



**FEDERAL UNIVERSITY OF TECHNOLOGY
MINNA**

**SLOGANEERING, SIGN PAINTING AND VISIONING IN
NIGERIA'S NATIONAL DEVELOPMENT AND PLANNING:
IMPERATIVE FOR GOOD GOVERNANCE**

By

PROF. OLUWOLE O. MORENIKEJI, Ph.D., MNITP, RTP
Professor of Urban and Regional Planning

INAUGURAL LECTURE SERIES 19

16th JUNE, 2011



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Sloganeering, Sign Painting and Visioning in Nigeria's National Development and Planning

1. Introduction

It gives me a great pleasure to present the 16th Inaugural lecture of this great University; the third by an Ibadan man, the second from the School of Environmental Technology and the first from the Urban and Regional Planning Department. It is an opportunity for every academic who has reached the peak of his career to profess his activities in his long sojourn in the university in a town and gown gathering like this.

My interest in the academics and human development started no sooner than I started learning how to read. To improve my reading ability while in primary one, my father made me to complete the reading of the Gospel of Jesus Christ as recorded by St. John at the rate of a chapter per day. I could see how Jesus was going about doing good and how compassionate God was, and still is, desperately striving to save man. Indelible marks were made on my mind right from my primary school days. I never missed reading the Daily Times newspaper courtesy of my uncle, now of blessed memory and by the time I was in primary six in 1973, I had compiled a "book" on Current Affairs. My father got a job with the Daily Sketch Newspaper Company in 1973 when I was still in primary six and my access to diversified sources of information was enhanced.

I was always too glad to note the giant strides being made by man to improve life on earth. In my then immediate Ibadan environment, I did not fail to take notice of the many 'First in Nigeria/Africa' developments like the first skyscraper (Cooperative building), the first dual carriage way road (Lagos – Ibadan), the first television station (WNTV), the first stadium (Liberty), the first Housing Estate (Bodija), the first University (UI). Oyo state was really setting the pace. Furthermore, I got to learn that Nigeria was among the world's leading producer of cocoa, palm oil, rubber, ground nut, columbite and petroleum. In my mind then, Nigeria would soon rank among the most developed countries of the world.

Throughout my secondary school days, I topped the classes in geography. Right from class two, I could draw the world map showing all the political boundaries and the capital cities. I knew the names of virtually all the world leaders and developments in their countries. I had collections of Atlas maps and monitored events world-wide through newspapers. I decorated our sitting room in our family house with very large hand drawn maps of each continent of the world. Reading about the struggles in Angola, Zimbabwe, South Africa, Namibia and Mozambique and the role played by different people – Augusto Neto, Ian Smith, Pieta Botha, Jonas Savimbi, Pieta Botha - distressed me a lot while the stories about Field Marshall Idi Amin of Uganda, Emperor Jean-Bedel Bokasa of Central Africa Republic and Mobutu Seseseko of Zaire were disgusting. How can Africa develop under these types of rulers? How can countries recover after devastating wars? Why should apartheid exist in the 19th century? These questions always bothered me.

I read Geography and Regional Planning at the University of Calabar and Urban and Regional Planning at the University of Benin. New questions started arising in my mind. In spite of the post civil war reconstruction efforts and the modest gains made since independence in Nigeria, why are we not there yet? Why the retrogression? Whither the groundnut pyramids? Whither the railway? Why the homelessness, joblessness, hopelessness and poverty? Why is Nigeria consistently ranking very low on all indices measuring human development? It was just a sentence in a lecture note during my post-graduate studies at Benin by Prof. G.E.D. Omuta that ignited my research interest which I later pursued for over 20 years now. Prof. Omuta cited Julius Nyerere of Tanzania as saying that "what is the essence of building schools, roads and other infrastructures if they would not increase human welfare?" That is, there is more to the provision of basic infrastructure, policy formulations, and contracts awards.

The ultimate objective of any developmental efforts should be to achieve a quantum leap in the level of welfare consumed by the majority of the populace. So, when I listen to budget performance analysis by financial gurus, see beautiful pictures of government achievements on centre spreads of newspapers and magazines and billboards, the question remains how have these improved the quality of life of the common man? Or put in another way – how effective, efficient, affordable, accessible and sustainable are these projects?

2. The Field of Urban and Regional Planning

Urban and Regional Planning belongs to a family of academic and professional body of knowledge commonly referred to as the Built Environment Disciplines. Of all these, the Urban and Regional Planning is the least recognized but the most desirable for healthy, functional and safe environment. While the Architects boast of being the grand designers and belonging to the supreme discipline as indicated by the prefix “Arch” and the Estate Surveyors pride themselves as belonging to a profession of noble and divine origin in that theirs was the first profession to be established by God with the creation of the Garden of Eden, it should, however, be pointed out that first there was a divine wisdom – a well thought-out plan that gave birth to the Garden and the entire creation. The Master planner was the omniscient God and his vicegerents and caretakers on earth today are the professional physical planners whose vocation is Urban and Regional Planning.

The terms “town planning”, “town and country planning”, “urban and regional planning” and “physical planning” are being used in literature and in everyday conversation to refer to activities relating to land use planning in human settlement, be it urban or rural. A classical definition as given by Obateru (2005) pinned physical planning down to the “spatial arrangement of urban and rural land uses for the purpose of creating orderly, economical, functionally efficient and aesthetically pleasing physical environments for living, working, recreation and circulation” However, the functions of a physical planner go beyond designing layouts, allocating space and controlling development. Just as the human settlement is not limited to the space occupied by humans but also to the entire milieu that surrounds man – where he lives, play, work and recreate; physical planning, sustainable one for that matter, must be concerned with how to achieve harmonious relationship among the various land uses, enhance the welfare of the urban and rural dwellers in terms of access to basic services, dignified livelihood and secure and livable environment.

Indeed, physical planning, on one hand, is an exercise in pre-arrangement and not a random activity. Everybody wants to live in a well-planned neighbourhood – a GRA type of environment where there is space for everything – storm water, waste water, utility lines, vehicles and pedestrians, shops, schools, open spaces, recreational grounds, clinics, markets, houses – accessible to all within walking distances. Pre-conceived spatial provisions are usually provided for these activities by the physical planners not only for the present but also for the future before the sod turning ceremony on any site. When the city works fine in an efficient manner, the existence of the physical planner is hardly noticed. Unfortunately, physical planners are perceived to be active only when the big red painted letter X appears on walls or when bulldozers appear in a district accompanied by the demolition squad as being witnessed in the Federal Capital Territory, Abuja from time to time.

City planning requires more than a narrow-minded specialist who can develop and implement a physical plan. More general skills and activities are also needed. They include (1) the collection and analysis of data about the city and its population; (2) research into the need for and availability of social services; (3) the development, evaluation, coordination, and administration of programs and timetables to supply these services; (4) programs for economic and housing development and redevelopment—not only planning, but also packaging, financing, and carrying out the development, establishing public and private partnerships, and so forth; and (5) effective use of political activity and citizen participation to influence the character of and give support to development programs (Microsoft Encarta 2009).

The various concepts, paradigms and programmes emanating from the UNCHS otherwise called UN-Habitat are good indicators of the widening scope of physical planning. Some of these include: Sustainable City Programme (SCP), Environmental Planning and Management (EPM) and Good Urban Governance (GUG). Others include Geographic/Land Information System (GIS/LIS) Urban Basic Services (UBS) and Enabling Environment (EA) (Morenikeji 2010).

Physical planning policies, on the other hand, “are meant to tackle, eliminate and/or ameliorate the problems associated with each of the components of the human settlements with a view to ensuring that the human settlements resulting are the type that will meet the social desiderata, maximize human needs and aspirations and provide a safe, habitable and decent forum for the efficient performance of human activities.” (Onibokun 1973).

