

Assessment of Regularisation of Informal Housing in Abuja, Nigeria

**Abayomi Vincent FALEGAN
LCU/PG/002110**

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of Environmental Design & Management, Lead City University, Ibadan, Oyo State, Nigeria**

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Certification

This is to certify that Abayomi Vincent FALEGAN with Matriculation Number LCU/PG/002110 carried out this research work titled “Assessment of Regularisation of Informal Housing in Abuja, Nigeria” in the Department of Urban & Regional Planning, Faculty of Environmental Design & Management, Lead City University, Ibadan, Oyo State, for the Award of Doctor of Philosophy Degree (Ph.D) in Built Environment and that this has not been previously submitted.

.....
Associate Funmilayo Adedire
(Supervisor)

.....
Date

.....
Prof. Grace Oloukoi
(Head of Department)

.....
Date

Dedication

I dedicate this effort to the glory of God and to the various scholars whose knowledge have been of benefit to me in the course of this work.

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Even though the above-mentioned institutions and persons have assisted in the process of this research work, I alone stand responsible for the errors, if any, found in the work.

Abstract

The study accesses the regularisation strategies of informal housing and examine the effectiveness of the methods taken to regularise the phenomenon in Abuja, Nigeria. The study aims at assessing the level of regularisation of informal housing in Abuja and identifies potential approaches for future efforts. The research design adopted is a combination of multiple case studies and exploratory cross sectional (survey) approaches. The research adopted a combination of quantitative and qualitative data collection methods. A total of 340 questionnaires were administered on respondents achieving a return rate of 86.8%. Purposive and random sampling techniques were adopted in selecting the representatives of the units of investigation. Data were analysed using SPSS 20 for windows and results presented using explanatory tables and figures. Findings revealed that the current approach of regularising informal settlements in Abuja is mainly focused on the legal recognition of land ownership and non-adherence to development control measures. This method assumed that legal recognition is the only way to regularise informal settlements. However, this approach is inadequate due to the complex institutional, socio-economic and environmental circumstances related to informal settlements. Findings also revealed that the current regularisation strategies are not effective leading to further proliferation of informal settlements. The study proposes that a more holistic approach is required to effectively regularise informal settlements in the study area. Finally, the study suggests relevant strategies to improve the regularisation of informal settlements in the city. It equally calls for collaboration between government and community stakeholders to ensure effective implementation. The study offers a useful base for further research on the subject, and provide literature solutions for those seeking to address the challenges of informal housing not only in the city but elsewhere in Nigeria.

Keywords: Population, Urbanisation, Informal Housing, Informal Settlement, Regularisation.

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List of Acronyms

Acronyms	Meaning
AGIS	Abuja Geographical Information System
AMAC	Abuja Municipal Area Council
CDA	Community Development Association
ECWA	Evangelical Church of West Africa
FCDA	Federal Capital Development Authority
FCTA	Federal Capital Territory Administration
FOI	Freedom of Information
FMBN	Federal Mortgage Bank of Nigeria
MDG	Millennium Development Goals
IDP	Internally Displaced Persons
POP	Plaster of Paris
PVC	Polyvinyl Chloride
REDAN	Real Estate Developers Association of Nigeria
SDG	Sustainable Development Goals
SPSS	Statistical Package for Social Sciences
UN	United Nations
UN DESA	United Nations Department of Economic and Social Affairs
UNDP	United Nations Development Programme
UNECE	United Nations Economic Commission for Europe
UNFPA	United Nations Population Fund
UN-HABITAT	United Nations Human Settlement Programme

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