

**URBAN AND REGIONAL PLANNING LAWS IN NIGERIA: A CASE STUDY OF
LAGOS STATE FLOODING AND OVER POPULATION CHALLENGES,
LEGISLATIVE REFORM INEVITABLE**

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ABSTRACT

Urban planning has been described as a way, art or science of ensuring the orderliness and the utilization of land, how buildings sit on lands and a proper and adequate communication road and/or routes channels with a view to securing the maximum practicable degree of economy, convenience and beauty. In addition, urban planning is a means of anticipating change, and arbitrating between the economic, social political and physical forces that determine the location, form and effect of urban development; it is a deliberate step or action taken by the appropriate statutory public institution saddled with the responsibility of taking decisions or making arrangements ahead of time to influence the trajectory of action on a particular need. The principal objective and/or goal of urban, physical and regional planning is the enhancement of efficient functioning of metropolitan and rural systems with effective coordination of various land uses. Notwithstanding the number of efforts exerted by the relevant authorities to ensure efficient functioning of our townships, wrong planning and mismanagement of lands have resulted in building and lands collapsing. The paper examined the problems of urban and regional planning in Nigeria, with particular focus on Lagos State flooding and over population challenges. In examining this topical issue, the article beams its search light on the following research questions: why are urban cities wrongly planned by the Nigerian authorities, are their qualified regional and townships planners in Nigeria, why is Lagos state the most affected by environmental disaster and buildings collapses? To arrive at the desired answers and findings to the research questions posed above, the study adopted the doctrinal legal research method by consulting primary and secondary sources of information on urban and regional planning matters in Nigeria based on academic texts and peer reviewed journals. The relevant statutory provisions of both federal and Lagos state governments were also examined.

Keywords: Urban, regional, planning, Nigeria, Lagos state, over population, law reform

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1.0 INTRODUCTION

The world's urban population has been increasing every year with about sixty million (60) people¹ and it is estimated or projected that by the year twenty- thirty (2030) urban townships will experience a surge in its population of around sixty eight percent (68%) resulting in 9.7 billion population all over the world.² Additionally, from year 2000-2030, the world urban areas will rise in an astronomical dimension from its present state of 652,825 km² to 1,210,475 km².³ This is alarming.

The continents of Africa and Asia would see ninety percent (90%) increase in the world's urban population by 2030; that's about 2.5 billion people, of the 90%, Nigeria, China and India will account for 37% of the increase.⁴ In the third world nations, rapid and excessive urban growth is looming in the West African region, with particular attention on Nigeria, a country experiencing overwhelming challenges in areas of physical planning, employment, housing, essential public services and socioeconomic infrastructure needed to sustain the population and economic sectors demands.⁵ Flowing from the above, it is expected that urban development stakeholders should harness every opportunity and invest in innovative urban planning capacities and tools.

Proper and efficient urban planning addresses important land use management tool which ensures urban development challenges, it achieves socioeconomic, political and sustainable urbanization goals.⁶ On top of this, efficient urban planning serves as a veritable sustainable urbanization mechanism used in guiding or directing the development of inclusive settlements which provides:⁷

1. Affordable housing;
2. Essential public services;
3. Clean and portable drinking water;
4. Refuse collection; and;
5. Sanitation and hygiene.

Due to weak planning administration and regulatory frameworks coupled with meagre financial and technical capabilities, several African cities planners and administrators are

¹ Deden Rukmana, 'The Routledge Handbook of Planning Megacities in the Global South' (2020) Taylor & Francis 35.

² United Nations Department of Economic and Social Affairs (2015) 'World Population Prospects: The 2015 revision.

³ Seto, Güneralp and Hutyra, 'Global forecasts of urban expansion to 2030 and direct impacts on biodiversity and carbon pools' (2012) (109) (40) Proceedings of the National Academy of Sciences 16083-16088.

⁴ World Bank, Subnational doing business in Nigeria 2018.

⁵ Muhammad and Abubakar, 'Transformative Urbanization Through Public-Private Partnership in Abuja, Nigeria. In Optimizing Regional Development Through Transformative Urbanization' (2019) Hershey USA: IGI Global 141-162.

⁶ UN-Habitat, 'Planning sustainable cities: global report on human settlements' (2009) Routledge.

⁷ Abubakar, 'Exploring the determinants of open defecation in Nigeria using demographic and health survey data' (2018) (637) Science of The Total Environment 1455-1465.

unable to effectively manage rapid growth in urbanization,⁸ particularly in cities like Lagos, Nairobi and Kinshasa.⁹

2.0 HISTORY OF URBAN AND REGIONAL PLANNING IN NIGERIA

The first law and/or statute setting the basis for town and regional planning in Nigeria was The Township Ordinance No. 29 of 1917.¹⁰ The 1917 ordinance provided or set guidelines for development of towns in Nigeria.¹¹ The ordinance represents the turning point in the change or development of Town and Country Planning in Nigeria.¹² In addition, the 1917 Ordinance was the first legal instrument to introduce in Nigeria cities:¹³

1. Spatial orderliness;
2. Zoning and subdivision regulations into the land use; and;
3. Planning practices in some cities in the country.

The impacts of the Ordinance in terms of physical layouts are still clearly noticeable in towns like Aba, Port Harcourt, Enugu, Jos, Minna, Kaduna and in the GRA of Lagos.¹⁴

The Nigerian Institute of Town Planners (NITP) turned fifty years in 2016, presently, it is fifty-eight years old because it was established in 1966,¹⁵ comprising of thirty-five memberships to represent the town planner's profession in Nigeria with the responsibility of giving advice and information on how to use Nigeria's resources and control her environmental challenges.¹⁶

Flowing from the foregoing and in addition to NITP, the Town Planning Registration Council Decree No. 3, 1988 legalized town planning as a course of study in Nigeria. The functions and duties of the Council include but are not limited to the following:¹⁷

1. To regulate and control the practice of Town and Country Planning in Nigeria;

⁸ Ismaila Rimi Abubakar and Umar Lawal Dano, 'Socioeconomic Challenges and Opportunities of Urbanization in Nigeria. In *Urbanization and Its Impact on Socio-Economic Growth in Developing Regions*' (2018) 219-240 Hershey USA: IGI Global 219-240.

⁹ Umar Lawal Dano, Abdul-Lateef Balogun, Ismaila Rimi Abubakar and Yusuf Adedoyin Aina, 'Transformative urban governance: Confronting urbanization challenges with geospatial technologies in Lagos Metropolitan Area' (2020) (85) (4) *Geo Journal* 1039-1056.

¹⁰ Adewumi Badiora, 'Perceptions on corruption and compliance in the administration of town planning laws: The experience from Lagos Metropolitan Area, Nigeria' (2020) (76) *Town and Regional Planning* 4.

¹¹ Omole Felix Kayode, 'Land Development and Planning Laws in Nigeria: The Historical Account' (2012) (8) *Journal Of Law, Policy And Globalization* 26.

¹² *ibid* 26.

