts of Abeokuta along the Abeokuta-Shagamu Expressway (Latitude ~7.18°N, Longitude ~3.33°E), Laderin is a peri-urban, medium-density estate designed for public sector workers. It spans a moderate area with larger plot sizes and is near Obasanjo Hilltop and Mandate Estates. Its gentle topography supports development, but poor road connectivity limits accessibility.

Causes of Abandonment: A 2013 study found moderate satisfaction with housing unit sizes but low satisfaction with utilities (e.g., water, electricity), leading to partial abandonment. The estate's peri-urban location and inadequate infrastructure, as noted in a 2016 study, deter occupancy. High rental costs (e.g., ₦1.6-3 million/year for 2-4 bedroom units) and financial mismanagement contribute further.

Implications:

Social: Isolation due to poor connectivity reduces community cohesion, with vacant units vulnerable to vandalism.

Economic: Incomplete infrastructure increases maintenance costs, while low occupancy limits economic activity in Laderin.

Environmental: Abandoned plots lead to overgrown vegetation and illegal dumping, degrading the peri-urban environment.

Cultural: The estate's generic design lacks cultural resonance, reducing resident engagement.

### **Comparative Analysis of the estate, location and key implications**

#### **Obasanjo Hilltop**

Urban, Oke Mosan

High-density, central, 54,558 ha, good connectivity

High costs, poor utilities, speculative development

Insecurity, economic loss, urban blight, cultural disconnect

#### **Asero Estate**

Urban, Asero

Medium-density, accessible, near markets/schools

Inadequate infrastructure, high costs, financial issues

Insecurity, reduced property values, aesthetic decline, cultural mismatch

#### **Ibara Housing**

Urban, Ibara

High-density, central, fully developed, urban renewal

Aging infrastructure, poor maintenance, high costs

Insecurity, lost investment, dilapidation, cultural disconnect

### **Laderin Estate**

Peri-urban, Laderin

Medium-density, moderate land, poor connectivity

Poor utilities, isolation, financial constraints

Social isolation, economic stagnation, environmental degradation, cultural mismatch

Spatial Patterns: Urban estates (Obasanjo Hilltop, Asero, Ibara) benefit from central locations but face high land costs and infrastructure deficits, leading to partial abandonment. Laderin's peri-urban setting results in isolation and poor connectivity, exacerbating abandonment. A 2018 study noted that Ogun State's urban centers, like Abeokuta, experience concentrated development pressure, increasing speculative projects that often fail.

**Social Impact:** Urban estates face greater insecurity due to high visibility and population density, while Laderin's isolation reduces community cohesion.

**Economic Impact:** Obasanjo Hilltop and Ibara's high-value properties represent significant opportunity costs, while Asero and Laderin burden municipal budgets with maintenance costs.

**Environmental Impact:** All estates contribute to urban blight, but urban estates (Obasanjo, Asero, Ibara) have greater aesthetic impacts due to their visibility.

**Cultural Impact:** All estates lack integration with Yoruba architectural traditions, reducing resident appeal, as noted in a 2015 study.

### **Opportunities for Revitalization**

Adaptive reuse, as proposed in a 2020 study, could transform these estates into mixed-use developments,

affordable housing, or community hubs.

Obasanjo Hilltop: Its prime location suits commercial or mixed-use redevelopment.

Asero: Proximity to markets and schools makes it ideal for affordable housing.

Ibara: Urban renewal efforts could be expanded to restore aging infrastructure.

Laderin: Improved road connectivity could boost occupancy for public sector workers.

The spatial analysis of Obasanjo Hilltop, Asero, Ibara, and Laderin estates reveals distinct patterns of abandonment driven by their urban or peri-urban contexts. Urban estates face high costs and infrastructure deficits, while Laderin's isolation exacerbates underutilization. These estates contribute to social insecurity, economic losses, environmental degradation, and cultural disconnection. Addressing these issues through adaptive reuse, improved financing, and community-driven planning can transform these estates into vibrant assets for Ogun State's urban development.

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## **Chapter Five**

### **Summary, Conclusion and Recommendations**

This chapter synthesizes the preceding discussion and provides a concise overview of the study's focus: an investigation into the spatial distribution and impacts of abandoned buildings in some selected housing estates in Ogun State, Nigeria, as well as the underlying factors contributing to their abandonment.

