

ENVIRONMENTAL DEGRADATION MENACE: IMPACT ON SUSTAINABLE HOUSING

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Abstract

This paper aims to examine the impact of environmental degradation on sustainable housing using Bodija Estate, Ibadan, Nigeria as the case study. 268 houses were investigated by employing systematic random sampling for the data collection. The instrument for the data collection involves the use of direct interview, questionnaires administration and personal observation and the data analysed using the descriptive statistic. Findings revealed that whereas the whole estate was primarily zoned for residential accommodation, investigation revealed that commercial activities are now contesting curiously with the residential use of the buildings and are gradually being overtaken by such motives and behaviours hinged on economic advantages they offer. Some property owners or tenants have also shirked maintenance and rather shift the blame on government. It was discovered that contrary to expectations, more developmental additions have been performed on the housing environment with disregard for planning rules. The implication of the maintenance deficit is a decline in the value, not only of the property but also of the environment and an erosion of its suitability and sustainability status - the purpose they were built in the first instance. Thus, it is maintained that the blame game between the government and occupants appear as the current challenges against sustainable housing schemes, where it exists. The paper concluded that government and individuals must take responsibility for the devaluation attendant to dilapidating structures, erection of rickety structures and general environmental degradation in focus zones.

Keywords: Urban degradation, Environment, Infrastructural facilities, Maintenance, Housing estate, Property Value.

1.0 Introduction

The need for housing has become paramount to human life and wellbeing since it has profound influence on the

health, economic efficiency, social behaviour, satisfaction and general welfare of man. In spite of its essence, not every household has been able to afford one.

Instead, they make do with rented apartments. National Housing Policy (1991) reveals that about 70% of the urban low income group do not have their own houses but rather are living in rented houses; hence the Federal and State Governments have in recent years embarked on the national housing programme by creating public housing estates to ameliorate the challenges (National Housing Policy, 1991).

However, most housing estates that were built to the required standard of sustainability have become a shadow of its past characterized by features of high generation of waste and deteriorating environment, overcrowding, uncontrolled growth and development, inadequate infrastructures and services, lack of open space, poor planning and poor implementation of planning provisions (Okpala 1986). The developing housing estates have been greatly affected by somewhat ineffective management schemes by those whose duty it is to manage the estates.

Apart from the human reckless use of facilities in these estates, the impact and level of degradation caused on the environment, appears to be the result of pressure on infrastructure over time as well as self-help efforts to fill the gap. Others are for economic reasons where standard is jettisoned.

With the rural-urban drift occurring every time, overcrowding has also become a characteristic of most urban centres coupled with the inadequacy of life support systems such as water, medical facilities and infrastructures such as sewer or culvert, road, electricity and

communication facilities, Onibokun et al (1998). Generally, urban facilities are congested and/or polluted, indicating poor environmental quality, Onokerhoraye (1986). Pressure on infrastructure therefore becomes an important contributor to the degradation of the environment.

These features of degradation have great influence on the life and social well-being of some occupant of planned estate such as in the area of study, i.e. Bodija Estate. Hence, in this study, degradation is perceived to be the result of lack of maintenance of the provided infrastructural facilities in the housing estate that brings it into disrepute or an unsustainable status.

Degradation, according to Ogunba et al (2004), can be interpreted as “decay in the fabric of the environment which carries the implication of a decline in its productivity”. The term “Environment” according to Asaju (1991), is the sum of all social, chemical, biological and physical factors which make up the surroundings of man. Environment can be defined as the total condition surrounding an organism, modifying its behaviour and upon which its survival rests. Environment is also all external conditions and factors that affect living organism. In this study, it refers to places contiguous to the living quarters. According to Madubuike (2009), the environment is an economic resource providing space for production of livelihoods and shelter for human survival. The environment provides natural resources for human development as well as poverty alleviation mechanisms in the

society.

With the above definitions, Pearce (1988) defined Environmental Degradation as a situation where negative effects of production or correction (through human activities) in its social, chemical, biological and physical state are imposed on both natural and artificial environment in which some can (not) be traced or charged back to the originator”.

Effort will be made in this paper therefore in juxtaposing the causes of environmental degradation and measures of achieving a better housing environment with a view to correcting the imbalance of human activities and quest to improve on our economy typified by the life style of estate occupants. Since the study was narrowed down to consequences of environmental degradation on housing estate, the study involved contacts with relevant Government Establishments and parastatals (such as State and Federal Environmental Protection Agency, Local Planning Authority, State and Local Estate Rating and Valuation office), Estate Developers, Estate Surveyors and stakeholders such as Land occupiers and Estate Residents.