¹³ Olufemi, O. Ayangbile, O. and Abiodun, O., 'Planning Snapshots, Nigeria: 50 Years' (2015) <<https://www.isocarp.org/app/uploads/2015/01/5...>>. accessed on 6 August 2024.

¹⁴ The Nigerian Institute of Town Planners Information Handbook 1993.

¹⁵ Yussuff Lukumon Abiodun, 'Nigerian Institute of Town Planners (NITP) Golden Jubilee Anniversary: The Challenges of Town Planning Profession in National Development Plan' (2017) (9) (7) *Civil and Environmental Research* 29.

¹⁶ Ikiriko, Tamunoikuronibo Dawaye and Dapa, Idaminabo Nengi, 'Town Planning Professional Practice and Networking: An Academic Perspective on the Importance, Benefits, and Challenges of Sustainable Urban Development in Nigeria' (2023) (4) (3) *International Journal of Research Publication and Reviews*, 4284-4292.

¹⁷ Aluko Ola, 'Functionality of the Town Planning Authorities in Effecting Urban and Regional Planning Laws and Control in Nigeria: The Case of Lagos State' (2011) (5) (6) *An International Multidisciplinary Journal*, 160.

2. To determine the standard of planning education; and;
3. To set the criteria for registration as a Town Planner in Nigeria.

As it stands today, The Federal Republic of Nigeria consists of thirty-six states¹⁸ including the Federal Capital Territory Abuja,¹⁹ divided into six geo-political zones; the country maintains seven hundred and seventy-four Local Government Councils,²⁰ as a result, urban and regional planning in the various cities in the country has become a herculean task both at the federal and state levels.²¹

3.0 HISTORY OF URBAN PLANNING IN LAGOS STATE

Urban planning in Lagos State in its present state was not operational when it was established in 1660.²² However, Eko, as it was formerly known, has a distinct urban design pattern which reflected the socio-economic and political organization of the indigenous settlers, although, this is no longer the case as the Lagos urban development policies and initiatives on the livelihoods of the urban poor has negatively changed.²³

The rapid growth of Lagos resulted in the city becoming a trade centre and seaport by the fifteenth century²⁴ and a slave-port.²⁵ The strategic location of Lagos State along the riverine area of Nigeria has brought about the steady and continual growth of the state both economically, demographically and spatially.²⁶ Prior the 1800s, Lagos and other Southern parts of Nigeria are known to have had a very formidable local planning framework based on the traditional land tenure system, where only the local rulers exercised absolute authority.²⁷ In addition, pre-colonial development in Lagos was well regulated and coordinated because adequate circulation and other conveniences were provided, regardless of the absence of professional town planners in the state at the period in question.²⁸

As noted earlier, urban planning practices in Eko at the time of colonial administration was majorly concentrated on the physical and socio-economic infrastructure development,

¹⁸ The 1999 Constitution Federal Republic of Nigeria s.3 (1).

¹⁹ *ibid* s. 2(2).

²⁰ *ibid* s. 3(6).

²¹ Olufemi, Ayangbile and Abiodun, 'Planning Snapshots, Nigeria: 50 Years' (2015) <<https://www.isocarp.org/app/uploads/2015/01/5...>>. accessed on 6 August 2024.

²² Deden Rukmana 5.

²³ Oluwafemi Ayodeji Olajide, Muyiwa Elijah Agunbiade and Hakeem Babatunde Bish, 'The realities of Lagos urban development vision on livelihoods of the urban poor' (2018) (7) *Journal of Urban Management* 21.

²⁴ Adetokunbo Ilesanmi, 'Urban sustainability in the context of Lagos mega-city' (2010) (3) (10) *Journal of Geography and Regional Planning* 240.

²⁵ Akunaya Pearl Opoko and Adedapo Oluwatayo, 'Trends in urbanization: implication for planning and low-income housing delivery in Lagos, Nigeria' (2014) (4) (1A) *Architecture Research* 15-26.

²⁶ Fasai Auwalu Koko, 'Analyzing urban growth and land cover change scenario in Lagos, Nigeria using multi-temporal remote sensing data and GIS to mitigate flooding' (2021) (12) (1) *Geomatics Natural Hazards and Risks* 632.

²⁷ Anene Chidi Pensive and Njoku Chinonyerem Uche, 'Land Use Act: A Re-Enactment of Colonial Land Policy in Post-Colonial Nigeria' (2022) (3) (1) *Aku: An African Journal of Contemporary Research* 84.

²⁸ Abiodun Akeem Oladiti and Ajibade Samuel Idowu, 'The Interplay of Town Planning and Colonialism: The Contributions of Albert Thompson to Urban Development in Lagos, 1920–1945' (2017) (16) (2) *Social Evolution & History* 129.

however, a recent assessment of the state of infrastructure and service provision in urban Lagos points clearly to the fact that a lack of effective urban governance and management approaches has been a significant factor that has led to the predominant availability of ageing infrastructure and dysfunctional services to the populace.²⁹ However, around the middle of the twentieth century, the national development plans of 1946–1956 and 1956–1962³⁰ gave priority to the economic and social development of Lagos at the expense of spatial planning. As the urban planning of Lagos emerged, growth became inevitable, as a result, the state failed and/or neglected to address the problems connected or associated with urbanization.³¹ Flowing from the foregoing, more migrants were attracted to Lagos, this gave rise to the surge and development of slums and shantytowns in the state.³²

Furthermore, Nigeria's independence about 64 years ago, (1960)³³ and the creation of Lagos State since 1967,³⁴ the state has witnessed an unprecedented and astronomical population growth particularly as Lagos was Nigeria's capital till December 1991.³⁵ The population explosion and growth of Lagos state means about 15.9 million people had lived in Lagos by year 2022.³⁶ As a result, the state has attained a world class mega city status comparable to New York City in the USA.³⁷ As it stands now, it is estimated that by year 2035, more than 24.4 million might be dwelling in the city of Lagos.³⁸ Records have shown that Lagos state is the most populous city in Nigeria and has surpassed Cairo in Egypt to become the largest city in Africa.³⁹

²⁹ Jammie Adebisi Titilayo, 'Enclave Urbanism and Infrastructure Outcomes: The Eko Atlantic City and Urban Sustainability issues in Lagos Nigeria' (2023) Doctoral thesis undertaken at the Design and Urban Development Department Through Graduate College KRITIS Technical University of Darmstadt 78.

³⁰ Emmanuel Nathan and Warlice Joel Uche, 'An assessment of Nigeria's economic development plans 1946-2020' (2023) (8) (1) 88-109.

³¹ Ngozi Mary Obilor, Felix Ugochukwu Amad and Georgenia Chinwe Ahamefula, 'Urbanization and Environmental Sustainability in Lagos State, Nigeria' (2024) (10) (1) Nnamdi Azikiwe University Journal of Sociology 69.

³² Michael Olusegun Demehin, 'Urbanization, Urban-Slum Settlements and its Implications on Health: An Insight from Lagos State, Nigeria' (2022) (13) (1) International Journal of Social Sciences: Current and Future Research Trends (IJSCFRT) 121.

³³ Toyin Falola And Matthew Heaton, 'A History of Nigeria' (2008) Cambridge University Press 158.