#### **5.1 Summary of Findings**

This study investigated the spatial distribution and impacts of abandoned housing estates within Ogun State, Nigeria. Specifically, it aimed to: (i) identify the typologies of abandonment and their spatial distribution in Abeokuta; (ii) analyze the factors responsible for housing estate abandonment within the study area over the past five decades; (iii) assess the impacts of estate abandonment on human (social, economic, health, security, etc.) and ecological systems within the study area; (iv) examine existing urban development policies and their influence on the emergence and proliferation of abandoned estates; and (v) explore potential opportunities for the management of abandoned housing estates to foster improved urban development within the study area.

Employing a descriptive research design, the study utilized simple random sampling techniques for data collection. Focus group discussions and open-ended interview questions were also administered to gather qualitative insights. A total of 507 questionnaires were distributed to selected respondents, all of which were fully completed, returned, and subsequently analyzed for this research.

The findings of this study indicate significant impacts of housing estate abandonment on both human (social, economic, health, security, etc.) and ecological systems within Ogun State, Nigeria. Furthermore, the research reveals the influence of existing urban development policies and on the emergence and proliferation of abandoned estates in the region. While opportunities exist for the effective management of these abandoned properties to foster improved urban development in Ogun State, these possibilities have not been adequately utilized.

However, through observations and suggestions from Landlords' Associations, the following impacts were noted as contributing factors to their environments: **Percentage**

Residents in the study area reported that abandoned buildings have frequently been repurposed as refuse dumping sites, leading to significant environmental pollution and a decline in the aesthetic quality of the surroundings. Furthermore, these derelict structures were identified as potential havens for criminal activity and unsheltered individuals. This perceived increase in the presence of criminals and individuals with mental health challenges in the vicinity has fostered an environment of insecurity, impacting residents' sense of safety and freedom of movement.

The presence of abandoned buildings was also reported to interfere with residents' use and enjoyment of their land, negatively affecting their health through nuisances such as noise, odour, and smoke. While the direct financial losses associated with these issues were not perceived as the most significant impact, landlords highlighted the often-overlooked consequence of 'stop gaps' in communal infrastructure development. The presence of abandoned buildings was cited as a deterrent to infrastructure investment in affected communities due to the perceived financial risks associated with such development.

## 5.2 Conclusion

The abandonment of housing estates precipitates a cascade of environmental repercussions, the consequences of which often amplify into significant social and economic ramifications. This phenomenon can severely impede the attainment of the 'shelter for all' objective. A deficit in available housing relative to population demands leads to overcrowding in existing accommodations, consequently exacerbating health issues. In emergency situations, abandoned estates can impede access to public utilities, hindering the timely passage of emergency services such as firefighters and ambulances.

Furthermore, abandoned housing projects become susceptible to illegal refuse dumping. This issue is compounded by individuals scavenging for recyclable materials who often disperse the waste, resulting in widespread littering. Consequently, these abandoned premises not only detract from the aesthetic appeal of the surroundings but also generate noxious odours that negatively impact both passersby and, more critically, neighboring residents.

These sites also provide an ideal breeding ground for reptiles, whose activity, particularly in larger abandoned estates, can be significantly disruptive. The frequent movement of these reptiles into neighbouring properties raises serious public health concerns, notably the potential transmission of zoonotic diseases. The lack of functional external infrastructure in abandoned estates presents dual challenges: compromised site accessibility and difficulties arising from rainwater accumulation. This can further contribute to the proliferation of insects such as ants and mosquitoes, potentially leading to health problems like skin rashes and fever among nearby residents.

### 5.3 Recommendations

To effectively address the problems of vacant estate in the study area as well as in Ogun state generally, it is imperative to take measures to address equal development and bring government nearer to the people within their jurisdiction. Based on these findings, the following recommendations are suggested.