3. Planning Legislations in Nigeria

The first physical planning instrument akin to planning law in Nigeria was put in place by the colonial administration in 1863 – two years after Lagos was ceded to the British by King Dosumu of Lagos. The Towns Improvement Ordinance, as it was called, was an attempt to control and regulate the growth and development of Lagos and thus make Lagos safe for the arriving British administrators and civil servants. This Ordinance was subsisting until 1917 when the Township Ordinance no. 29 was promulgated. The 1917 Ordinance provided for the establishment of two departments namely Public Works and Medical and Sanitation Departments.

Like in many other countries of the world where disasters such as black death in Europe and the great fire of London led to the enactment of strict development control and sanitation standards, the outbreak of bubonic plague in Lagos occasioned the establishment of the Lagos Executive Development Board in 1928. The Board was empowered among other things, to acquire and dispose of land, plan and control all new developments, clear slum areas, construct and maintain roads and introduce public utility services and other amenities.

However, according to Oyesiku (2004), the most ever significant development in the field of planning legislation in Nigeria was the enactment of the Town and Country Planning Ordinance of 1946. This pre-independence Ordinance was adopted by the various regional governments and later, states, and in operation in the Country for forty-six years till 1992 when the first indigenous town planning law –Urban and Regional Planning Decree No 88 of 1992 was promulgated by the military government under General I.B. Babangida. Earlier in 1976, the then military government headed by General Olusegun Obasanjo had promulgated the Land Use Decree.

Can we say these efforts achieved the expected results? NO. The laws could not prevent Ibadan from been ravaged by cholera and flooding in the 1960s and 1970s.

4. Levels of Planning

The Nigerian Urban and Regional Planning Law of 1992 recognises three levels of Physical Planning Administration with various functions. According to Part 1B sections 2,3 and 4, at the Federal Level through the National Urban and Regional Planning Commission, the federal government carries the responsibilities for:

- i. The formulation of national policies for urban and regional planning and development
- ii. The preparation and implementation of the National Physical plan and regional plans on the recommendation of the Minister
- iii. The formulation of urban and regional planning standards for Nigeria on the recommendation of the Minister
- iv. The promotion and fostering of the education and training of town planners and supporting staff
- v. The promotion of cooperation and coordination among states and Local Governments in the preparation and implementation of urban and regional plans
- vi. The promotion and conduct of research in urban and regional planning
- vii. The making of recommendation and dissemination of research results for adoption by user organizations
- viii. The development control over Federal lands; and
- ix. The provision of technical and financial assistance to States in the preparation and implementation of plans.

The state governments through the State Urban and regional Planning Board are charged with the following responsibilities:

- i. The formulation of a state policy for urban and regional planning within the framework of national policies
- ii. The preparation and implementation of regional, sub-regional, urban and subject plans within the state
- iii. The promotion and conduct of research in urban and regional planning
- iv. The dissemination of research results for adoption by user organizations; and
- v. The provision of technical assistance to Local Governments in preparation and implementation of local, rural and subject plans

The Local Governments are saddled with the responsibilities for:

- i. The preparation and implementation of a town plan, rural plan, local plan and subject plan
- ii. The control of development within its area of jurisdiction other than over Federal or State lands.

5. Planning Education in Nigeria

Local training of professional physical planners could be said to have started at the Polytechnic, Ibadan in 1972 when the full professional diploma programme in town planning was specifically designed to admit students for of

the 3-year town planning programme of the polytechnic (Olujinmi, 1999). Hitherto, all Nigerian professional Town Planners had been receiving their trainings overseas especially in the U.K. America and Australia. The need for a professional association in Nigeria led to the formation of the Nigerian Institute of Town Planners in 1966. Twenty-two years later, the Town Planners' Registration Council of Nigeria was established under Decree No. 3 of 1988 with the mandate of determining who are the town planners; what standards of knowledge and skills are to be attained; registering members and regulating and controlling the practice of the profession among others.

6. Sloganeering, Sign-Painting and Visioning in Nigeria's National Development

The obvious level of decay in both the urban and rural areas in Nigeria has been a source of worry to scholars. In spite of the importance placed on agriculture and rural development, rural areas in Nigeria still exhibit what has been aptly described as 3Ds namely: depression, degradation and deprivation (Igiebor Nosa et. al 1986) while the urban areas are characterized by livability, manageability, pollution and unemployment problems (Mabogunje, 1974) notwithstanding remediation programme proliferation in the country.

Indeed if human development were to be measured in terms of policy formulation, project conception and fund allocation, Nigeria may not have rivals in the world. One does not have to search far to generate a compendium. Floyd (1982) has long observed one common feature of development programmes, especially in Nigeria, namely "an apparent uncontrollable urge to publicise, as widely and as frequently as possible, governmental efforts to transform rural activities. Thus speeches by project staff, by ministers and commissioners, newspapers and magazines articles, radio and TV transmissions, roadside signs and billboards, all maintain a steady flow of information or propaganda regarding the achievements – imaginary or otherwise.....initialised and acronymic programmes, slick slogans and bold sign painting are ubiquitous features of this repetitive and arguably counter-productive exercises."

Mr. Vice-Chancellor, permit me to digress a bit to share my experience with a white American woman I met in Nairobi a year ago. I was walking with my wife in a Conference Centre's garden when we met this woman. After I introduced myself as a professor of planning, she exclaimed; Professor of Planning! Why then is there no planning in Nigeria? I was embarrassed indeed but quickly I recollected the usual answer to such questions "Really, we don't have enough planners in Nigeria, about 4,000 professional planners for over 150 million Nigerians". But in all honesty, is this really the problem? The problem is not dearth of planners, plans, programmes, missions and visions. What then is the problem? Please, patiently journey with me in this discourse on politico-economic environment of planning and development in Nigeria.

Nigeria's national life is inundated with slogans. National slogans are necessary to engender positive perception (mental image) among the people. People flock to the US possibly because that country has created the image in the minds of people across the world that she is "God's Own Country" because they say "In God we Trust" The Americans were able to do this through stability, dynamism and continuity in governance; through pragmatism, patriotism, planning and programming; through political will, transparency, accountability and democracy – in short good governance. Below in Table 1 are some of the slogans in Nigeria.

Table 1: Some Slogans in Nigeria's National Life

National Image		Nigeria – Heart of Africa
		Nigeria – One Nation, Great People
Education		Each One, Teach One Education for All by year 2000
Housing		Housing for All by year 2000
Health		Health for All by year 2000
Vision 2010	Vision Statement	A united, industrious, caring and God-fearing democratic society committed to making the basic needs of life affordable for everyone and creating Africa's leading economy
	Vision's slogan	A great Nigeria..... is ours to build

Elements of Vision statement	United	A great Nigeria..... is ours to build through unity
	Industrious	A great Nigeria..... is ours to build through our individual and collective efforts
	Caring	A great Nigeria..... is ours to build by caring for one another
	God -fearing	A great Nigeria..... is ours to build through the fear of God
	Democratic Society	A great Nigeria..... is ours to build through a free and fair electoral process
	Basic needs of life	A great Nigeria..... is ours to build by making the basic needs of life available and affordable
States	Oyo	Pace Setter
	Lagos	Centre of Excellence
	Plateau	Home of Peace
	Sokoto	(Born to Rule) Seat of Caliphate
	Ekiti	Fountain of Knowledge
	Ondo	Sunshine State
	Gombe	Jewel in the Savannah
	Edo	Heartbeat of the Nation
	Ogun	The Gateway
	Abia	God's Own State

Again, as long observed by Macebuh (1980):

“Successive governments in Nigeria have traditionally evinced a shocking degree of helplessness whenever it came to finding ways to provide adequate food for the nation. It isn't that there's been lack of rousing agricultural slogans in the nation. **Every government has invented one to distinguish its own seriousness from the amateurishness of its predecessors.**...It is no reflection on the sincerity of those who invented the slogans that not a single one of them has achieved the goals it sought to achieve. But growing food is not merely a matter of sincerity. It is a matter of land and money and unbending determination. And these are the things that slogans do not on their own vouchsafe (Daily Times, Feb 21st 1980 p.3 emphasis mine).