³⁴ Ejitu Ota, Chinyere Ecoma and Chiemela Godwin Wambu, 'Creation of States in Nigeria, 1967-1996: Deconstructing the History and Politics' (2020) (6) (1) American Research Journal of Humanities and Social Sciences 2.

³⁵ Unumen Julius and Adepoju Adewale, 'Evidence of Utilization of the Lessons of History for Planning and Development in Nigeria: The Example of the Contrast between Lagos and Abuja' (2019) (13) (1) African Research Review 52.

³⁶ Lagos, Nigeria Metro Area Population 1950-2024 <<https://www.macrotrends.net> > global-metrics > cities > p...> accessed on 7 August 2024.

³⁷ Adetokunbo Oluwole Ilesanmi, 'Urban sustainability in the context of Lagos mega-city' (2010) (3) (10) Journal of Geography and Regional Planning 240.

³⁸ Doris Dokua Sasu, 'Nigeria: Lagos population 2000-2035 – Demographic's <<https://www.statista.com> > Society > Demographics>. accessed on July24 2024.

³⁹ Ola Uduku, Taibat Lawanson and Oghenetega Ogo, 'Lagos: City Scoping Study' (2021) African Cities Research Consortium 2.

This exponential growth in Lagos State has brought or resulted into severe challenges in the areas of: traffic congestion;⁴⁰ environmental degradation;⁴¹ development of slums and shantytowns and settlements;⁴² bad road networks;⁴³ over flooding;⁴⁴ incessant building collapses;⁴⁵ over population;⁴⁶ collapsed and bad drainage system;⁴⁷ insufficient housing;⁴⁸ and physical, socio-economic and environmental problems.⁴⁹

4.0 ENVIRONMENTAL MANAGEMENT IN LAGOS STATE

There have been several institutional bodies saddled with the responsibility for the management of Lagos environment and its urban planning.⁵⁰ These institutional management includes but are not limited to the following:

1. Sanitary Board of Health for Lagos Colony 1899;
2. Municipal Board of Health for Lagos Municipal 1917;
3. Water Division of the Ministry of Works 1967;
4. Sewage and Drainage Division of the Ministry of Works 1977; and;
5. The Lagos State Development Property Corporation (LSDPC) 1978.

Presently, the Lagos State Waste Management Agency (LAWMA) 2011, and other similar agencies are assigned the duty of waste management with a view to achieving better environmental quality. These agencies are the:

1. Ministry of Environmental and Physical Planning;
2. State Environmental Pollution Control Advisory Committee and Sub-Committee;
3. Lagos State Environmental Protection Agency (LASEPA);
4. State's Local Government Areas through their Departments of Public Health; and;
5. State Committee on Illegal Conversion of Building.

⁴⁰ Olurominiyi O. Ibitayo, 'Towards effective urban transportation system in Lagos, Nigeria: Commuters' opinions and experiences' (2012) (24) *Transport Policy* 141-147.

⁴¹ Ajibade, Pelling, Agboola and Garschagen, 'Sustainability Transitions: Exploring Risk Management and the Future of Adaptation in the Megacity of Lagos' (2016) (3) (3) *Journal of Extreme Events* 1650009.

⁴² Badmos, Rienow, Callo-Concha, Greve and Jürgens 1044.

⁴³ Adebayo Oluwasegun, 'A GIS-Based Model for Road Maintenance in Nigeria: A Case Study of Ikeja Road Network, Lagos, Nigeria' (2015) (20) (5) *IOSR Journal of Humanities and Social Science* 16-26.

⁴⁴ Oscar Higuera Roa, Jack O'Connor, Taiwo Seun Ogunwumi, Christopher Ihinegbu, Josefine Reimer Lynggaard, Zita Sebesvari, Caitlyn Eberle and Margaret Koli, 'Lagos Floods' (2022) *United Nations University Technical Reports* 3.

⁴⁵ Oluwatoyin Ajayi, 'Incessant Building Collapse in Lagos State, Nigeria: Beyond A Legal Framework' (2022) (9) (3) *Nnamdi Azikiwe University Journal of Commercial and Property Law* 150.

⁴⁶ Salami, Falebita, Fatoba and Ajala, 'Integrated Geophysical and Geotechnical Investigation of a Bridge Site - A Case Study of A Swamp/Creek Environment in South East Lagos, Nigeria' (2012) (14) (1) *Ife Journal of Science* 75.

⁴⁷ Fidelis Gift Donubari, 'Challenges of Poor Drainage Systems in Lagos Metropolis' (2018) Bsc. Research project submitted to the Department of Geography and Environmental Management, Faculty of Social Sciences, University of Port Harcourt 15.

⁴⁸ Enisan Olugbenga and Ogundiran Adekemi, 'Challenges of Housing Delivery in Metropolitan Lagos' (2013) (3) (20) *Research on Humanities and Social Sciences* 3.

⁴⁹ Dano, Balogun, Abubakar and Aina, 'Transformative urban governance: Confronting urbanization challenges with geospatial technologies in Lagos Metropolitan Area' (2020) *Geo Journal* 1.

⁵⁰ Ola Aluko, 'Environmental Degradation and the Linger Threat of Refuse and Pollution in Lagos State' (2012) (2) (1) *Journal of Management and Sustainability* 221.

5.0 ENVIRONMENTAL LEGISLATIONS IN LAGOS STATE

There are legislations at the federal levels on environmental protection,⁵¹ this notwithstanding, the Lagos State government also puts in place some edicts to assist in the urban and physical planning of the state. Some of these edicts are:

1. Environmental Pollution Control Edict No.9 1989;
2. Environmental Sanitation Enforcement Agency Edict No.3 1992;
3. Road Traffic (Removal) of Abandoned Vehicles Edict No.7 1989;
4. Sand, Laterite and Gravel Spillage Decree No.4 1984;
5. Special Offenses Court Edict No.20 1985;
6. The Lagos State Water Corporation Edict No.25 1986;
7. Town and Country Planning Edict No.1 1986; and;
8. Lagos State Urban and Regional Planning and Development Law, Cap U2.

All the various laws as stated above were meant to make Lagos a city of pride, it was for this reason that The Ministry of Physical Planning and Urban Development stated in its vision:⁵²

To make Lagos a place where people live, work, and recreate in an environment featuring world-class infrastructure and services that support an improved quality of life and cultural diversity. Its mission is to plan and facilitate an organized, safe, green, dynamic, economically and culturally vibrant, and sustainable city that supports optimal land use.

Beginning from the return of democracy in Nigeria 1999,⁵³ different administrations in Lagos state have embarked and overhauled planning activities which has resulted in the review of the Lagos State Regional Planning Law in the year 2005.

As a result, plethora of Commissions were inaugurated to prepare land-use plans in some areas of the state and all the local governments and a state building code was adopted. All these notwithstanding however, Lagos state is still faced with urban and regional planning challenges.