- a. There is a need for formulation of regulation for abandoned buildings to address the issues of security, fire safety, maintenance and possession of vacant properties
- b. Evaluating abandoned buildings for its reuse potential using spatial analysis to study market demands, structural analysis to study its technical potential to sustain a particular function and studying architectural configuration to assess spatial flexibility for intended reuse.
- c. Property owners should consider a flexible lease term. This may attract tenants who need temporary housing and those who prefer more flexibility.
- d. There is the need to provide affordable mortgage loans to help the owners of abandoned buildings to complete their projects particularly if funding is responsible for abandonment.
- e. The government should come up with a policy that will put a fine on owners of abandoned buildings in the urban centers and a limit of time be stated to make the government take over the building for possible redesign and reuse.
- f. The estate departments and town planning should be directed to conduct regular inspection of the estates to identify and report abandoned properties to the government for necessary action.
- g. The ministry of environment should also conduct regular inspections on abandoned properties to prevent environmental health risks to residents in the neighborhood.

#### 5.4 Contribution to Knowledge

This study makes a significant contribution to the field of urban and regional planning by offering one of the few empirically grounded investigations into the spatial distribution and multidimensional impacts of abandoned buildings in Nigeria. Through the use of Geographic Information Systems (QGIS), the research provides spatial investigation of abandonment in four major housing estates in Abeokuta namely Ibara GRA, Asero, Obasanjo Hilltop, and Laderin. This geospatial analysis reveals the physical clustering of abandonment and introduces a methodological advancement in Nigerian urban studies, where spatial dimensions are often overlooked. The study also moves beyond conventional socioeconomic assessments by integrating environmental, health, and security dimensions, thereby extending the abandonment discourse into urban ecology. This offers a good perspective on how neglected spaces contribute to urban blight, public health risks, and the deterioration of environmental quality, an aspect previously underexplored in Sub-Saharan African contexts.

This thesis also advances theoretical and practical knowledge by proposing a locally grounded causal framework that ranks key drivers of abandonment including death of property owners, income instability, absentee ownership, and high construction costs using statistical tools such as the Relative Importance Index (RII) and multiple regression (Adjusted  $R^2 = 0.823$ ). These empirically validated findings offer policy-relevant insights for developing targeted interventions, such as adaptive reuse strategies, fiscal penalties for neglect, and strengthened enforcement mechanisms. Moreover, by conceptualizing the “architecture of futility,” this research introduces a critical lens through which to interpret how urban form interacts with institutional failure and socio-economic decline thereby contributing to theoretical discourse on spatial justice and urban decay (Agbola & Agunbiade, 2009; Turok, 2016). The methodological combination of surveys,

interviews, geospatial analysis, and focus groups sets a precedent for mixed-methods research in urban planning within developing economies. Collectively, the findings offer a comprehensive resource for policymakers, urban scholars, and planning practitioners seeking to mitigate housing abandonment and revitalize urban spaces in Nigeria and beyond.

### **5.5 Suggestions for Further Studies**

This study is not exhaustive since there is room for further studies. There is need to conduct research on the type of health challenges the abandoned properties could cause on the residents in the neighborhood; the rate of decrease in property value the abandoned houses could have on the neighboring properties and mortgage finance system that will be workable to bail out owners of abandoned properties

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- <sup>256</sup> Atamewan Eugene Ehimatie, Abandonment of Housing Projects in Nigeria: Appraisal of the Environmental and Socio-Economic Implications. European Journal of Environment and Earth Sciences. (2020).
- <sup>257</sup> Bello Muhammad Umar, Hamisu Abdullahi & Ahmed Yahaya Abdul) Empirical Study on Factors Responsible for Housing Project Abandonment in Nigeria: Bauchi Metropolis in Viewpoint. Int. j. bus.manag. (Seiersberg).,(2018)
- <sup>258</sup> Wang, Y.; Yue, X.; Wu, Y.; Zhang, H.; Liu, S. Spatial Characteristics of the Abandonment Degree of Residential Quarters Based on Data of the Housing Sales Ratio—A Case Study of Kunming, China. Buildings 2023, . <https://doi.org/10.3390/buildings13010029>
- <sup>259</sup> Mallach, A. Depopulation, market collapse and property abandonment: Surplus land and buildings in legacy cities. In Rebuilding America’s Legacy Cities: New Directions for the Industrial Heartland; American Assembly, Columbia University: New York, NY, USA, 2023;
- <sup>260</sup> [www.architecturaldigest.com](http://www.architecturaldigest.com) [www.architecturaldigest.com](http://www.architecturaldigest.com)

## Appendix 1

### QUESTIONNAIRE

ON

Rethinking Architecture of Futility: An Analysis of Spatial Distribution and Impact of Vacant Building in Selected Estates of Abeokuta, Ogun State, Nigeria.