7. Physical Planning and Development Efforts in Nigeria

Mr. Vice-Chancellor, at this point, it is necessary to take a cursory look at physical planning and human development efforts in Nigeria and the arrays of programmes, policies and laws we have put in place in the last fifty years. A decade after independence, precisely in 1972, the Fourth National conference on Local Government was held in Sokoto from 5th – 8th January. The Conference centred on the problems of rapid urbanization and the challenges which this presented for Nigerian local governments.

Permit me, Mr. Vice – Chancellor, to summarise the key observations from the 1972 conference as follows:

1. During the past two decades, urbanization in Nigeria has been proceeding at a dramatic pace and the next census, which it is proposed to hold at the end of 1973 will undoubtedly reveal a further significant increase in the proportion of total population living in urban areas
2. Social, environmental, economic and other social problems result from the growth of towns. Among the social problems are overcrowding of areas and homes; a paucity of social and health services; increased robbery, violence, prostitution; and conflict between ethnic, political or special interest groups of people.
3. The development of towns and the increase concentration of population may so increase traffic congestion
4. Planning for the urban areas also necessitates planning for the rural areas as the two are closely inter-related and dependent on one another. Strenuous attempts to improve the urban areas and virtual neglect of the rural areas will not produce the desired results; it may, in fact worsen the position if the greater attraction of the urban areas causes even larger numbers of immigrants to move there from the rural areas.
5. Whatever special agencies may be created for development purposes and to make available services, it is inevitable that local authorities will be called upon to play a significant and, quite frequently, the major

role in urban government. It is they who are specially placed to operate local services – markets, motor parks, refuse removal, sewerage, roads, recreational facilities, and a hundred and one minor schemes; it is they who are able most effectively to organize citizenship participation in planning and development; it is they who are the logical government agency for improving the living conditions of the people in the urban areas.

6. If we want modern towns in Nigeria providing attractive, healthy surroundings in which the citizens can live, work and play, immediate steps are necessary to create in all states effective Town Planning and development Agencies or to strengthen the existing agencies.
7. Possibly the most urgent of all the measures is to ensure the availability of adequate numbers of qualified planners and their technical assistants for, without such staff, master plans or zoning schemes or land use schemes cannot be suitably prepared and development controlled
8. The place of the towns in the national economy has not been clearly defined
9. The planning that is required embraces that of a physical nature and in the economic and social fields. Concentration on any one of them to the detriment of the other will not give the desired results.
10. Other ingredients that must be present if the staggering problems of rapid urbanization are to be overcome, are the concentration of sufficient resources of manpower and finance to enable positive programmes of action to be initiated and maintained. It would be folly to underestimate the extent of the financial resources which will be required to deal with urbanization situation. However, because of her oil revenues, Nigeria is significantly better placed than she was a few years ago to provide the large funds required.
11. For every day that passes without a plan means more haphazard, un-coordinated development and a greater financial burden to remedy its effects in the years to come
12. The allocation of sufficient revenue resources to local authorities to enable them play their role in meeting the costs of local services in urban areas is an integral part of planning. But it is only a first step, local authorities must be adequately motivated and properly equipped to enable them to effectively exploit the new revenues and also their existing resources.
13. Planning must not be regarded as being 'once and for all process'. A master plan is inevitably soon out of date, especially so in the dynamic urbanization circumstances of contemporary Nigeria. A successful approach to planning necessitates provision for the continuous updating of plans to reflect changed conditions and requirements.
14. A successful attack on urbanization problems will depend in no small degree on the effective co-ordination of the activities of national, state and local governments and the bodies, authorities and agencies created by them, in the planning and implementation process. So far, there has been little co-ordination of approaches and activities between these bodies and planned co-operation is not of a high order
15. The ownership and control of land is of great importance in the planning function. Certain statutory corporations and educational institutions have received land allocations of an extravagant nature and this has frequently inhibited effective planning and implementation. Land allocations not being utilized should be withdrawn or subjected to developmental conditions.
16. The present planning laws, relics of the colonial era, are not satisfactory and need substantial modification to facilitate effective planning, control and implementation related to Nigerian conditions.
17. There is an urgent need to move away from the present system of limited and inadequate post facto administrative response to urbanization and to develop a coherent, comprehensive and positive national urban policy for Nigeria.

In order to address these problems, the country has witnessed the enactment of more laws, formulation of more policies, establishment of more institutions, proliferation of programmes with attendant sloganeering, sign-painting and visioning. We can only itemize some of them here as follows:

7.1. Policies and Laws

Land Use Decree of 1976

The National Housing Policy of 1991

The Housing Fund Decree of 1992

The Primary Mortgage Institutions Decree of 1989

The Urban and Regional Planning Decree 88 of 1992

The National Environmental Protection Agency Decree 86 of 1991
 The National Urban Policy
 The National Population Policy
 The National Rural Development policy

7.2. Programmes

The National Housing Programme
 The National Site and Services Programme
 The Sustainable City Programme
 Urban Development Bank
 River Basin Development Authorities (RBDAs)
 Agricultural Development Programmes (ADPs)
 Directorate of Food, Roads and Rural Infrastructures (DFRRI)
 Better Life Programme (BLP)
 Family Support Programme (FSP)
 Family Economic Advancement Programme (FEAP)
 National Agricultural Land Development Authority (NALDA)
 Peoples' Bank
 Community Banks
 NEEDS I (2004 – 2007)
 NEEDS II (2008 -2011)
 LEEMP
 FADAMA I, II and III

7.3. Special Programmes

National Accelerated Food Production Project 1973/74
 Operation Feed the Nation 1976
 Green Revolution Programme 1979/80
 Housing, Health, Water for All by Year 2000
 Rolling and Perspective Plans
 Millennium Development Goals (MDGs)
 Seven-Point Agenda

7.4. Plans

Ten - Year Development Plan (1946 -1956)
 First National Development Plan (1962 – 1968)
 Second National Development Plan (1970 – 1974)
 Third Development Plan (1975 – 1980)
 Fourth Development Plan (1981 – 1985)
 Rolling plan
 Perspective plan
 Vision 2010
 Vision 2020
 Annual Budget

Permit me to go a step further to highlight the aims/objectives of some of these programmes as follows:

Table 2: Aims/Objectives of Some National Programmes

1	National Fadama Project I, II & III	From 1993	Aims to reduce poverty by supporting communities to acquire infrastructure and productive assets, providing demand-driven advisory services, increasing the capacity of communities to manage economic activities and reducing conflicts among resource users
2	River Basin Development Authorities	FRN Gazette 1976	To undertake comprehensive development of both surface and underground water resources for multi-purpose use