1.1 Environmental Degradation as Related to Housing Estate.

According to Jacoby and Pennance (1972), three basic force have operated to change the urban physical environment for the worse, they are *population concentration, rising affluence and technological change*. Expatriating further, Jacoby and Pennance held that the concentration of people in cities has harmed the environment in many

ways, namely: traffic congestion, crowding, shopping and living condition with massive generation of refuse, rising levels of air, water and noise pollution. Going further, they argued that growing affluence has made people buy and consume more goods and discard them more quickly, thereby generating more solid waste. In a similar way, advancing technology has widened the variety and complexity of products for consumption, and raised their rate of obsolescence, thus adding to the problem of waste disposal. Also, in his hydrological approach to the problem of urbanization, Akintola (1981) asserted that population concentrations have led to the creation of new ecosystems, through the *irretrievable changes* in the physical landscape. It has also been observed that various environmental improvements are attached with numerous environmental problems (Eden, 1996). The law has traditionally divided environmental things into “*movable and immovable materials*”. Things that are affixed to the earth such as buildings, trees and crops are regarded as immovable, while all other things are personal property or chattels.

Although, Ogunba et al (2004), submitted in a broad perspective that environment is real estate or property because degradation of an environment is in effect degradation in value of real estate or property. Eden, (1966); stated that environmental degradation has emerged from what is widely perceived as an overpopulation of world resources. Young (1989) indicated that “It is no accident that poverty and degraded environment are

generally coincidence”.

Ojo (2003) stated that “many of the community identified urban problems as directly linked with poverty. The main explanation for the existence of slum housing is the poverty of its inhabitant(s)”. However, environmental degradation has traditionally been a natural or technical issue, its causes and effects are linked to the socio-economic condition and its prospects related to the political framework of the nation (Arthur, 1976).

In his work on environmental pollution in selected Nigeria cities, Inyang (1981) also asserts that the greater the concentration of people in one place, the greater the amount of pollution and the greater the sophistication of a society. In summary, therefore, it has been established that the greater the level of population concentration or urbanization, the higher the problem of environmental degradation.

Gilbert, (1974) pointed that equally and very relevant is the issues of access to land. Hence government initiative of providing housing estates becomes plausible. Environmental degradation has diverse underlying causes that are broadly social in character and often far removed from the actual land user. But much of the degradations that happen in the estates are sometimes self-induced through lack of maintenance of infrastructure and abandonment by relevant authorities.

Environmental degradation is likely to arise from short-sighted policies or an incompetent performance on the part of international agencies or national, state and local governments in terms of ignorance of its values, neglect or misplaced priorities

on the part of the actual land user. From this pattern of casualty derive impacts that in turn damage/affect the property values, land users and broader society (Eden, 1966)

Eden, (1966) stated that urban environmental degradation have received less attention than their rural equivalents, but in term of human numbers (population), the potential impacts is greater and increasing rapidly as the urban-industrial environment, itself expands. More important, population density are high in the estate, resources are insufficient, structural poverty is rife, the needs of core traditional city especially Bodija Estate and her dwellers are not met, the space are choked, there is poor sanitary arrangement, improper disposal of domestic and human excreta are eyesore on the land.

Lean and Goodall (1966) pointed that visual intrusion is likely to cause more of degradation in the environment in a residential area than in an industrial one. And that to an economist it would appear that there is already an objective measure of environmental standard in property value. If there are two (2) similar buildings in the same residential area but, land value are higher in one than the other, then this may indicate that there is a difference in the *environmental standards* between them.

However, a National Housing Fund and an infrastructural Development Fund have been put in place to facilitate the attainment of the goals of sustainable human settlements in the country. The plans are being implemented by the Ministry of Works and Housing. How well

it is working is a different ballgame.

One major type of environmental degradation associated with land use development in the Nigerian neighborhoods is the uncontrolled land use intensification with built-up areas (Omuta and Onokerhoraye (1994)). The commonest and most eloquent manifestations of improper or irrational change in land use pattern include overcrowding, congestion, deterioration of urban physical environment, inadequate circulation systems and decadence of communal facilities, urban sprawls and so on. These deficiencies produced diseased environment (Cairncross, 1990).