6.0 URBAN FLOODING AND BUILDING COLLAPSES IN LAGOS STATE

It was July in the year 2021, when catastrophe and major floods disaster hit every area of Lagos state which resulted into the submerging of cars, houses and brought the entire city to a standstill.⁵⁴ By way of description, Lagos is a low-lying region in Nigeria having a flat topography with many parts of the state below sea level and it has on the average an elevation of 1.5m above sea level.⁵⁵ In addition, scholars believed that the state of Lagos is

⁵¹ Adebola Ogunba, 'An Appraisal of the Evolution of Environmental Legislation in Nigeria' (2016) (40) Vermont Law Review 674.

⁵² Michael Filani, 'The changing face of Lagos: from vision to reform and transformation' (2012) Foundation for Development and Environmental Initiatives 31.

⁵³ Efebeh Eseoghene Vincent, 'Democracy and the Rule of Law in Nigeria: 1999 – 2015' (2015) (5) (20) Research on Humanities and Social Sciences 77.

⁵⁴ Jack O'Connor, Taiwo Seun Ogunwumi, Christopher Ihinegbu, Josefine Reimer Lynggaard, Zita Sebesvari, Caitlyn Eberle and Margaret Koli, 'Technical Reports: Lagos Floods' (2022) ResearchGate 3.

⁵⁵ Ajibade Idowu, 'Can a future city enhance urban resilience and sustainability? A political ecology analysis of Eko Atlantic city, Nigeria' (2017) (26) International Journal of Disaster Risk Reduction 85–92.

sinking rapidly at the rate of ~87mm per year.⁵⁶ The cost to Lagos state government due to flooding in relation to damages, economic productivity and mortality is valued at four billion dollars (\$4 billion) annually.⁵⁷ Worst still, is the fact that low coastline of Lagos is gradually eroding as sea levels begins to rise, this culminates into uncontrollable storm that exacerbates the flooding of Lagos.⁵⁸

Osanyintuyi noted that for the past fifty years about eight four per cent of the Lagos shoreline has been washed away due to incessant flooding and shoreline retreats at an average rate of 2.64m every year.⁵⁹ The erosion in the state has been attributed to the booming levels of urbanization and the sand mining trade, it is submitted with great concern and nostalgia that if flooding and coastal degradation continues unchecked in Lagos, the habitability of the state will be under threat.⁶⁰

It is difficult to determine the exact flooding impacts in Lagos due to various factors,⁶¹ however, it is noted that incessant flooding in Lagos has brought untold hardship in terms of damage and destruction of critical infrastructure.⁶²

1. Homes;
2. Small businesses;
3. Schools;
4. Markets;
5. Roads;
6. Water facilities;
7. Communication networks;
8. Health centres; and;
9. Electric power poles and other public infrastructure.

⁵⁶ Ikuemonisan, Femi Emmanuel and Vitalis Chidi Ozebo, 'Characterisation and mapping of land subsidence based on geodetic observations in Lagos, Nigeria' (2020) (11) (2) *Geodesy and Geodynamics* 151–162.

⁵⁷ Croitoru and Lelia, 'The Cost of Coastal Zone Degradation in Nigeria: Cross River, Delta and Lagos States' (2020) Washington D.C.: World Bank.

⁵⁸ Ajibade and Idowu, 'Sustainability Transitions: Exploring Risk Management and the Future of Adaptation in the Megacity of Lagos' (20260) (3) (3) *Journal of Extreme Events* 4.

⁵⁹ Osanyintuyi, Abiola John, Yonghong Wang and Nor Aieni Haji Mokhtar, 'Nearly five decades of changing shoreline mobility along the densely developed Lagos barrier-lagoon coast of Nigeria: A remote sensing approach' (2022) (194) *Journal of African Earth Sciences* 1–11.

⁶⁰ Jack O'Connor et al 3.

⁶¹ Lucas and Brian, 'Urban flood risks, impacts, and management in Nigeria K4D Helpdesk Report 948' (2021) Institute of Development Studies. DOI: 10.19088/K4D.2021.018.

⁶² Adegun Olumuyiwa, 'Climatic disasters within a flood-prone coastal slum in Lagos: coping capacities and adaptation prospects' (2022) (14) (2) *International Journal of Disaster Resilience in the Built Environment* 212-225.

These infrastructural damage and destruction have cost the Lagos state authorities whopping sum of \$22.2 million annually.⁶³ It is for this reason Lagos state is ranked 15th in the world, for exposed population to flooding based on 2070 climate scenario projections.⁶⁴

Cases of building collapses in Nigeria, with particular reference to Lagos state in recent times calls for great concerns and it is heart rending.⁶⁵ No doubts, all types of building are prone to collapse, however, the collapse of residential and commercial buildings are on the rise majorly in Lagos which has the highest number of collapsed buildings in Nigeria.⁶⁶

Buildings can collapse due to either natural or anthropogenic causative agents, but the latter is the major cause of building collapses in Lagos because research conducted by Estate Intel found that:⁶⁷

1. Gas explosions account for 4% of building collapse in Lagos;
2. Developers' illegal practices 16%;
3. Rain 12%;
4. Dilapidated/old buildings 20%;
5. Poor construction 36% and;
6. Distressed buildings 12%.

Other factors attributed to the high incidence of building collapse in the city of Lagos include but are not limited to the following: use of Substandard materials,⁶⁸ poor inspection by regulatory agencies and engagement of non-professionals,⁶⁹ circumventing approved plan and high cost of materials and the management syndrome, defective design and corruption.⁷⁰

7.0 URBANIZATION AND OVER POPULATION CHALLENGES IN LAGOS STATE

The issue of urbanization is a resultant population increase in addition to migration from rural to urban areas and in certain conditions of increasing population and diminishing rural

⁶³ InsuResilience Solutions Fund, 'CLIMADA Climate Risk Analysis: Urban flood resilience against riverine floods in Uganda and Nigeria' <https://www.insuresilience-solutions-fund.org/content/1-our-work/1-climate-riskanalysis/climate-risk-analysis_uga-nga_5-pager_final.pdf> accessed on 25 of July 2024.

⁶⁴ Nicholls, Hanson, Herweijer, Patmore, Hallegatte, Corfee-Morlot, Château and Muir-Wood, 'Ranking port cities with high exposure and vulnerability to climate extremes: Exposure estimates' OECD Environment Working Paper No 1, <https://www.oecd.org/env/workingpapers>. accessed on July 25 2024.

⁶⁵ Oluwatoyin Ajayi, 'Incessant Building Collapse in Lagos State, Nigeria: Beyond A Legal Framework' (2022) (9) (3) Nnamdi Azikiwe University Journal of Commercial and Property Law 149.

⁶⁶ Victor Gbonegun and Azeez Olorunlomu, 'Lagos and Burden of Recurring Collapse of Structures' The Guardian Lagos 7 November 2021.

⁶⁷ Estate Intel, (Lagos, 28 May 2022) <<https://www.nairametrics.com/2022/05/28/building-collapses-in-lagos-heres-what-the-last-5-years-has-been-like/>> accessed on 25 July 2024.