### INTRODUCTION

Dear Respondents,

This questionnaire is to be used for the above topic.

Your response will be needed to complete this study in partial fulfillment of the requirements for the Award of Doctor Of Philosophy Degree (PhD) in Built Environment

It would be appreciated if you could please assist in completing the attached questionnaire while assuring you that all information provided will be treated in strict confidence and mainly used for academic purpose.

Thank you.

Yours faithfully,

Haleemat Oluwatoyin Yusuf.

SECTION A

INTERVIEW QUESTION

- A. What is the reason most houses are abandoned in the state?
- B. What is the effect of this abandoned building in this community?
- C. how are you connected to this community and what is the effect of abandoned building in this community?

**SECTION B**

Kindly tick in the box as appropriate. ( )

Name Of Estate	Total Numbers of Plots	Abandoned Complete Houses	Abandoned Uncompleted Building	Vacant Landed Property
<b>Asero Housing Estate</b>				
<b>Obasanjo Hilltop Estate</b>				
<b>Laderin Estate</b>				
<b>Ibara G.R.A Housing Estate</b>				

Kindly tick in the box as appropriate. ( )

Major causes of housing abandonment in Abeokuta Ogun State.

Variables	high	low	rare	often
Loss of job				
High cost of building materials				
Unavailability of owner				
Flood disaster and litigation				
Insecurity and government policies				

Kindly tick in the box as appropriate. ( )

Factors Responsible for Abandoned Estate

VARAIBLES	high	low	rare	often
Project resources				
Inflation				
Frequent change in resident				
Poor facilities and social amenities				
Crime Vulnerability and insecurity				
High taxation				
Low income				
Urban renewal and development control				
Death of project owner				
Disputes				
Poor planning and estimation				
Political factors				
Mismanagement				

Impact Analysis of Vacant Estate

	high	low	rare	often
Crime Vulnerability				
Decrease property value				
Pollution				
Decay of property				
Development control problem				
Association due loss				
Under-utilization of space				
Health challenges				

## Appendix 2

### **Rethinking Architecture of Futility: An Analysis of the Spatial Distribution the Impacts of Vacant Buildings in Selected Estates of Abeokuta, Ogun State**

#### **Interview Guide of Government Agencies or Management of the Estates where Abandoned Buildings were located**

Dear Sir/Ma,

I am Mrs Haleemat Yusuf a Doctoral Student in Built Environment, of the faculty of Environmental Design and Management, Lead City University, Ibadan, Nigeria.

I am here to have a brief interview with you to assist me in my academic project.

Kindly support my career with your sincere and factual response.

1. Name
2. Agency (Federal, State or Local government)
3. Your position and duties?
4. Since when were you employed to perform these duties?
5. What are your definitions of abandoned buildings in the estate or neighbourhood you are overseeing?
6. How many buildings can you considered to have been abandoned in your area of operation? How did you get the numbers if any?
7. What are the reasons for the abandonment?
8. What are the roles of your office to prevent abandonment?
9. Is there any punishment for abandonment of building by the owner? List them
10. What are the government policies to prevent abandonment of buildings?

11. What are the effects of the abandoned buildings on
- (a) The Environment
  - (b) The Government Facility
  - (c) The Government Revenue

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### Appendix 3

Rethinking Architecture of Futility: An Analysis of Spatial Distribution and the impacts of Vacant Building in Selected Estate of Abeokuta, Ogun State.

#### ORAL INTERVIEW QUESTIONS

- a. : What is your name?
- b. : What is your occupation?
- c. : How long have you been living in this estate?
- d. : How are you connected to this community as a landlord, tenant or visitor
- e. Are there abandoned buildings within this estate?
- f. : What is the nature of the abandoned projects; completed, under construction or vacant plots
- g. What are the reasons why most houses are abandoned in the estate
- h. what is the effect of this abandoned building in the community?
- i. What would be the impact of such building to an existing neighborhood; social, economic?
- j. what is the factor that makes this house abandoned and what is the danger surrounding its abandonment?