The low level of livability of many public estates attests to the poor quality of their management. Management in this connection comprises three elements: the administration of the estates activities; the ability to generate adequate resources for this purpose; and; the capacity to anticipate future changes in their scope and magnitude, Onibokun (1985). A healthy environment is essential to the health and well-being of the environment and its inhabitants who depend on it for the air they breathe, the water they use and the food they eat. Correspondingly, an unhealthy population produces less and may be forced into practice damaging to the environment, Dokun (1995). Indeed deplorable conditions in all these estates underline the fact that appropriate institutional and legislature machinery for managing them efficiently are yet to be developed. Says World Health Organisation, the immediate environment where people live and work can greatly

affect their health (WHO, 1986).

Okewole, (1984) in his study of Bodija explains that the inhabitants of the housing estate were not involved in the decision making process. The other reason he gave include the inadequate preparatory research work, rigidity in applying planning rules and regulations and the fact that economic considerations determine what is designed for people rather than the convenience and social cultural taste and behaviour. This implies that development of estates goes beyond mere welfare functions of making education, health and other social amenities easily accessible to people living in the estates. It includes creation of large estates demands, the building of commercial facilities like shopping centres, offices in the sub-centers. These are lucrative areas of investment which could be exploited to the advantage of the community as a whole.

Every person needs a healthy living and working environment in order to make the most of life and living and all that goes with them, (Shelter Right Initiative, 1998). In correlation with this view, SRI (1998) said “that the need for favourable environment is a fundamental need of all persons that must be fulfilled so as to make life worthwhile. Moreover degrading environment conditions are major contributory factors to poor health and poor quality of life that hinder sustainable development.

2.0 Description of Study Area

The main study area is Bodija Estate. Since 1952, Ibadan has been the capital of the then Western Region of Nigeria doubling

as the commercial, industrial, and educational city. According to Adebo (2,000), Ibadan has an estimated population of 1, 222,570 people as per 1999 census. The city houses the Oyo state secretariat, University of Ibadan, the Polytechnic Ibadan, Nigeria Institute of Social and Economic Research (NISER), International Institute of Tropical Agriculture (IITA) and the Bodija Estate among others. Originally, the old Bodija Estate was wholly a residential estate. The area covered 191.7 hectares and an extension of 53.8 hectares was acquired which constitute the New Bodija residential estate. The aim of its establishment was to provide housing for the working class, following housing shortage and problems encountered by this group, shortly after Ibadan became the capital of old western region in 1952.

The estate was established in February 1958 by the western Nigeria Housing Corporation, presently known as Oyo State Housing Corporation. The establishment of the estate was due to congestion of the Ibadan urban centre with the attendant discomfort and epidemic in Oje, Gege, Beere, Sango, Mokola round-about settlements at that time. Ibadan Metropolitan planning Authority was charged with the responsibility to establish schemes, enforce their realization and take maximum and good care of the schemes.

Ibadan Metropolitan planning Authority came out with four schemes at the end of 1959 and the schemes are:

- (1) Bodija Estate.
 - (a) Old Bodija Estate

- (b) New Bodija Estate
- (c) Old-Ibadan Airport
- (2) Oluyole Estate
- (3) Ikolaba Estate
- (4) Iwo-Road Estate

The Bodija Estate is shielded by the Ogunpa forest Reserve and shares the same green vegetation with the luxurious Trans - Amusement Park, Bodija, Akingbola, Ashipa, Bashorun, Ikolaba, Mokola, Sango and the Oyo State secretariat. The estate was originally zoned for residential occupation but since 1990 redevelopment and land use changes has brought about a lot of conversion to commercial uses.

2.1 Research Methodology

In carrying out this research, data were obtained through primary and secondary sources. For the primary data, the design adopted is descriptive while the sampling methods are the random and the systematic techniques. The first house was picked at random while every third house was subsequently picked. Therefore the sample was taken systematically by selecting every third houses at interval which brought the number of sample to a total of 246 houses representing 33% of the sample frame of 737 houses of Bodija Estate. In addition direct interview, and observation method of data collection were used to collect more data for the purpose of obtaining reliable information from the exercise. Secondary data used for the study was obtained from the review of literature related to housing and degradation. The data collected were analysed using simple statistical

techniques

3.0 Results and Discussion

The result of the data collected are analysed in two parts. The first section deals with the

raw data obtained through the questionnaire method while the second section is data analysis (qualitative analysis) through the observational method. This is done to strengthen the goal and widen the horizon of the study.