⁶⁸ Adebowale, Gambo, Ankeli and Daniel, 'Building Collapse in Nigeria: Issues and Challenges' (2016) (09) (01) Conference of the International Journal of Arts & Sciences 99–108

⁶⁹ Eniola Daniel, Casualty figure unknown as another building collapses in Lagos, The Guardian (Lagos, 12 February 2022) <<https://www.guardian.ng/news/casualty-figure-unknown-as-another-building-collapses-in-lagos/>>. accessed on 25 July 2024.

⁷⁰ Chendo, I.G. and Obi N. I., 'Building Collapse in Nigeria, Causes, Effects, Consequences and Remedies' (2015) (3) (4) International Journal of Civil Engineering, Construction and Estate Management 41-49.

resources, people from the rural areas migrate to urban places for helpful job security, higher education, higher income, better health and robust life style.⁷¹

Lagos is the economic and financial hub of Nigeria, as a result, it accounts for over 70% of the nation's industrial and commercial establishments, making up to 70% of the country's manufacturing value-added.⁷² On top of this, Lagos has extensive infrastructural facilities ranging from international airport, seaport, extensive road and telecommunication networks.⁷³ All these foregoing reasons have attracted many to Lagos, making it the hub of intense settlement, as well as the prime destination of local and international migrants.⁷⁴ The exodus of both local and international settlers to Lagos has led to the remarkable population growth, this movement of people to Lagos translates to ever increasing pressure on land for housing and business premises with profound environmental implications.⁷⁵

As noted earlier, Lagos is challenged with massive urbanization issues and as population increase continues to outstrip planning efforts, basic services and infrastructural provisions are placed under intense pressure.⁷⁶ For instance, access to potable public water supply in the state of Lagos is very low, only about 5% of residents in Lagos have a piped-borne water connection to their houses;⁷⁷ and a minimum of 28.1% of settlers have access to hygienic sanitation.⁷⁸ Additionally, about thirteen thousand (13,000) metric tonnes of solid waste generated every day are used as landfills in Lagos state.⁷⁹

8.0 LACK OF GOOD AND INSUFFICIENT MAINTENANCE OF ROADS IN LAGOS STATE DUE TO BAD PLANNING

Lagos is ever increasing in its population and as such, there is so much immense pressure on available infrastructural facilities such as roads, water, and housing, the roads are aging so fast, the continuous use of the roads in addition to the untimely maintenance results into pot holes with resultant human discomfort, man hour lost, increased vehicular maintenance cost, vehicular accidents, loss of lives and properties.⁸⁰

⁷¹Akinyemi, Saheed O. Hadiza, Ahmed Musa and Salau, L. T., 'Assessing the Causes of Urbanization and its Impact on Housing Quality in City of Lagos' (2020) (20) (2) *Journal of African Sustainable Development* 129-130.

⁷² Ajibola, M. O. and Adewale, B. A. and Ijasan, K.C, 'Effects of Urbanization on Lagos Wetlands' (2012) (3) (17) *International Journal of Business and Social Science* 311.

⁷³Atubi Augustus O, 'An Evaluation of Transport Infrastructure in Lagos State, Nigeria' (2013) (1) (1) *Journal of Geography and Earth Science* 9-18.

⁷⁴ Adesiyan Victor and Toyobo Gbekeleoluwa, 'Evaluation of the Effect of Internal Migration on State Security in Lagos State, Nigeria' (2023) (9) (1) *Renaissance University Journal Management and Social Science* 51

⁷⁵ Amidu Owolabi Ayeni, 'Increasing Population, Urbanization, and Climatic Factors in Lagos State, Nigeria: The Nexus and Implications on Water Demand and Supply' (2017) (11) (2) *Journal of Global Initiatives* 70.

⁷⁶ Ismaila Rimi Abubakar, Taibat Lawanson and Abubakar Usman, 'The Routledge Handbook of Planning Megacities in the Global South' (2020) Taylor & Francis 5.

⁷⁷ Ismaila Rimi Abubakar, 'Factors influencing household access to drinking water in Nigeria' (2019) (50) *Utilities Policy* 40-51.

⁷⁸ UN-Habitat, 'The state of African cities 2014: Re-imagining sustainable urban transitions. Nairobi, Kenya' (2014) United Nations Human Settlements Programme.

⁷⁹ Ismaila Rimi Abubakar, Taibat Lawanson and Abubakar Usman 5.

⁸⁰ Aigbe Gladys Osariemen, Ogundele Fatai Olakunle and Aliu Ibrahim Rotimi, 'Road Facility Availability and Maintenance in Lagos State, Nigeria' (2012) (4) (2) *British Journal of Arts and Social Sciences* 135-136.

The timely repairs and importance of road maintenance to achieve efficient road transport services cannot be overemphasized because the consequences of neglect are dire and costly and the negative effects of rough and undulated road surfaces in Lagos on users' finance are enormous.⁸¹ Rough and unsmoothed pavements reduce fuel economy, accelerate vehicle deterioration, increase vehicle maintenance and tire wear, and cost more to maintain and rehabilitate.⁸²

Road deterioration and the paucity of road infrastructure in Nigeria, particularly in Lagos State, far exceeds that of other states in the country considering the magnitude of the disrepair of the roads.⁸³ Lagos roads are in deplorable condition in terms of dearth of road infrastructure and maintenance,⁸⁴ nonfunctioning road culverts, lack of street lights in most areas of the state and presence of numerous potholes, making majority of the thoroughfare very uncomfortable for commuting.⁸⁵

The maintenance of roads in Lagos is under the watch of Lagos Metropolitan Area Transport Authority's (LAMATA) urban road network efficiency improvement programme. The maintenance is divided into five phases and it is reproduced hereunder *verbatim* in order not to lose the import and elegance of road repairs by LAMATA:⁸⁶

- i. Routine Maintenance: This consists of operations that normally need to be repeated one or more times every year such as control of vegetation, cleaning of ditches and culverts, maintenance of bridges, crack sealing, maintenance of road signalization and repairs of shoulders;
- ii. Recurrent Maintenance: This involves filling or sealing of cracks, repair of potholes, treatment of swellings and depressions on the roads. These activities may be required at intervals throughout the year. The frequency varies with traffic, topography and climatic condition. They include surface patching, edge repair, and surface marking;
- iii. Periodic Maintenance: The periodic maintenance involves application of asphalt overlays, reconstruction of walkways, road markings and installation of concrete lined drains to control flooding. They involve some minor traffic system measures such as signage and traffic light installation at some junctions. These activities are required to maintain acceptable safety, adequate drainage and ridging surface. Such activities include re-surfacing of bituminous surface dressing and paved roads;
- iv. Rehabilitation Maintenance: The rehabilitation works involve reconstruction of pavements and application of an overlay of 50-millimetre thick hot rolled asphaltic

⁸¹ LAMATA, 'Improving standard and safety of transport in Lagos' Lagos State Metropolitan Area Transport Authority Brochure, < <http://www.lamata-ng.com/brochure>> accessed on 1 of August 2024.

⁸² Mary M. Robbins and Nam Tran, Literature Review: The Effect Of Pavement Roughness On Vehicle Operating Costs, (2015) National Center for Asphalt Technology Auburn University, Auburn, Alabama, 1-22.