			<p>To provide water from reservoirs and lakes under the control of the Authority for irrigation purposes to farmers and recognized associations as well as for urban water supply</p> <p>Control of pollution in rivers, lakes, lagoons and creeks in Authority's area in accordance with nationally laid standards</p> <p>To develop fishes and improve navigation on the rivers, lakes, reservoirs, lagoons and creeks in the country's area</p> <p>Undertake the mechanical clearing and cultivation of land for the production of crops and livestock</p> <p>Undertake large-scale multiplication of improved seeds, livestock and tree seedlings for distribution to farmers and for afforestation schemes</p> <p>To process crops, livestock products and fish produced by farmers in the Authority's area in partnership with state agencies and any other persons</p> <p>To assist the state and local governments in the implementation of rural development works 9construction of small dams, provision of power for rural electrification schemes, establishment of grazing reserves, training of staff) in the Authority's area.</p>
3	Operation Feed the Nation (OFN)	May 20, 1976	<ol style="list-style-type: none"> 1. To mobilize the nation towards self-sufficiency and self-reliance in food. 2. To encourage the section of the nation which relies on buying food to grow its own food 3. To encourage general pride in agriculture 4. To encourage balanced diet
4	Better Life Programme (BLP)	Sept 1986	<p>Goals:</p> <ol style="list-style-type: none"> 1. Striving to eradicate hunger and absolute poverty among rural dwellers particularly women through economic empowerment ventures 2. Encouraging agricultural related programmes that have huge trade and investment potentials through strengthening of cooperative societies 3. Eliminating gender disparity in economic, social and political life of women 4. Facilitating easier access to education and training in skills acquisition and training of trainers (TOT) 5. Advocating for qualitative healthcare, food and nutrition, potable water, clean and peaceful environment 6. Promoting the active participation of women in governance and other social spheres of life 7. Advocating for better governance at all levels and leadership training 8. Improving on communication and information technology 9. Encouraging trade between states and nations thereby creating market outlet opportunities for income 10. Strengthening research activities of women that would catalyse into national and global policies for collective empowerment
5	Directorate for Food, Roads and rural Infrastructure (DFRRI)	Decree no. 4 1987	
	Federal Urban mass Transit Programme	1988	<p>Planning and advising on the implementation of the programme at the federal and state levels</p> <p>Providing financial, technical and project of assistance to both federal and state mass transit operating agencies and organized labour unions and private transporters</p> <p>Developing and issuing operating guidelines and private manpower training for these operators</p>
	National Poverty Eradication Programme	2001	<p>Eradication, not just reduction, of poverty! The target is to completely wipe out poverty from Nigeria by the year 2010 in three stages – 1. Restoration of hope in the mass of poor people in Nigeria by providing basic necessities to hitherto neglected people particularly in the rural areas. 2. The restoration of economic independence and confidence. 3. Wealth creation.</p> <p>Objective – working with relevant agencies of government to coordinate and monitor all direct poverty eradication efforts in Nigeria and the guiding of the periodic eradication policy reviews through the use of</p>

			comprehensive data and regular poverty incidence assessment to improve effective use of resource
	National Directorate of Employment	1986 1989 Decree no. 61	Target – to combat mass unemployment through skills acquisition, self-employment and labour-intensive work schemes Objectives -To design and implement programmes to combat mass unemployment. 2. To articulate policies aimed at developing work programmes with labour intensive potential. 3. To obtain and maintain a data bank on employment and vacancies in collaboration with other government agencies.
	Vision 2010	27 th Nov. 1996	Aim: To ensure that by 2010 Nigeria would have transformed into “a united, industrious, caring and God-fearing democratic society, committed to making the basic needs of life affordable for everyone and creating Africa’s leading economy.” Objectives <ol style="list-style-type: none"> 1. To reduce the dominance of the public sector in the economy and develop a viable, dynamic, highly motivated, socially and environmentally responsible private sector. 2. To use Nigeria’s wealth of gas, petrochemicals, agriculture and solid minerals, cultural and other resources to diversify the economic base and develop an export-driven production, manufacturing and industrial non-oil sector. 3. To develop and/or acquire production technologies to accelerate the growth and development of small and medium scale businesses to provide wider economic opportunities, employment and poverty alleviation. 4. To develop a modern, well-structured, efficient and competitive financial system that caters for the long-term needs of the economy. 5. To establish an effective macroeconomic framework that attracts investments, promotes economic stability and sustains non-inflationary (globally competitive level of inflation) growth and social justice. 6. To massively invest in and develop critical sectors of the economy as drivers of quantum leap forward to support economic development needs in urban and rural communities and as a lever for attracting investment, generating employment opportunities and meeting the basic needs of people. 7. To become a preferred country for investments by both Nigerian and foreign investors, significantly increase the level of domestic savings as a source of sustainable funds for development 8. To reduce population growth rate from the current 2.83 percent to under 2.0 percent. 9. To direct attention to the informal sector with a view to enhancing its positive impact on the economy. 10. To achieve food security
	National development plans		Building: <ol style="list-style-type: none"> 1. A united, strong and self-reliant nation 2. A great and dynamic economy 3. A just and egalitarian society 4. A land of bright and full opportunities for all citizens 5. A free, democratic society
	Low Profile Austerity Measures (Economic Stabilisation Act) Structural Adjustment Programmes (SAP)	Obasanjo’s regime 1976-79 Shagari April 1982 Babangida June 1986	<ol style="list-style-type: none"> 1. Restructure and diversify the productive base of the economy so as to reduce dependency on the oil sector and imports 2. Achieve fiscal and balance of payment 3. Promote non-inflationary economic growth
	Peoples’ Bank of Nigeria/ Community Banks		
	Family Support Programme	1987	Aim: To improve and sustain family cohesion through the promotion of social and economic wellbeing of the Nigerian Family for its maximum contribution to national development. Objectives:

			<ol style="list-style-type: none"> 1. Provide loans directly to the people at ward level with the capital needed to establish cottage enterprises 2. Provide opportunity for the training of ward-based business operations 3. Encourage the design and manufacture of appropriate plants, machinery and equipment 4. Create employment opportunities at ward level 5. Improve living standards of the people 6. Encourage producers at ward level to form co-operative societies 7. Promote production and development consciousness 8. Utilise all available local resources for the benefit of Nigerians through improved production storage, preservation processing, recycling, packaging and marketing 9. Involve private sector participation in its funding and implementation 10. Involve state and local governments in its funding 11. Reduce the rural-urban migration
	Family Economic Advancement Programme (FEAP)	1997	<ol style="list-style-type: none"> 1. To provide loans directly to people at ward (equivalent to the village or a combination of villages) level with the capital needed to establish small-scale industries or enterprises 2. To provide employment opportunities at the lowest (ward)levels of the Nigerian society 3. To improve the standards of living of the people 4. To encourage producers at the lower level to form co-operative societies through which to promote development consciousness 5. To involve the private sector, state and local governments in the funding of the production process 6. To reduce the rural to urban migration that leads to the congestion of the cities and improvement of the rural areas

Who can fault these laudable aims/objectives? However, one may question, what is the life span of each of these programme? How much of the set aims/objectives were achieved? Were they sustainable?

Morenikeji and Sanusi (2010), for instance, noted that one prominent characteristics of planning and programming in Nigeria is the paradoxical nature of the birth, condemnation, death and resurrection of the same programmes with new or rebranded nature – a kind of old wine in new bottle- only to die sooner than later. These programmes were characterized by duplicity of functions and wasteful dissipation of resources. In Table 3 we compare the aims/objectives of three programmes to buttress the above assertion.

Table 3: Comparison of Objectives of Three Programmes aimed at Poverty Eradication

Better Life Programme (BLP) 1986	Family Support Programme 1987	Family Economic Advancement Programme (FEAP) 1997
Striving to eradicate hunger and absolute poverty among rural dwellers particularly women through economic empowerment ventures	Improve living standards of the people	To improve the standards of living of the people
Encouraging trade between states and nations thereby creating market outlet opportunities for income	Provide loans directly to the people at ward level with the capital needed to establish cottage enterprises	To provide loans directly to people at ward (equivalent to the village or a combination of villages) level with the capital needed to establish small-scale industries or enterprises
Encouraging agricultural related programmes that have huge trade and investment potentials through strengthening of cooperative societies	Encourage producers at ward level to form co-operative societies	To encourage producers at the lower level to form co-operative societies through which to promote development consciousness
Facilitating easier access to education and training in skills acquisition and training of trainers (TOT)	Provide opportunity for the training of ward-based business operations	

Promoting the active participation of women in governance and other social spheres of life	Promote production and development consciousness	To encourage producers at the lower level to form co-operative societies through which to promote development consciousness
	Reduce the rural-urban migration	To reduce the rural to urban migration that leads to the congestion of the cities and improvement of the rural areas
	Involve private sector participation in its funding and implementation	To involve the private sector, state and local governments in the funding of the production process
	Utilise all available local resources for the benefit of Nigerians through improved production storage, preservation processing, recycling, packaging and marketing	To provide loans directly to people at ward (equivalent to the village or a combination of villages) level with the capital needed to establish small-scale industries or enterprises
Encouraging trade between states and nations thereby creating market outlet opportunities for income	Create employment opportunities at ward level	To provide employment opportunities at the lowest (ward)levels of the Nigerian society

Added to these are the various special conferences that have been held since 1972 to address physical planning challenges. No doubt, a lot of ideas have been generated and ingenious solutions have been propounded but the question still remain how are the human settlements faring today? Further still, what is the state of physical planning in Nigeria today? What level of human development is being enjoyed by the citizens of this country?