3.1 Section I

Housing Estate Building Characteristics

Table 1: Types of Tenancy in the Study Area

Type of Tenancy	Frequency	Percentage
Owner occupiers	72	42.4
Rented	83	48.8
Transfer	15	8.8
Total	170	100.0

Table 1 shows that 42.4% of the respondents are owner occupiers, 48.2% rented their apartment while 8.8% of the respondents apartment are transferred. This shows that most of the occupants are expected to have a vested interest in the maintenance of their residents.

Table 2: Use of Building

Use of Building	Frequency	Percentage
Residential	138	81.2
Commercial	6	3.5
Mixed (Residential and Commercial)	26	15.3
Total	170	100.0

Table 2 shows that 81.2% of the buildings are used for residential accommodation and 15.3% for both residential and commercial uses while 3.5% were for commercial uses. From researcher's viewpoint, 3.5% and 15.3% commercial activities in an estate primarily dedication to residential apartments is way too high without a negative consequence on the environment.

Table 3: Physical State of Buildings

State of Building	Frequency	Percentage
Good	67	39.4
Fair	57	33.5
Poor	46	27.1
Total	170	100.0

Table 3 reveals that 39.4% of the respondents believe that the buildings are in good state, 33.5% as fairly okay while 27.1% as in poor condition. The results shows that despite the gap in the current

state of the buildings vis-à-vis their initial standard, residents appear oblivious of the obsolesce setting in. This could be the reason for the ill maintenance or its complete abandonment.

Table 4: Maintenance of Building

Maintenance Responsibilities	Owners occupier	Rented	Transfer	Total	Percentage
Landlord	24	42	6	72	42.2
Tenant	45	33	5	83	49.0
Others	3	8	4	15	8.8
Total	72	83	15	170	100.0

Table 4 Shows that most of the buildings are being maintained by the tenants (49%) out of the total responses while the maintenance by the landlord the original owners of those buildings covered just 42.2% of total respondents. The ones that could not be specified whether it is landlord or tenant that does the maintenance

covered just 8.8% of the total respondent. The result shows that tenants have acted more promptly to maintenance issues suggesting that such maintenance would not be far reaching and not driven by sustainability but by convenience. In such maintenance also, standard is unlikely to be followed.

Table 5: Functionalities of Toilet Facilities

Toilet Facilities Condition	Frequency	Percentage
Flush-toilet working	111	65.3
Flush-toilet not working	21	12.3
Flush-toilet affected	38	22.4
Total	170	100.0

Table 5 shows that good percentage of housing units in Bodija Estate have good working toilet, at least 65.3% of the total number of respondents. About 12.3% of the total respondents are affected by the problem of broken sewer line. Some households reported that the malfunctioning of their toilet was caused by leaking or blocked sewers. Some of these toilets covered about 22.4%. The record of ill-maintenance appears very high and does not go along with the ideals of sustainability.

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Table 6: Ownership of Motor Vehicle

Ownership of vehicle	Frequency	Percentage
One car	64	37.6
Two or more cars	55	32.4
Without motor vehicle	51	30.0
Total	170	100.0

Table 6 reveals that 37.6% of the total respondents have only one car while 32.4% have two or more cars and 30% have none. This means that majority of the people in Bodija Estate have at least one car. With

these number of cars paraded in this estate, it is evident that pollution which is one of the characteristic so environmental degradation would be a critical problem therein.

Table 7: Effectiveness of Facilities

Facilities	Effectiveness	Frequency	Percentage
Pipe borne water	Good	7	4.1
	Fair	10	5.9
	Poor	153	90.0
	Total	170	100.0
Electricity	Good	24	14.1
	Fair	30	17.7
	Poor	116	68.2
	Total	170	100.0
Drainage System	Good	22	12.9
	Fair	28	16.5
	Poor	120	70.6
	Total	170	100
Road Network	Good	108	63.5
	Fair	44	25.9
	Poor	18	10.6
	Total	170	100.0

Table 7 revealed that 90% of the respondents are of the opinion that the effectiveness of the pipe borne water supply is poor and 68.2% admitted that electricity supply is poor. 70.6% claim that the drainage systems are poor. In all the parameters used to analyse the effective-

ness of social infrastructure within the estate, majority of the respondents consider them in poor conditions. However, 63% believe that the road network was good. Further probe showed that these roads were ill-maintained and some were no longer motorable.