⁸³ Ezeagu C.A. and Ezema N.M., 'Deterioration and Failure Rates of Maintained Roads in Nigeria' (2022) Saudi Journal of Civil Engineering 65.S

⁸⁴ **Olikagu Chibueze Anthony, Ibe Callistus Chukwudi, Ejem Agwu Ejem and Uzundu Chinebuli, 'Estimating the Direct Economic Impacts of Poor Road Infrastructure Disruptions on Road Freight Systems in Nigeria' (2024) (13) (1) International Journal of Traffic and Transportation Engineering 1-5.**

⁸⁵ Aigbe Gladys Osariemen, Ogundele Fatai Olakunle and Aliu Ibrahim Rotimi 135-148.

⁸⁶ *ibid*;

wearing course. They also involve the reconstruction of drainage systems, kerbs and pedestrian walkways; and;

- v. Urgent or Special Maintenance Works: These include removal of debris, fallen trees and broken vehicles, erection of warning signs and construction of diversions.

Notwithstanding the foregoing efforts, the desired expectations have continuously eluded Lagos Road users for smooth, easy and comfortable ride as most of the roads are in poor condition due to bad planning.

9.0 THE NEED FOR A PARADIGM SHIFT IN URBAN PLANNING IN LAGOS STATE

Lagos needs a paradigm shift in its urban planning programmes. In this regard, Lagos will have to map out a strategic vision, mission and deliberate approach that places Lagos residents at the fulcrum of her development policy.⁸⁷ Flowing from the foregoing, the developmental activities of the state government, should reflect in its regulations and policies which must culminate into improved incomes, quality of life, social structures and environment for Lagosian.⁸⁸

In addition, the development must recognize the demographic and cultural realities, and integrate the informal economy into broad based development agenda; more so, the competence of planning institutions and relevant authorities should be improved with a view to mitigating the extant bureaucratic encumbrances in urban and regional plans of Lagos state.⁸⁹

10.0 UNFAIR DEAL IN MAKING LAGOS STATE A PLANNED MEGACITY

Lagos State government embarked upon a developmental project with the intention of making the state a megacity, such projects include but are not limited to the Eko Atlantic City and the Lekki Free Zone.⁹⁰ Both projects are private driven funded by international investors;⁹¹ even though the Eko Atlantic City⁹² and the Lekki Free Zone projects seemed to be solutions to Lagos' ecological fragility,⁹³ they however have enjoyed minimal official regulatory activities, reason being that their operations are shrouded in secrecy, and have resulted in various socio-environmental consequences, such as loss of bio-diversity, eviction

⁸⁷ Kofo Adeleke, Ebere Akwuebu, Soji Apampa, Aro Ismaila, Lookman Oshodi and Tao Salau, 'Urban planning processes in Lagos Policies, laws, planning instruments, strategies and actors of urban projects, urban development, and urban services in Africa's largest city' Heinrich Böll Stiftung Nigeria and Fabulous Urban 222.

⁸⁸ *ibid* 222.

⁸⁹ *ibid* 222.

⁹⁰ Adepoju Ibrahim Babatunde, 'Free Trade Zones between Theory and Practice in Nigeria' (2019) (24) (9) IOSR Journal of Humanities and Social Science 52.

⁹¹ Mustapha Aikins Suleiman, 'Effect of Free Trade Zone Incentives on Foreign Direct Investment In Nigeria' (2020) (8) (8) Global Scientific Journal 303-315.

⁹² Wasiu Olaniyi, 'The proposed Eko Atlantic City project, Victoria Island, Lagos: Preliminary impact assessment of land reclamation on the aquatic lives and climate change' (2021) (48) (4) Nigerian Journal of Animal Production 194-200.

⁹³ Taibat Lawanson and Muyiwa Agunbiade, 'Land governance and megacity projects in Lagos, Nigeria: the case of Lekki Free Trade Zone' (2017) Area Development and Policy 1-19.

and dislocation of communities, increasing urban inequality and perpetuating the elitist model of urban development.⁹⁴

The unfair deal in making Lagos a planned megacity is the fact that the Lekki Free Zone is the gradual economic domination by Chinese influence because regardless of the large equity contribution in the project, Lagos State government has little or no control over the project, a practice that is similar to other Chinese-African collaboration on special economic zones.⁹⁵ The plan of the Free zone was designed by Chinese developers leaving only a minimal participation of Nigerian professional planners.⁹⁶ The free zone project was designed using Chinese planning standards of the Urban and Rural Planning Law of China notwithstanding the fact that urban planning laws, building codes and development control standards are operational in the federal Republic of Nigeria.⁹⁷ Many communities were displaced in the process⁹⁸ and unfair compensation,⁹⁹ forceful evictions¹⁰⁰ and refusal to honor the Memorandum of Understanding signed before the commencement of the project were reported.

11.0 IMPORTANCE AND NECESSITY OF PLANNING LAW AS A TOOL FOR SUSTAINABLE DEVELOPMENT

The importance and necessity of planning laws for the development of a nation like Nigeria cannot be overstressed, more so that Nigeria had over time enacted Urban and Regional Planning laws.¹⁰¹ The Nigerian Urban and Regional Planning Act CAP N138, Laws of the Federation of Nigeria, 2004 was enacted in 1999. The CAP N138 is meant to reinvigorate the inactive and otherwise static nature of Urban and Regional planning activities that pervaded the post-independent physical development in Nigeria¹⁰² and by extension to the various states in the country.

⁹⁴ Wasiu Olaniyi, 'The proposed Eko Atlantic City project, Victoria Island, Lagos: Preliminary impact assessment of land reclamation on the aquatic lives and climate change' (2021) (48) (4) Nigerian Society for Animal Production 194 -200.

⁹⁵ Hoita Cowaloosur, 'The Power of Africa- Africa as a Stronger Actor on the International Stage' (paper presented at The Absentee Landlord: African State in Chinese SEZs in Africa, Paris, May 2-4, 2012).

⁹⁶ Douglas Zhihua Zeng, 'An Overview of Six Economic Zones in Nigeria: Challenges and Opportunities' (2012) World Bank 1-24.

⁹⁷ Olufemi Ojo-Fajura and Ambrose Adebayo, 'Development Control Regulations Compliance: Paradigm Change to Reinvent Disrupted Public Spaces and Make Future Great Place in Ado-Ekiti, Nigeria' (2018) (6) (1) Civil Engineering and Architecture 2.

⁹⁸ Nicholas Tagliarino, Yakubu Bununu, Magbagbeola Micheal, Marcello De Maria and Akintobi Olusanmi, 'Compensation for Expropriated Community Farmland in Nigeria: An In-Depth Analysis of the Laws and Practices Related to Land Expropriation for the Lekki Free Trade Zone in Lagos' (2018) (7) (23) Multidisciplinary Digital Publishing Institute 2.

⁹⁹ Lindsay Sawyer, Christian Schmid and Pascal Kallenberger, 'Bypass urbanism: Re-ordering center-periphery relations in Kolkata, Lagos and Mexico City' (2021) (53) (4) Sage Journal 15.