### Appendix 4

**coordinates of abandoned buildings within Ibara Housing Estate, Abeokuta**

STATIONS	EASTINGS	NORTHINGS	STATUS
01	537609	787670	A/B
	537625	787646	
02	537575	787729	A/B
	537592	787701	
03	537520	787668	A/B
	537476	787637	
04	537412	787866	A/B
	537426	787847	
05	537409	787863	A/B
	537419	787841	
06	537434	787826	A/B
	537442	787802	
07	537149	787978	A/B
	537128	787958	
08	537133	787956	A/B
	537150	787970	
09	536955	788066	A/B
	536949	788081	

10	538230	788877	A/B
	538230	788870	
<b>STATIONS</b>	<b>EASTINGS</b>	<b>NORTHINGS</b>	<b>STATUS</b>
	537722	787859	V/L
	537806	787874	V/L
	537806	787874	V/L
	537918	787889	V/L
	538021	787903	V/L
	538167	787914	V/L
	538330	787965	A/B
	538332	787994	A/B
	538426	787963	A/B
	538459	787966	V/L
	538648	787817	V/L
	538610	787870	A/B
	538559	787904	U/B
	538525	787903	A/B
	538511	787891	A/B
	538402	787886	A/B
	538303	787876	V/L
	538280	787881	U/B
	538239	787878	V/L

	538190	787785	V/L
	538207	787726	V/L
	538142	787831	V/L
	538968	787806	V/L
	538580	787715	A/B
	538541	787683	V/L
	538635	787606	V/L
	538230	788870	A/B
	536949	788081	A/B
	537150	787970	A/B
	537128	787958	A/B
	537442	787802	A/B
	537409	787863	A/B
	537426	787847	A/B
	537476	787637	A/B
	537592	787701	A/B
	537609	787670	A/B

**coordinates of abandoned buildings within Asero Housing Estate, Abeokuta**

STATIONS	EASTINGS	NORTHINGS	STATUS
1	541574	793934	V/L
2	541036	794387	V/L
3	542050	793167	U/C
4	541618	793167	U/C
5	531919	793271	U/C
6	541869	793226	U/C
7	541825	793247	V/L
8	541760	793264	V/L
9	542146	793486	U/C
10	542084	793458	V/L
11	542100	793461	U/C
12	542041	793355	A/B
13	541873	793443	A/B
14	541842	793358	V/L
15	541852	793305	U/C
16	541777	793286	V/L
17	541727	793273	V/L
18	541697	793269	A/B
19	541573	793300	V/L
20	541599	793472	U/C
21	541520	793472	U/C
22	541531	793517	U/C
23	541492	793508	V/L

24	541410	793493	U/C
25	541394	793489	U/C
26	541538	793533	V/L
27	541499	793526	U/C
28	541407	793551	U/C
29	542055	793767	V/L
30	541496	793709	U/C
31	541552	793750	A/B
32	541501	793774	V/L
33	541519	793893	U/C
34	541543	793907	V/L
35	541610	794017	U/C
36	541604	794037	U/C
37	541592	794073	U/C
38	541555	794100	U/C
39	541576	794106	U/C
40	541617	794081	V/L
41	541650	794050	V/L
42	541689	794062	U/C
43	541816	794099	U/C
44	541827	794158	V/L
45	541836	794189	A/B
46	541962	794182	V/L

47	541916	794180	V/L
48	541945	794226	V/L
49	541905	794240	U/C
50	542039	794115	U/C
51	542039	794118	U/C
52	542086	794141	U/C
53	542185	794216	U/C
54	542185	794216	A/B
55	542152	794270	U/C
56	542133	794311	A/B
57	542069	794289	V/L
58	541952	794243	U/C
59	541949	794254	V/L
60	542089	794367	U/C
61	542045	794414	A/B
62	541954	794365	U/C
63	541860	794390	V/L
64	541857	794389	V/L
65	541865	794424	V/L
66	541835	794463	V/L
67	541864	794471	V/L
68	542060	794464	U/C
69	542112	794481	V/L