People live in urban and rural environment and life improvement programmes targeted at these environments especially from the federal level are normally coordinated by government Agencies and departments domiciled in parent Ministries. Unfortunately, it has been observed that death and reincarnation of old programmes in new bodies and their eventual collapse in some cases, as earlier stated, is not unconnected with the instability of the coordinating Agencies or even Ministries. The case of the Department of Rural Development as shown in Table 4 serves as illustration. The movement from one Ministry to another and merging and demerging of Ministries and functions can best be described as amoebic.

Table 4: Location of Department of Rural Development 1997 - 2007

Year	Location of Department of Rural Development
1965	Federal Ministry of Natural Resources and Research
1966	Federal Ministry of Agriculture and Rural Development
1975	Federal Ministry of Agriculture and Rural Development
1977	A Federal Department of Rural Development (FDRD) was established in the Federal Ministry of Agriculture and Rural Development (FMA&RD)
1979 (October)	Federal Ministry of Agriculture Federal Ministry of Water Resources
1982 (October)	Federal Ministry of Agriculture and Water resources
1983 (October)	Federal Ministry of Agriculture and Rural Development Federal Ministry of Water Resources
1984 (January)	Federal Ministry of Agriculture, Water Resources and Rural development
1987	The Department of Rural developmet was moved to the newly established Directorate of Food, Roads and Rural Infrastructure (DFRRI)
1990 (January)	Federal Ministry of Agriculture and Natural Resources Federal Ministry of Water Resources
1992 (January)	Federal Ministry of Agriculture, Water Resources and Rural development
1993	Federal Ministry of Agriculture and Natural Resources Federal Ministry of Water Resources and Rural Development DRD established in the Federal Ministry of Water Resources and Rural Development (FMWR&RD) to implement among other things the DFRRI mandate
1999	DRD was excised from FMWR&RD to establish the Federal Ministry of Agriculture and Rural development (FMA&RD)

2000	National Agricultural Land Development Authority (NALDA) was dissolved and its mandate merged with DRD in FMA&RD
2001	The National Policy on Integrated Rural Development (NPIRD) and Rural Development Sector Strategy (RDSS) was formulated and approved by the Federal Executive Council and the Federal Department of Rural Development in the FMA&RD was mandated to coordinate, monitor and review the implementation of the National Policy and rural Sector Strategy
2007	As a result of the Public sector reforms, the Federal Ministry of Agriculture and Rural Development was merged with the Federal Ministry of Water Resources to form the Federal Ministry of Agriculture and Water resources. This action led to the phasing out of the Federal Department of Rural Development with most of its activities including coordinating of policy implementation left unattended to.

Sources: Idachaba (1995) and Daudu D.M. 2009

Similar observation as regards physical planning administration was also noted by Agbola (1989) when he stated that:

“...evidence abounds to show that planning administration in Nigeria is confused and ineffective at almost every level. At the national level, this confusion and lack of vision was manifested in the scrapping of the Federal Ministry of Housing, Urban Development and Environment in 1978, a Ministry whose creation in 1975 was greeted with applause and was looked at as a visionary step. The same Ministry was re-created in 1979 as Federal Ministry of Housing and Environment and was again scrapped in 1984. At the state level, the physical planning division is variously housed in the Ministry of Works and Housing, Lands and Survey or Local Government.....” It should be noted again that the Urban and Regional Development Department later became a full-fledged Ministry - Federal Ministry of Housing and Urban Development in 2003 and later merged with the Federal Ministry of Environment severed again and now merged with the Federal Ministry of Works, Housing and Urban Development.

8. Human Development Index Scores

One standard measure of level of human development is the use of Human Development Index (HDI). According to UNDP (1995), human development has two sides; one is the formation of human capabilities, such as improved health, knowledge and skills. The other is the use people make of their acquired capabilities, for productive purposes, for leisure or for being active in cultural, social and political affairs. When these two sides are not properly balanced, the fallout can be considerable human frustration (NISER 2001 p.148).

HDI has been used successfully by UNDP to monitor the progress of development over the years in many countries. The Index makes international comparison possible. According to UNDP (1993) HDI is the mean value of Life Expectancy, Educational Attainment and Income indices calculated to three decimal places. The higher the value to unity, the higher the level of human development. United States, Canada, Denmark, Sweden and Switzerland are usually on top of the ladder. From Table 5, it could be seen that the HDI scores for the United States and Denmark increased for 0.810 and 0.770 in 1980 to 0.902 and 0.866 respectively. Nigeria was reported to have “improved sluggishly from 0.426 in 1990 to 0.463 in 2001 (UNDP 2003). Again, as can be inferred from Table 5, while the fortune of Nigeria improved by 9% from 1990 to 2001, as can be inferred from Table 5, in the long term there has been a 8.6% decline from 1990 to 2010 whereas Ghana recorded 17% improvement, Egypt – 28%, Malaysia -21%, Indonesia – 21% and Ghana 17% during the corresponding period.

Table 5: International Human Development Indicators

Country	1980	1990	2000	2005	2006	2007	2008	2009	2010
Angola	..	..	0.349	0.376	0.384	0.392	0.397	0.399	0.403
Denmark	0.770	0.797	0.842	0.860	0.861	0.864	0.865	0.864	0.866
Egypt	0.393	0.484	0.566	0.587	0.594	0.601	0.608	0.614	0.620
Gabon	0.510	0.593	0.616	0.628	0.628	0.635	0.638	0.642	0.648
Ghana	0.363	0.399	0.431	0.443	0.452	0.459	0.459	0.463	0.467
Indonesia	0.390	0.458	0.500	0.561	0.568	0.580	0.588	0.593	0.600
Malaysia	0.541	0.616	0.691	0.726	0.731	0.735	0.738	0.739	0.744

Nigeria	..	..	..	0.402	0.410	0.412	0.416	0.419	0.423
Singapore	..	..	..	0.826	0.832	0.836	0.839	0.841	0.846
South Africa	..	0.601	..	0.587	0.588	0.590	0.592	0.594	0.597
United States	0.810	0.857	0.893	0.895	0.897	0.899	0.9	0.899	0.902

Accessed: 4/27/2011,10:09 AM from: <http://hdr.undp.org>

If we link financial resources with HDI score, we find that N36 trillion has been spent in ten years as shown in Table 6. With 2005 as the base year (100), HDI has only improved by 5% in five years while financial allocation and expenditure has witnessed a quantum leap - increased of 92% between 2005 and 2010.

Table 6: Revenue Allocation in Nigeria and HDI values

Year	Financial Allocation***	HDI****
2001	130889007423.82	--
2002	149925199345.60	--
2003	170289679296.70	--
2004	223854844047.84	--
2005	273988510540.91	0.402
2006	324352061283.87	0.410
2007*	361156959615.36	0.412
2008*	508756431089.21	0.416
2009*	371962588952.49	0.419
2010**	527325441840.53	0.423

*11 months figure **6 months figure

Sources

***Derived from the Federal Ministry of Finance website

****UNDP Website

At an average of 304,250,072,343.63 per month gives a total of N36,510,008,681,236.00 in 120 months i.e. thirty six trillion Naira shared and spent in 10 years.