Table 8: Structural Condition of Building

Condition	Frequency	Percentage
Good	69	40
Fair	76	45
Poor	25	15
Total	170	100

Table 8 shows that 45% surveyed are fair structurally and 40% are good while 15% are in their poor states. This shows that

most of the buildings are in fairly poor condition which could be due to maintenance deficiency.

Table 9: Impact of Inconsistent Electricity Supply

Impact	Frequency	Percentage
Minimal	16	9.4
Average	25	14.7
Serious	129	75.9
Total	170	100.0

Table 9 shows that 75.9% of the respondents admitted that the impact of inconsistent electricity supply in Bodija Estate is serious, 14.7% believe that it is average ,while 9.4% claim that it is

minimal. This result could be an indication that the impact of inconsistency in electricity supply is very serious. It is expected since many household are now electronic facilities dependent.

Assessment of the Causes of Environmental Degradation in the Study Area

Table 10: Propensities of Causes of Environmental Degradation

Degradation Index	Frequency	Percentage
Inadequate maintenance of infrastructural facilities	51	30
Illegal conversion of residential properties to commercial	17	10
Breakdown of waste disposal arrangement	26	15.3
Erection of kiosk in unapproved places	25	14.7
Poor condition of environmental sanitation	22	12.9
Tremendous pressure of population on limited facilities	29	17.1
Total	170	100.0

Table 10 reveals the ranking of activities causing environmental degradation. Inadequate maintenance of infrastructural facilities was considered the most prominent with a response percentage of 30%. 10% believed it was illegal conversion of residential properties to commercial properties while 15.3% believed the propensity of breakdown of waste disposal arrangement. 14.7%

believed that it is the erection of kiosk in unapproved places. 12.9% believed that it is the poor condition of environmental sanitation while 17.1% as tremendous pressure of population on limited facilities. This shows that all the parameters for measuring environmental degradation are present in the estate of study. But the degree of its association with a particular index is not uniform.

Table 11: Management of Buildings in the Study Area

Is your building well managed	Frequency	Percentage
Yes	82	48.2
No	88	51.8
Total	170	100.0

Table 11 shows that 48.2% of the respondents admitted that their buildings are well managed while 51.8% claimed that they are not. From the result we cannot

reliably conclude that there is a clear difference between the opinions of the respondents regarding the management of their building.

Evaluating the Contributions of Socio-Economic Activities of Residents in the Estate

Table 12: Occupational Distribution of Residents

Occupation	Frequency	Percentage
Civil Servant	50	29.4
Private self employed	61	35.9
Unemployed	26	15.3
Others	33	19.4
Total	170	100.0

Table 12 reveal that 35.9% of respondents in our sample are private self-employed, 29.4% are civil servants, 15.3% are unemployed while 19.4% are classified as others that is those without class. This result shows that those that were reached are mostly working class members of

society, whether employed or privately self-employed. Thus, we have, before us, a class that are capable of maintain their residents as well as the environment. However, the seemly ineptitude to align with this objective may be as a result of waiting on the government.

Table 13: Energy Consumption of the respondents

Energy Consumption	Frequency	Percentage
Electricity	40	23.5
Gas	41	24.1
Kerosene	80	47.1
Coal	6	3.5
Firewood	3	1.8
Total	170	100.0

Table 13 shows the sources of energy available to residents of Bodija housing Estate, which are electricity, gas, kerosene, coal and firewood. 47.1% uses kerosene, 24.1% uses gas, 23.5% uses electricity, 3.5% uses coal and 1.8% uses firewood. This means that kerosene, gas and electricity are the most common energy used by the respondents; the reason being the availability of these forms of energy in the area. With the current epileptic supply

of electricity, shortage of gas and kerosene is likely to propel a shift in energy source to coal and firewood that would impact negatively on the environment.