70	542034	794509	V/L
71	541998	794512	V/L
72	541992	794531	V/L
73	541988	794546	A/B
74	542030	794560	U/C
75	541060	794589	V/L
76	542133	793064	A/B
77	542122	783105	A/B
78	542049	793028	A/B
79	541906	792994	A/B
80	541825	792974	A/B
81	542028	793102	A/B
82	541562	793177	A/B
83	541500	793138	A/B
84	541569	793219	A/B
85	541572	793200	A/B
86	541741	793192	A/B
87	542016	793313	A/B
88	541704	793356	A/B
89	542140	793440	A/B
90	542152	793443	A/B
91	541932	793622	A/B
92	542104	793779	A/B

<b>93</b>	542020	793962	A/B
<b>94</b>	542118	793435	A/B
<b>95</b>	542040	793990	A/B
<b>96</b>	542023	794416	A/B
<b>97</b>	541880	794626	A/B

**Coordinates of abandoned buildings within Obasanjo Hilltop Housing Estate, Abeokuta**

<b>STATIONS</b>	<b>EASTINGS</b>	<b>NORTHINGS</b>	<b>STATUS</b>
1	541768	787397	V/L
2	541819	787400	V/L
3	541851	787395	V/L
4	541875	787398	V/L
5	541895	787390	A/B
6	541896	787390	V/L
7	542013	787375	V/L
8	541979	787490	V/L
9	541949	787504	V/L
10	541814	787511	V/L
11	541785	787503	V/L
12	541772	787518	V/L
13	541735	787516	A/B
14	541682	787616	A/B
15	541688	787619	V/L

16	541742	787621	V/L
17	541798	787651	V/L
18	541801	787638	V/L
19	541809	787693	V/L
20	541811	787740	V/L
21	541723	787747	A/B
22	541687	787726	V/L
23	541691	787790	V/L
24	541698	787849	A/B
25	541699	787872	V/L
26	541700	788029	V/L
27	541423	788122	A/B
28	541430	788115	V/L
29	541345	788093	V/L
30	541325	788029	A/B
31	541329	788002	A/B
32	541344	787933	V/L
33	541351	787908	V/L
34	541345	797833	V/L
35	541297	787817	V/L
36	541236	787852	A/B
37	541225	787874	V/L
38	541224	787754	V/L

39	541218	787661	U/B
40	541210	787580	U/B

**Coordinates of abandoned buildings within Laderin Housing Estate, Abeokuta**

STATIONS	EASTINGS	NORTHINGS	STATUS
1	542822	786698	A/B
2	542821	786703	A/B
3	542847	786714	U/B
4	542843	786730	A/B
5	542864	786766	A/B
6	542813	786796	A/B
7	542801	786805	A/B
8	542792	786812	A/B
9	542782	786816	A/B
10	542765	786816	A/B
11	542738	786837	A/B
12	542739	786837	V/L
13	542770	786889	A/B
14	542767	786880	A/B
15	542787	786873	A/B
16	542798	786873	A/B
17	542822	786864	A/B
18	542813	786839	A/B

19	542840	786897	A/B
20	542847	786909	A/B
21	542859	786897	A/B
22	542920	786798	U/C
23	542947	786819	A/B
24	542971	786828	V/L
25	542986	786839	V/L
26	543019	786875	V/L
27	543045	786880	U/C
28	543054	786866	U/C
29	543039	786848	A/B
30	543054	786866	SLU
31	543040	786809	V/L
32	543052	786808	SLU
33	543065	786771	V/L
34	543074	786736	A/B
35	543091	786721	V/L
36	543119	786680	A/B
37	543174	786713	E/B
38	543179	786736	SLU
39	543230	786706	A/B
40	543232	786718	V/L
41	543266	786694	U/C

42	543289	786680	U/C
43	543313	786673	A/B
44	543332	786661	A/B
45	543334	786661	V/L
46	543401	786624	A/B
47	543447	786600	A/B
48	543449	786605	A/B
49	543472	786588	V/L
50	543494	786563	U/C
51	543510	786568	U/C
52	543533	786550	A/B
53	543549	786536	V/L
54	543569	786532	V/L
55	543618	786505	U/C
56	543348	786714	A/B
57	543358	786768	U/C
58	543359	786742	V/L
59	543382	786826	E/B
60	543397	786876	V/L
61	543444	786877	A/B
62	543515	786852	U/C
63	543560	786838	V/L
64	543663	786906	A/B