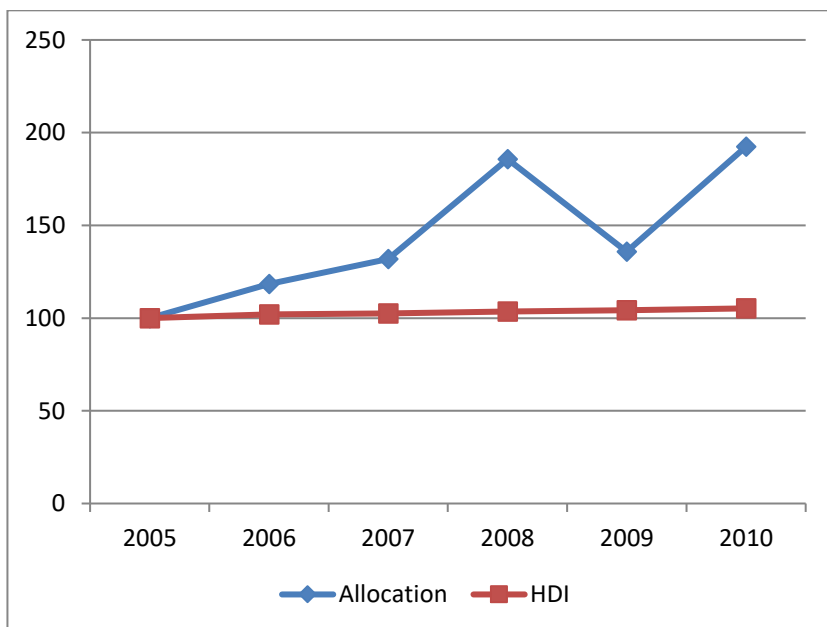


Fig. 1: Trends in HDI and Annual Government Expenditures in Nigeria

9. What is wrong with the past efforts?

Needless to state that emphasis on economic development and allocation of resources at the expense of physical planning has been the bane of our national development. Attempting to develop the national space and improving

the welfare of the citizenry without recourse to spatial planning cannot lead to a balance national development. Fifty years of resource allocation and economic development has resulted in critical regional imbalances due partly to the lip service paid to regional planning. **What we have been doing is fiscal and not physical planning.** Using the education sector as an example, a study of States Budgets has always shown education has having “the lion’s share.” Billions of Naira has also been expended on UBE in the states and impressive statistics abound on number of contracts on blocks of classrooms awarded, number classrooms renovated and number of classroom furniture supplied. Some state governors even received UBE awards. Nationally, some impressive successes have been achieved toward meeting the Goal 2 of the Millennium Development Goals on Universal Primary Education. The MDG Report (2006) for instance reported that:

“education enrolment in Nigeria is a success story. About 84% of school age children attend school and an increasing number stay there through to Grade 5. Net enrolment ratio in primary education was 84.26% in 2005 as against 81.1% in 2004. The literacy rate of 15-24 years old also improved from 76.2% in 2004 to 80.20% in 2005.”

That these figures have masked regional disparity became obvious with the release of the results of the 2010 Nigerian Education Data Survey (Daily Trust, 2011). The report is quite revealing, showing, among others, that:

- Percentage of children between 6 – 11 years of age attending primary school has increased from 51% in 1990 to 61% in 2010.
- Percentage of children between 6 and 16 years of age who have never attended school is highest in the North-East with state like Borno (72%), Yobe (58%), Bauch (52%) and North-West zone with states like Zamfara (68%), Sokoto (66%) and Kebbi (60%).
- There is sharp contrast with southern states with less that 3% in the South-South states, Ebonyi (10%), Enugu (2%), Abia (1%) and South-West states – Oyo (8%), Ogun (6%) and Lagos (2%).
- Parents and guardians in the South-East and South-West have the highest literacy rates represented by 74% and those in the North-East and North – West have the lowest with 33.8%.
- On the average, less than N5,000 is spent per pupil on primary schooling by households in the North-East and North-West compared with over N20,000 in Lagos and Rivers States.
- Almost 33% of the children dropped out of school for monetary cost and 27% due to lack of interest
- Secondary school attendance by students within official school range has increased from 24% in 1990 to **44%** in 2010. (Emphasis mine).

It is also obvious that similar trend could be observed in other sectors – health, employment, recreational, housing, water supply, electricity etc.

The factor responsible for this situation is not economic but can be explained to a greater extent by the **unprincipled location and allocation decisions** by the policy and decision makers or rather lack of synergy between economic and physical planning. According to Barbour (1972), if economic planning (whose value is not denied) is understood to mean taking the correct sectoral decision, or investing in the right things, then regional planning means putting them in the right places. Indeed, over N36 trillion Naira has been appropriated, allocated, shared and expended by the three tiers of government in the last ten years.

For instance, in investing in a utility, the physical planner, as opposed to fiscal planner, is guided by four principles, namely:

- Distance minimization
- Cost minimisation
- Utility maximization
- Recognition of special needs

Therefore, looking at the educational statistics above, a physical planner will naturally ask:

- What is the degree of spatial equity in the distribution of the schools? Do communities that deserve more get more and those that deserve less get the required supply of primary schools?
- What is the degree of accessibility in terms of friction of distance to be overcome by the pupils? Do the communities have access to the schools in terms of distance and cost?

- What is the “range” and “threshold” of the primary schools? – Does the population have enough primary school age group to make the operation of the school viable? Are the schools located in such a way that the pupils will not travel more than the minimum distance required?

The economic planner is interested in the budget for education, the supply and demand for primary school and per capita spending on education while the physical planner is interested in spatial distribution and location.

The VISION 20:2020 document has rightly observed that:

“Currently, Nigeria may be described as having no specific, well formulated, clear regional development policy or framework. The country has had a series of development plans, including the 1946 10-year Development and Welfare Plan for Nigeria, the First, Second and Third National Development Plans of 1962-68, 1970-74 and 1975-80 respectively. Nigeria, as a complex nation of different geographical units, needs a comprehensive and articulate regional policy that takes care of every segment and interest of the nation. Most of the identified geographical areas, regions or states lack regional plans, and a few, such as Abuja and Lagos whose regional plans have been due for review, are better described as having none.”

This is sad especially when it is noticed that as far back as 1946, the colonial administration has stated in the 10-year plan that “there is scarcely a town in Nigeria that is not in very serious need of re-planning and the proper laying out of further extensions.” The same colonial government “had some credit in programmes as Niger Agricultural Project, the Shendam Agricultural Project, and expansion of export crop production, establishment of a “model village” and the enactment of the 1946 Town and Country Planning Ordinance” which provided for the re-planning, improvement and development of different parts of Nigeria by means of planning schemes and Planning Authorities. It is sad that the North-South single and narrow gauge rail tracks which foundation was laid at Ebute Meta in 1898 and designed to carry commodities from the hinterlands to the coasts is still the one we are “panel- beating” with billions of Dollar in 2011 in this jet age!

We are not being pessimistic or iconoclastic in seeing Nigeria this way rather we believe that in finding solutions to problems, identification of the problems itself is an important step to solutions.

In the VISION 2010, as robust and comprehensive as the document is, conspicuously missing is a section on physical planning. The question of how this plan will relate with physical planning and translate into regional development in the country was not addressed. This is not surprising because the National Planning Commission does not even have a physical planning department. However, the VISION 20:2020 has adequately taken care of this gross abnormality when it states that:

“One of the **core** objectives of the NV20:2020 plan is the achievement of **equitable and spatial socio-economic development across the various geo-political regions** in Nigeria, driven by a comprehensive regional development strategy. The regional development strategy will be targeted at **developing specific cities within each region into regional growth centres** which will then be catalysts for the diffusion process of growth to the secondary urban centres within their respective regions or states. The endowments and prospects of these regions will be harnessed through **the integration of socio-economic and physical development plans** as articulated by the Vision. It is expected that these regional centres of growth will help to check the level of urbanization and ensure that income and purchasing power are improved across all the regions.” (Emphasis mine).