3.1 Section II

In this section, the focus is on the analysis of data collected through the observational method summarized as follows:

- a. The area enjoys a good layout plan that makes all the buildings therein accessible by roads. But the roads are barely wide enough to allow for two vehicles coming in opposite directions because of the design as residential service roads where traffic is expected to be low.
- b. There is an obvious change or modification in the use of buildings therefore resulting in the decline in property values. This has consequently impacted on degradation of both the buildings and the environment. Redevelopment and land use changes from residential to commercial began from early 1990. Commercial activities are having grown in the estate now contests with the residential use. Commercialization of buildings are gradually taking over and enveloping the landscape perhaps because they offer better rent.
- c. The provision of electricity in this area appears as fair as what obtains in other designated residential areas but the encroachment of other uses like commercial offices that uses more electricity as compared with normal residential area is another problem. This puts extra load on the transformer.
- d. The research also reveals that some property owners or tenant lack maintenance culture. Even public infrastructural facilities suffer similar problems.
- e. It is obvious that smaller percentage of land users in our case study follow plan approval before they carry out their extra-developmental activities.
- f. The research showed also that there is the need for government to revisit and supervise some developmental activities going on in the area. This is to ensure conformity with the standard approved to be carried out in specific area.
- g. There was inadequate monitoring of the effectiveness of the levy or penalty stipulated to those that contravene the provisions of any environmental laws.

Implication of findings

- i. Decline in Property Values: By implication, once an area is functionally imbalanced, there would be astronomical loss in the value of the properties situated in these areas. Therefore, there is likelihood that the value of property at the estate has suffered devaluation.
- ii. Nonchalant Attitude Towards Plans: The research, having showed that a larger percentage of land users within the estate never strictly carrying out their

developmental planning in accordance to the initial planning approval. The salient implication is that the affected areas are choked up, leading to congestions and environmental degradation.

- iii. Lack of Maintenance Culture of Property Owners: The study also confirmed that many property owners lack the concern about property maintenance. Much of this can be traced to a desire for more returns, while indirectly affecting the outlook of the immediate environment. This, itself often has a corresponding devaluation of the environment and the aggregate value of the entire estate. Tenants also believed that it is the authority in charge that should take care of the maintenance of those facilities. Thus, there is docility about issues of maintenance thereby reducing the effectiveness of the functionality of the estate in maintaining its sustainability status.
- iv. Inadequate Provision of Capital: The research showed that there was inadequate and untimely capital mobilization to ameliorate/rehabilitate the deteriorated socio-infrastructure facilities. The implication of this is that such public infrastructural facilities short-lived their lifespan. Even when those facilities would be repaired, heavy capital that cannot

be provided towards the projects would be needed.

- v. Tremendous Pressure of Population and on Limited Facilities: The estate is facilitated with some facilities like roads, water, electricity and so on. However, the influx of people into this study area has led to pressures on these infrastructures and thus resulting in power overuse and its myriads consequences on sustainability.

4.0 Conclusion and Recommendations

Maintenance in Bodija Estate as at now appears not to be properly coordinated. It can be seen therefore as neglected and abandoned to private individual maintenance. Also there are much indications facilities provided are overstretched because of population explosion in the estate where the residents have outnumbered the originally planned occupancy size.

The housing estate appears to have been greatly affected by ineffective management. The features of degradation is seen all over due to lack of maintenance of the provided infrastructural facilities which have great influence upon the life and social wellbeing of some residents in the area of study .

The study examined various the facilities in the study area where it was observed the attitude of the people towards effective maintenance. The researcher hopes that if

the recommendations from this exercise are effectively implemented, the environment would be greatly enhanced in value, aesthetics and comfort levels of land users.

With the findings, the following are recommended:

1. Government should ensure that the planning approvals are jealously followed by all land users. In fact, the government should revisit all the unapproved development. More so, the action can be complemented with adequate payment of levy or fine by those that contravene planning approval. This will serve as a warning to those that will want to contravene planning approval in the future.
2. There is need for public awareness on the relevance of maintenance of facilities by individuals in this housing estate. The authority in charge should organize enlightenment campaigns to enlighten the people concerned on the issue of maintenance culture, to be able to maintain a neat and aesthetically pleasing environment.
3. Residents' Association should be encouraged to encourage members to meet to discuss issues that relate to the environment.
4. There must be relocation of some land uses that are not in conformity with the existing or initial planning approval and those land uses that

cause nuisance can follow suit.

5. Government should set up environmental agency and organize monthly environmental sanitation that will adequately encourage and involve all other stakeholders and non-governmental agencies.
6. It should be mandated by the federal Housing Authority that any erection whatsoever by anybody must seek approval with the authority.
7. Government should enforce planning laws so as to encourage planners to partake in the implementation of policies without any fear of sabotaging their effort.
8. Government should make provision for the renovation of major facilities that cannot be repaired or handled alone by the people so as to avoid total destruction of such facilities such as: electricity, central sewage treatment system, roads, water supply, drainage channels and so on.

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