65	543688	786885	V/L
66	543731	786866	U/C
67	543720	786881	A/B
68	543784	786829	V/L
69	543797	786842	A/B
70	543816	786872	A/B
71	543825	786880	V/L
72	543829	786894	U/C
73	543769	786907	V/L
74	543741	786934	V/L
75	543669	786975	A/B
76	543677	786987	V/L
77	543668	786986	V/L
78	543658	786931	A/B
79	543513	786931	U/C
80	543474	786961	V/L

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## Appendix 5

### PICTURES OF SOME ABANDONEDED BUILDINGS AND PLOTS OF LAND IN THE STUDY AREAS



**Plate 4.1: Abandoned Uncompleted Residential Buildings at Laderin Housing Estate, Abeokuta**

**Source:** *Field Survey, October, 2024*



**Plate 4.2: Abandoned Residential Buildings at Laderin Housing Estate, Abeokuta**

**Source:** *Field Survey, October, 2024*



**Plate 4.3: Abandoned Residential Buildings at Laderin Housing Estate, Abeokuta**

**Source:** *Field Survey, October, 2024*



**Plate 4.4: Abandoned Residential Buildings at Laderin Housing Estate, Abeokuta.**

**Source:** *Field Survey, October, 2024*



**Plate 4.5: Abandoned Residential Buildings at Laderin Housing Estate, Abeokuta.** Source: *Field Survey, October, 2024*



**Plate 4.6: Abandoned Residential Buildings at Laderin Housing Estate, Abeokuta**  
Source: *Field Survey, October, 2024*



**Plate 4.7: Abandoned Residential Buildings at Obasanjo Hilltop Housing Estate, Abeokuta**

*Source: Field Survey, October, 2024*



**Plate 4.8: Abandoned Residential Buildings at Obasanjo Hilltop Housing Estate, Abeokuta**

*Source: Field Survey, October, 2024*



**Plate 4.9: Abandoned Residential Buildings at Obasanjo Hilltop Housing Estate, Abeokuta.**

**Source:** *Field Survey, October, 2024*



**Plate 4.10: Abandoned Residential Buildings at Obasanjo Hilltop Housing Estate,**

**Abeokuta. Source:** *Field Survey, October, 2024*



**Plate 4.11: Abandoned Residential Buildings at Obasanjo Hilltop Housing Estate, Abeokuta. Source: *Field Survey, October, 2024***



**Plate 4.12: Abandoned Residential Buildings at Obasanjo Hilltop Housing Estate, Abeokuta. Source: *Field Survey, October, 2024***



**Plate 4.13: Abandoned Residential Buildings at Obasanjo Hilltop Housing Estate, Abeokuta. Source: *Field Survey, October, 2024***



**Plate 4.14: Abandoned Residential Buildings at Obasanjo Hilltop Housing Estate, Abeokuta. Source: *Field Survey, October, 2024***



**Plate 4.15: Abandoned Residential Buildings at Obasanjo Hilltop Housing Estate, Abeokuta. Source: *Field Survey, October, 2024***



**Plate 4.16: Abandoned Residential Buildings at Obasanjo Hilltop Housing Estate, Abeokuta. Source: *Field Survey, October, 2024***



**Plate 4.17: Abandoned Residential Buildings at Obasanjo Hilltop Housing Estate, Abeokuta. Source: *Field Survey, October, 2024***



**Plate 4.18: Abandoned Residential Buildings at Obasanjo Hilltop Housing Estate, Abeokuta. Source: *Field Survey, October, 2024***



**Plate 4.19: Abandoned Residential Buildings along at Asero Housing Estate, Abeokuta.**

*Source: Field Survey, October, 2024*



**Plate 4.20: Abandoned Residential Buildings along at Ibara Housing Estate, Abeokuta.**

*Source: Field Survey, January, 2024*



**Plate 4.21: Abandoned Residential Buildings along at Asero Housing Estate, Abeokuta.**

**Source:** *Field Survey, October, 2024*



**Plate 4.22: Abandoned Residential Buildings along at Asero Housing Estate, Abeokuta.**

**Source:** *Field Survey, October, 2024*



**Plate 4.23: Abandoned Residential Buildings along at Asero Housing Estate, Abeokuta.**  
Source: Field Survey, Asero, 2024