Nigeria’s 20:2020 document can be described as a masterpiece comparable to similar documents anywhere in the world but one is not sure whether new programmes, new visions and new agenda will not surface to supplant the document even before its implementation.

10. The British Experience

The two World Wars had devastating effects on many countries in Europe, especially the United Kingdom. Recovery was made possible through sound and deliberate economic policies intricately woven around action-oriented physical planning policies and programmes. The problems faced in the UK, according to House (1977), included higher and persistent unemployment rates, a narrow industrial base, with a higher ratio of fast declining industries, not adequately compensated for by new post-war growth elements, lower medium incomes, persistent out-migration, particularly of the young and able peripheral location in the UK space.....and a less favourable

living environment for the majority, especially in the city. The problem was more in the North. In tackling these problems, Regional Economic Planning Councils were set up in England, Scotland, Wales and Northern Ireland in 1965 and development regions were identified. Strategies were formulated in three stages

- An assessment of the problems facing the regions followed by recommended courses of action and priority targets for 1981
- Specification of preferred spatial allocations
- Tripartite exercise involving Central Government, Economic Planning Council and Board and the constituent Local Planning Authorities, leading to a Strategic Plan.

With the Minister's approval, the Regional Strategic Plan becomes the framework within which the structure plans of the Local Authorities must be fitted as provided for in the Town and Country Planning Act.

The Structure Plan are to:

- State and justify the Authority's policies and proposals for the development and use of land
- To interpret regional and national policies in terms of physical and environmental planning, and
- To provide the framework and statutory basis for local plans.

Olateru-Olagbegi (1987) identified the aims of this policy which were to:

- Curb the rate of growth of population and employment in London and the south counties
- To increase the scale of economic activity in the North
- To change the form of growth of the largest metropolitan regions, particularly of London and the southern counties

These were to reduce the diseconomies of the congested metropolis and the unemployment and migration from the North. They would also spur national growth as well as growth in the less prosperous regions and rationalize the form of growth wherever it did occur.

He further identified the tools employed to carry out these policies and which are very instructive for us in Nigeria. These included:

- Limiting the size of metropolitan areas, especially London, by reducing the densities of inner London, surrounding the edge of London with a greenbelt and building self-contained new towns in the outer areas beyond the greenbelt and in the North as designed by the urban planners
- Restricting the building of industrial plants in the London region while providing subsidies and other forms of assistance for firms willing to locate their plants in the outer areas of the South and the more distant development districts as designed by the economic planners

Table 5 shows the list of New Towns established in the UK and the purposes for their establishments.

Table 5: British New Towns: 1946 -1973

Towns under Development Corporation	Date designated	Target Population	Main purpose for which town was designated
Stevenage	Nov. 1946	105,000	London overspill
Crawley	Jan. 1947	85,000	London overspill
Hemel H'stead	Feb. 1947	80,000	London overspill
Harlow	Mar. 1947	130,000	London overspill
Aycliffe	Apr. 1947	45,000	Housing dispersed workers on industrial estate in Durham
East Kilbride	May 1947	100,000	Glasgow overspill
Peterlee	Mar. 1948	30,000	Rehousing Durham miners
Hartfield	May 1948	30,000	London overspill
Welwyn G. City	May 1948	50,000	London overspill
Glenroches	June 1948	75,000	Housing workers in new colliery in Fifeshire and later Glasgow overspill
Basidon	Jan. 1949	103,000	London overspill
Bracknell	June 1949	60,000	London overspill
Cwnbran	Nov. 1949	55,000	Better housing estates for workers on industrial estate in South Wales

Corby	Apr. 1950	80,000	Housing steel workers in East Midlands
Cumbermauld	Dec. 1955	100,000	Glasgow overspill
Skelmersdale	Oct. 1961	80,000	Merseyside overspill
Livingstone	Apr. 1962	100,000	Glasgow overspill
Dawley	Jan. 1963	55,000	West Midlands overspill
Telford	Dec. 1968	25,000	West Midlands overspill
Redditch	Apr. 1964	90,000	West Midlands overspill
Runcorn	Apr. 1964	100,000	Merseyside overspill
Washington	July 1964	80,000	Tyneside & Sunderland overspill
Craigavon	July 1965	180,000	Belfast overspill & economic development of Northern Ireland
Antrim	July 1966	30,000	Economic development of Northern Ireland
Irvine	Nov. 1966	120,000	Glasgow overspill
Milton Keynes	Jan. 1967	250,000	Immigration into S.E. England
Peterborough	Aug. 1967	200,000	London overspill & immigration into S.E. England
Ballymena	Aug. 1967	70,000	Economic development of N. Ireland
Newtown	Dec. 1967	13,000	Economic growth of western Wales
Northampton	Feb. 1968	>250,000	London overspill & immigration into S.E. England
Warrington	Apr. 1968	225,000	Manchester overspill
Londonderry	Feb. 1969	100,000	Economic and social development of Northern Ireland
G. Lanchashire	Mar. 1970	430,000	Economic development and social improvement of C. Wales
Stonehouse	July 1973	70,000	Economic development of C. Scotland
Killingworth	1959	20,000	Tyneside overspill
Cramlington	1963	62,000	Tyneside overspill

Source: Adapted from Obateru 2010 History of Town Planning Focus on 18th century to the Present. Ibadan Penthouse Publications.

11. My Contributions

Mr. Vice-Chancellor, I will forever be grateful to this great Institution for giving me the opportunity in life to pursue my teaching and research carrier. I have always longed to become a teacher right from my undergraduate days at the University of Calabar when my mates already had noticed the traits in me and resorted to calling me “lecturer” in addition to “baby face” and “dodo only”.

Hardly had I settled down in Minna in 1990 than I started feeling worried that this “potable” medium – sized city of Minna needed not go through the bad experience of the bigger towns in Nigeria and thus my call for the establishment of an Urban Development Board in Niger State through an article in the New Nigerian Newspaper of New Nigerian Wed. July 24, 1991 p.7. The matter caught the interest of the local chapter of the Nigerian Institute of Town Planners who appointed me to chair a Committee to advise the Niger State Government on physical planning matters. My Committee recommended the establishment of Niger State Urban Development and Environmental Protection Agency to house two agencies performing the functions of physical planning and environmental management. It is noteworthy that Niger State Government in its own wisdom established two separate and functional agencies – the Niger State Urban Development Board (for Minna) and Niger State Environmental Protection Agency (NISEPA). It is equally gratifying that the law establishing Town Planning Board for Suleja has recently been signed into law by His Excellency, the Chief Servant of the State.

11.1. Establishment of URP Department in FUT Minna

The next issue of concern was the training of professional physical planners. The structure I met on ground in the School was such that there was only one academic staff who was a transport engineer, only one student indicating interest in specializing in Urban and Regional Planning and, unsurprisingly, urban transport engineering curriculum with Urban and Transport Planning (UTP). Ironically, Geography Department was offering an option in Urban and Regional Planning and with substantial number of students without hope of professional accreditation and registration. I had to redesign the curriculum and caused a memo to be written to the University Management through the then Coordinator of the School – Mal. M.B.A. Wuna for the closure of the URP programme in

Geography Department and the transfer of willing students to the School of Environmental Technology in line with NUC regulations. This was done and two students agreed to come and repeat 200 level and joined the only student in the Department to formally start training in URP. Only one student eventually graduated in the first set and today that student is the University (FUT) Alumni Officer in the person of Mr. Benjamin Santali.