¹⁰⁰ Michael Olatunde, 'Urban Forced Eviction: Experiences in the Metropolitan City of Lagos, Nigeria' (2020) (52) (1) Indonesian Journal of Geography 112 – 127.

¹⁰¹ Chi Johnny Okongwu, 'Planning Law as a Tool for Sustainable Development in Nigeria' (2021) (5) (2) African Journal of Law and Human Right 107.

¹⁰² Ma'aruf Sani, 'A review of the Nigerian urban and regional planning law, cap. 138 LFN of 2004' (2022) (80) Town and Regional Planning 77-87.

Regardless of the law, the activities of the planning authorities in Nigeria, with particular reference to Lagos State are considered to be very low.¹⁰³ To this end, the need to re-visit the provisions of the Urban and Regional Planning Laws both at federal and state levels in the country with a view to ensuring sustainable development and to make planning authorities to live up to their responsibilities is long overdue. Additionally, as urban planning laws are part of Land Law¹⁰⁴ it becomes imperative to develop it further to give more explanations to urban and regional planners in Lagos State.

The principal objective of urban and regional development through adequate and proper planning is destroyed when such development is not sustained, because the idea of sustainability of development is an important constituent of urban planning.¹⁰⁵ In this context, sustainability is the use of a resource in a manner that makes such resource available at all times.¹⁰⁶ It is submitted therefore, that sustainability is pivotal to all issues in the strategy of planning.¹⁰⁷ In this connection, in order for development to be comprehensive, it has to be sustainable bearing in mind all the variables ranging from complete economic integration, social factors and environmental issues.¹⁰⁸

The concept of sustainable development is precedent upon the realization that the global environment,¹⁰⁹ its economics,¹¹⁰ and the ways in which it treats its human and animal inhabitant, are all inter linked.¹¹¹ As a result, sustainability as part of urban and regional planning should be viewed as the facilitator for balancing the conservation of nature's resource with the needs for development.¹¹²

12.0 NEED FOR PLANNING LAW REFORMS IN LAGOS STATE

The principal objective for enacting planning laws in any nation is to ensure orderliness in the use of land and in the enjoyment of same with a view to promoting the beauty, elegance and value with the aim of preserving land for use of the generations yet unborn.¹¹³ To this

¹⁰³ Ola Aluko, 'Functionality of the Town Planning Authorities in Effecting Urban and Regional Planning Laws and Control in Nigeria: The Case of Lagos State' (2011) (5) (6) *African Research Review* 156-171.

¹⁰⁴ Omole Felix Kayode, 'Land Development and Planning Laws in Nigeria: The Historical Account' (2012) (8) *Journal of Law, Policy and Globalization* 25-31.

¹⁰⁵ Chi Johnny Okongwu 111.

¹⁰⁶ Ola Aluko, 'Rule of Law, Planning and Sustainable Development in Nigeria' (2010) (12) (7) *Journal of Sustainable Development in Africa* 90.

¹⁰⁷ *ibid* 90.

¹⁰⁸ *ibid* 90.

¹⁰⁹ Simon Ofori Ametepey, Clinton Aigbavboa, Samuel Ansah, William Gyadu-Asiedu and Linda Boamah Appiah, 'Meaning, Evolution, Principles, and Future of Sustainable Development: A Systematic Review' (2023) *Multidisciplinary Digital Publishing Institute* 23.

¹¹⁰ Anagnoste Sorin and Agoston Simona Irina, 'Sustainable Development in Global Economy' (2014) *The Annals of The University of Oradea Economic Sciences* 230-234.

¹¹¹ Justine Thornton and Silas Beckwith, 'Environmental Law' (2020) *Sweet & Maxwell* 12.

¹¹² Ola Aluko, 'Sustainable Housing Development and Functionality of Planning Laws in Nigeria: The Case of Cosmopolitan Lagos' (2011) (4) (5) *Journal of Sustainable Development* 138 -150.

¹¹³ Akinmoladun O.I. and Leke Oduwaye, 'Planning Laws And Policies Influencing The Use Of Land In Metropolitan Lagos, Nigeria' (2007) (2) (1) *Futy Journal Of The Environment* 1-12.

end, it is imperative to enforce the provisions of planning laws.¹¹⁴ It is the practice that prior to the development of land, roads, the land or road is surveyed and the survey plan is submitted to the planning authority in accordance with the laws of the country in question.¹¹⁵ The statutory planning authorities saddled with the responsibility of approval decides whether or not to approve the plan,¹¹⁶ most of the time, this procedure is not adhered to in Lagos due to unnecessary bureaucracies. The bureaucracy in the operation of the planning system in Lagos State needs to be examined,¹¹⁷ hence the need for law reforms in this regard to ensure efficiency.

Urban, regional and town planning has the solution to stop the undue pressure on the use of land in Lagos which has resulted in negative developmental challenges like over population¹¹⁸ and bad roads.¹¹⁹ In addition to law reforms, the Lagos State government should embark on enlightenment of the populace about the existence and the provisions of planning laws. The need for the education of the people is necessary because failure on the part of government to educate people and lack of adequate urban planning has accounted for some of the developmental problems encountered in Lagos, which the government has not been able to surmount for years.¹²⁰ Similar to the cities in the 36 states in Nigeria, there is no proper planning particularly with regard to provision of waterways from adequate water supply to the citizens of Lagos State, sewage lines in Lagos State.¹²¹ For instance, in some areas of Lagos State, residents erect houses on sewage lines. This is not a good practice. In the law reform being advocated here, there should be the provision for the establishment of an Urban and Regional Planning Tribunal in Lagos State¹²² if none existed already. Lagos State should ensure that it incorporate the provisions of the Nigerian Urban and Regional Planning Act¹²³ to preserve the environment for sustainable development in the state. The reform should also make provisions for more planning experts to be trained¹²⁴ to assist them

¹¹⁴ Rachele Alterman, 'Planning Laws, Development Controls, and Social Equity Lessons for Developing Countries' (2014) (5) *The World Bank Legal Review* 329.

¹¹⁵ Adeyemi Oyedele Omodele, 'Identity, Identification and Survey Plan in Land Litigation in Nigeria' (2021) (8) (1) *Nnamdi Azikiwe University Akwa Journal of Commercial and Property Law* 60.

¹¹⁶ Francis Okeke, Chinwe Sam-Amobi and Francis Okeke, 'Role of local town planning authorities in building collapse in Nigeria: evidence from Enugu metropolis' (2020) (xxx) (xxxx) (xxx) *Heliyon* 1-13.

¹¹⁷ Oladiti Abiodun Akeem, Odunola Olaitan Olutayo And Alabi Abimbola Theophilus, 'Planning Regulations and Implementation Mechanisms in Postcolonial Lagos' (2018) (9) (2) *Journal of Globalization Studies* 91-106

¹¹⁸ Basirat Oyalowo, 'Implications of urban expansion: land, planning and housing in Lagos' (2022) (3) (1) *Buildings and Cities* 692-708.