**Plate 4.24: Abandoned Residential Buildings along at Asero Housing Estate, Abeokuta.**  
Source: *Field Survey, October, 2024*



**Plate 4.25: Abandoned Residential Buildings at Ibara Housing Estate, Abeokuta**

*Source: Field Survey, January, 2024*



**Plate 4.26: Abandoned Residential Buildings along at Ibara Housing Estate, Abeokuta  
Ogun State.**

*Source: Field Survey, Janaury, 2024*



**Plate 4.27: Abandoned Residential Buildings at Ibara Housing Estate, Abeokuta Ogun State.**

**Source:** *Field Survey, January, 2024*



**Plate 4.28: Abandoned Residential Buildings at Ibara Housing Estate, Abeokuta Ogun State. Source:** *Field Survey, January, 2024*



**Plate 4.29: Abandoned Residential Buildings at Ibara Housing Estate, Abeokuta Ogun State. Source: *Field Survey, January, 2024***



**Plate 4.30: Abandoned building GRA Ibara, Abeokuta**

**Ogun State. Source:** *Field Survey, January, 2024*

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## Appendix 6

### Bio-data

#### A. Personal Data

- ❖ Name: Haleemat Oluwatoyin Yusuf
  - E-mail: surveyorht@gmail.com
  - Phone Number: +2348035642825
- ❖ Date and Place of Birth: 1<sup>st</sup> April, 1974; Ogun State, Nigeria.
- ❖ Nationality: Nigerian
- ❖ Name and Address of Next of Kin: Mr. A. Yusuf; #1, Alhaji Tao Akande Street, Idi-Mango Oke Ata, Abeokuta, Ogun State.

#### B. Educational Background with Dates

- ❖ Master of Environmental Management, Federal University of Agriculture, Ogun State 2013
- ❖ Bsc Geography, Joseph Ayo Babalola University, Ikeji Arakeji, Osun State. 2017
- ❖ Professional Diploma in Surveying & Geoinformatics, Federal School of Surveying, Oyo, Oyo State 2003
- ❖ Higher National Diploma, Survey and Geoinformatics, Federal School of Surveying, Oyo, Oyo State 1998
- ❖ National Diploma, Land Surveying, The Polytechnic, Ibadan, Oyo State 1996

#### C. Working Experiences with Dates

❖ Bureau of Lands and Survey, Ogun State

2004- Till Date

❖ Surcon Ethics Committee, Ogun State Branch

2003-2004

❖ Sunkofol Survey Services, Quarry Road, Ibara, Abeokuta

2000-2001

❖ P.W.C. Nigeria

2000

❖ Ministry of Lands and Housing, Jalingo, Taraba State (NYSC).

1999-2000

❖ Roak Survey Services, 44 Sokenu Road, Oke – Ijeun, Abeokuta, Ogun State

1998-1999

D. Awards and Fellowship

Fellow Nigeria Institute of Surveyors,

2024

E. Membership

Associate Member, Nigerian Institute of Surveyors, Nigeria.

Member, Estate Surveyors and Valuers Registration Board of Nigeria

F. Publications

G. Major Conferences Attended with Dates.

• Mandatory Continuous Professional Development (MCPD) Abuja

2023

• OGSTEP (Ogun State Economic Transformation Program), Capacity Building

On Benchmarking of Industrial Estate

2023

- Lisbon, Portugal, Engineering Surveying Conference  
2017

H. Referees:

❖ Surv. Banji Akinhanmi, Banji Akinhanmi and Associates, Abeokuta,  
Telephone 08033302648

❖ Architect Segun Fowora, Director General/ Special Adviser to Ogun State  
Governor on Land Matters. Tel: 08026739577

❖ HRM Adetunji Amidu Osho, fnis, Alaye Ode Palace, Oke-Ola, Ode- Remo,  
Ogun State. Tel: 08037176255

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Signature

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Date

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### **The University Compliance Certification**

This is to certify that this Thesis written by **Haleemat Oluwatoyin Yusuf** with Matriculation No. **LCU/PG/002129** in the Department of Urban and Regional Planning, Faculty of Environmental Design and Management, Lead City University, Ibadan is in full compliance with the approved University format and style.

---

**Signature**


---


**Date**

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