¹¹⁹ Auwalu Faisal Koko and Muhammed Bello, 'Exploring the Contemporary Challenges of Urbanization and the Role of Sustainable Urban Development: A Study of Lagos City, Nigeria' (2023) (7) (1) *Journal of Contemporary Urban Affairs* 175-188.

¹²⁰ Nic Cheeseman and Diane de Gramont, 'Managing a mega-city: learning the lessons from Lagos' (2017) (33) (3) *Oxford Review of Economic Policy* 457-477.

¹²¹ Isaac Idowu Balogun, Adebayo Olatunbosun Sojobi and Emmanuel Galkaye, 'Public water supply in Lagos State, Nigeria: Review of importance and challenges, status and concerns and pragmatic solutions' (2017) (4) *Cogent Engineering* 1-21.

¹²² Muiyiwa Elijah Agunbiade and Kolawole Ewedairo, 'A Review of the Lagos State Urban and Regional Planning and Development Law 2010: An International Perspective' (2014) *Urban and Regional Planning* 1-21.

¹²³ CAP. N.138 *Laws of the Federation of Nigeria* 2004.

¹²⁴ Ikiriko, Tamunoikuronibo Dawaye and Dapa Idaminabo Nengi, 'Town Planning Professional Practice and Networking: An Academic Perspective on the Importance, Benefits, and Challenges of Sustainable Urban Development in Nigeria' (2023) (4) (3) *International Journal of Research Publication and Reviews* 4285.

in handling the provisions of the relevant urban and planning laws with respect to enforcement.¹²⁵

13.0 CONCLUSION

Lagos is one of the fastest growing and developing megacities in Nigeria where the extent of urbanization challenges intensifies on a daily basis.¹²⁶ It is on record that the major urbanization problems faced by Lagos include but are not limited to congestion,¹²⁷ income inequality,¹²⁸ crimes,¹²⁹ and shortage of housing¹³⁰ over population,¹³¹ proliferation of slums,¹³² inefficient transportation services,¹³³ inadequate delivery of essential public services¹³⁴ such as drinking water, sanitation, and garbage collection. As such, the State government has to initiate extensive planning reform paradigm, developing a role model city and sub-regional master plans like South Africa,¹³⁵ China¹³⁶ and Kinshasa¹³⁷ to address the State's urbanization challenges.

In essence, Lagos must fashion out a vision, mission and strategic approach that puts Lagos and its residents at the fulcrum of her developmental agenda. The developmental drive of the

¹²⁵ John E Thompson and Soibi George-Ibikiri, 'Evaluation of Challenges in the Enforcement of Planning and Development Laws in Land Development in Nigeria' (2024) (20) (1) *Unizik Law Journal* 208-222.

¹²⁶ Deden Rukmana 15.

¹²⁷ World Bank Group, 'Lagos Diagnostic Study and Pathway for Transformation A Rapid Multi-Sector Analytical Review of the Mega-City' (2023) *Lagos Multi-Sectoral Diagnostic Review* 4-5.

¹²⁸ Lagos Economic Development Updates, 'Lagos State Economic Outlook, Paving for a 21st Century Economy' (2024) *Economic Intelligent Department* 1-74.

¹²⁹ Leke Abraham Oluwalogbon, 'The Lagos Neighbourhood Safety Corps and Urban Crime in Lagos Metropolis' (2024) (2) (2) *Kashere Journal of Politics and International Relations* 133-142.

¹³⁰ Henry Tunji Ogunjobi, 'Housing Deficiencies in Lagos State Nigeria: The Need for an Affordable Approach towards Strategic Delivery' (2022) A Thesis in Partial Fulfilment of the Requirements of Anglia Ruskin University for the Degree of Professional Doctorate 47.

¹³¹ Femi Omololu and Akinmayowa Lawal, 'Population Growth and Waste Management in Metropolitan Lagos' (2021) (11) *The Nigerian Journal of Sociology and Anthropology* 83.

¹³² Osudo Peter Olulade, 'Assessing the Lagos Megacity Selected Slum Settlements' Housing and Environmental Conditions' (2016) (3) (8) *Journal of Multidisciplinary Engineering Science and Technology* 5408.

¹³³ Alade Wale, Olaseni Mobolaji, Adeniji Femi and Alade Bukola Olaseni Juwon, 'Making Lagos a Cool City: A Study of Transport System and Travel Behaviour' (2018) 54th *International Society of City and Regional Planners Congress* 3.

¹³⁴ Yoshito Kawakatsu, Hirotsugu Aiga, Osy Ubani, Adefunke Oyeniya Adesina, Sumihisa Honda, Junko Otaki and Nobuhiro Kadoi, 'Socioeconomic barriers to facility-based delivery in urban poor communities of Lagos: Wealth, linguistic capacity, and residential area' (2020) (1) *Health Policy Open* 1.

¹³⁵ Lochner Marais, Danie du Plessis, Verna Nel and Jan Cloet, 'Space and planning in secondary cities: South Africa' (2019) *Sun Media Bloemfontein* 1.

¹³⁶ Zheng Wang and Fulong Wu, 'Regional and urban planning for growth in China' (2021) *International Encyclopedia of Geography: People the Earth, Environment and Technology* 1-18.

¹³⁷ The World Bank International Development Association Project Appraisal Document On A Proposed Credit In The Amount Of Us\$250.0 Million And A Proposed Grant In The Amount SDR 173.6 Million (Us\$250.0 Million Equivalent) To The Democratic Republic Of The Congo For A Kinshasa Multisector Development And Urban Resilience Project- Kin Elenda' (2021) *Urban Resilience And Land Global Practice Eastern and Southern Africa Region* 1-107.

government, manifesting in her regulations, policies and partnerships should translate into improved incomes, quality of life, social structures and environmental enhancement resulting into proper urban and regional planning.¹³⁸

14.0 RECOMMENDATIONS

In the light of the above, the following recommendations are therefore made and when implemented by the State, the issue of over population, bad urban and regional planning will be solved:

1. There is urgent need for regular public enlightenment on planning laws;
2. Proper funding of planning authorities is advocated;
3. There should be strict enforcement of planning laws;
4. Recruitment of qualified urban, regional and town planners;
5. Training and re-training of existing urban, regional and town planners;
6. Periodic review of planning laws to meet modern developmental challenges;
7. Computerization of all the processes of the planning authorities in Lagos State and in all its local government areas;
8. Periodic review of master plans or planning schemes;
9. Lagos State and all the local governments should take issues of planning more seriously;
10. Lagos government should fully control the use of land during urban and regional planning in all its areas of jurisdiction and influence; and;
11. Punitive sanctions should be placed on urban and regional planner defaulters/offenders;
12. Lagos should adopt a top to bottom approach to its urban and regional planning activities with an improved institutional framework, manpower development and adequate sensitization of the public, private sector and government officials on the benefits of planning.

Where the above suggestions are put in place, urban and regional planning in Lagos State would be more effective, the environment would be better protected, the effects of non-planning would be prevented or eradicated and the development of Lagos through planning would be more effectively sustained.

¹³⁸ Kofu Adeleke, Ebere Akwuebu, Soji Apampa, Aro Ismaila, Lookman Oshodi and Tao Sala, 222.