11.2. Students' Perception of URP

Why the low enrolment in URP programmes? Is this peculiar to FUT Minna? What factors affect the choice of URP as a course by prospective students? These questions formed the focus of a study of interest, thus Morenikeji and Shaibu (2006) carried out a study of 107 final year students of Urban and Regional Planning (URP) from six universities in Nigeria (OAU, FUTY, UNN, FUTM, LAUTECH and ABU) . Analysis revealed that 63.8 percent of the students did not receive counselling before their enrolment and only 35.8 percent of them intentionally chose the course on their own while 4.7 percent were influenced by their parents. Of the 59.4 percent that accidentally got into the course, 16.8 percent had originally chosen Architecture and 12.6 percent Accounting. About 90% of them affirmed that they did not regret reading URP after all.

In spite of this, the students agreed that URP as a career can guarantee life fulfilment and 72.8 percent would advise their children to choose the course as a career. Irrespective of the mode of entry and motive for choosing URP as a carrier 91.2 percent of the trainee planners in their final year in the selected universities did not see their choice as a mistake and have come to find the course interesting. All the students agreed that it is not the certificate that makes people successful but what is important is what people make of themselves with the certificate. They also agreed that professional planners can be successful but they were concerned about the negative image the society has about the planners. It was observed that low enrolment in URP was peculiar to FUT Minna. The study recommended the re-branding of Urban and Regional Planning, among others.

Today, with our participation in the orientation programmes every academic session even at the Pre-Degree programme level, the Department has attracted and produced hundreds of professional Urban and Regional Planners occupying various positions in Niger State, FCT and elsewhere in the country. The Department has recently graduated two sets of M.Tech students and has enrolled students at the Ph.D level. Indeed, with the movement of the Estate Management Department to a new School, the URP Department now has the largest number of students in the School.

11.3. Environmental and Housing studies

In the absence of environmental policing through development control, sound and sustainable housing programmes and favourable economic climate, citizens' welfare is impaired. Morenikeji (1997) looked at the effects of inflation and environmental quality on amount of rents people pay for their accommodation in the city using Minna as a case study for the 1980 – 1996 period. It was observed that in spite of poor environmental and housing quality average monthly rental value (all house types combined) was found to have increased from N8,000 in 1980 to N21,000 in 1996 representing 157% change. The much desired Room and Parlour type experienced a **761%** change over the 16 years period. Inflation was found to have contributed 59.5% ($R = 595$) to this variation. Rental values were also found to vary from neighbourhood to neighbourhood. The mean rental value was 15,400 in the traditional areas compared with N24,600 in the GRA. Environmental quality contributed 69.3% ($R^2 = .693$) to the observed variation. The study concluded that through the Federal Government has put in place many policies and programmes including direct housing construction, these have not had significant impact on housing provision in the country.

One particular factor creating bottleneck for property development is land administration. This issue was taken up by Morenikeji, Ayorinde and Owoyele (2000). The study examined the practices of land administration in Oyo and Niger States in the light of the Land use Decree of 1978. The study observed that land administration in both states is wrought with problems such as inability of the states to meet the land requirements of the public, cumbersome process of getting the Right – of – Occupancy, frequent changing of public officers, poor record-keeping, inability of government to pay compensation in respect of acquired land, have combined to compound physical planning problems. In spite of the decree, it was found that illegal land transaction were still going on in both states and there was constant conflict between the Local Government Authorities (LGAs) and the Town Planning Departments over the allocation of plots and use of land. Particularly, in Niger State, poor record keeping

was observed. Plot statistics are contained on the layout sheets and these are soon lost as the sheets are worn out with time and usage. The study called for an urgent review of the appropriate sections of the Decree at the Federal level to allow genuine property developers to have access to larger plots of land, intensification of planning education at the local government level, computerization and encouragement of staff training in the field of Geographic Information System (G.I.S) among others. The success of Abuja GIS (AGIS) in land administration recommends itself to other state governments.

The year 2000 was once seen as the magic year in Nigeria when the citizens of this country would have access to housing, water, health and education. The slogan in the 1980s and 90s were “Housing for All”; “Health for All”; “Education for All” and “Water for All” by the year 2000. As regards housing, the Federal Government enacted the Mortgage Institutions Decree No. 53 of 1989 and the National Housing Fund Decree No. 3 of 1992. The Mortgage Decree divested the Federal Mortgage Bank of Nigeria of its retail mortgage loan portfolio and transformed it into an Apex Mortgage institution empowered to establish and regulate the operations of Primary Mortgage Institutions. The Housing Fund Decree was enacted to mobilize funds for housing which will be disbursed to borrowers through the Primary Mortgage Institutions at 7.5% interest rate. The actual licensing of PMIs started in July 1991 and as will be expected, over 300 applications were received but only thirty PMIs had been licensed and had commenced operations as at 30th April. It was the aspect of housing that Ayorinde and Morenikeji (1993 and 1994) took up with the objectives of examining the distribution and coverage of the PMIs.

The research showed that of the 30 licensed PMIs, 27 (90%) had their head offices located in Lagos and of the eight PMIs sampled nationally, 22 (70%) of their branches were located in Lagos. Thodel and Lagos Building Investment Company (LBIC) had the largest number of branches with Thodel having 3 of its branches in Lagos and seven elsewhere in Nigeria but LBIC had all its eleven branches in Lagos. Again of the 262 loan applications received by the eight sampled PMIs only 44 were successful.

In terms citizens participation level, the study revealed that out of the 80 customers interviewed only 15 (18.7%) had registered for the NHF through their employers. This indicated that majority of the PMIs customers wanted to benefit from the housing fund without wanting to participate in fund raising. Among the reasons advanced for not registering included their not being aware of the procedures and conditions, lack on interest (having heard of or being victims of the defunct National Providence Fund), having already owned a house (needed the loan for something else)

11.4. Human Development Studies

Against the backdrop of the potential contributions of women to human development and the observation by UNESCO (1985) that a country with more educated girls and women is not only healthier but wealthier, Morenikeji (2000a) attempted to examine the explanatory power of female education level in accounting for the disproportional level of human development between the northern and southern Nigerian states. Four factors – percentage of female enrolment in primary, secondary and tertiary institutions and percentage of literate females in each state were subjected to a discriminant analysis. The analysis neatly dichotomised the country into two by discriminating all the northern states distinctly from the Southern States on the basis of the four factors. However, the analysis singled out Kwara State from the Middle belt states and reclassified it to be among the most developed states which happened to be all Southern states i.e. Kwara state may have all the cultural, political and geographical similarities with the northern states, in terms of human development pattern, efforts and results, it is characteristically similar to the southern states.

Are the terms “core North”, “Middle Belt” and ‘Southern States’ mere geographical expressions or accurate and realistic description of level of development/backwardness? Morenikeji (2002) carried out a study that classified the 30 states for which data were available in Nigeria into three distinct levels of development and identified the factors responsible for the disparity. Mean rank of performance on 24 development indicator variables subjected to discriminant analysis were used to classify the states into “developed”, “averagely developed” and ‘least developed’ states. Two discriminant functions were derived. The first function named ‘gender – literacy’ separated

the most developed from the averagely developed states while the second function named ‘environment’ distinguished averagely developed from the least developed states’.

The study confirmed that level of industrial and commercial activities and per capita revenue generations are not good indicators of development but rather it is the access of greater number of people to education health, good and cheap food and the socio- economic emancipation of women that bring about true development. This observation formed the basis of our research into the impact of physical and social infrastructure on human welfare. The result is presented in Table 6.

From Fig. 1, which arranges the states serially in ascending order according to the HDI values, it can be seen that the eight core northern states are at the rear with HDI values ranging from 0.3774 to 0.2795 while Lagos state (.6759) is at the top of the human development chart and Ogun, Anambra, Akwa-Ibom and Cross River ranking 2nd, 3rd, 4th and 5th positions (all southern states) respectively with Niger State in the 23rd position.

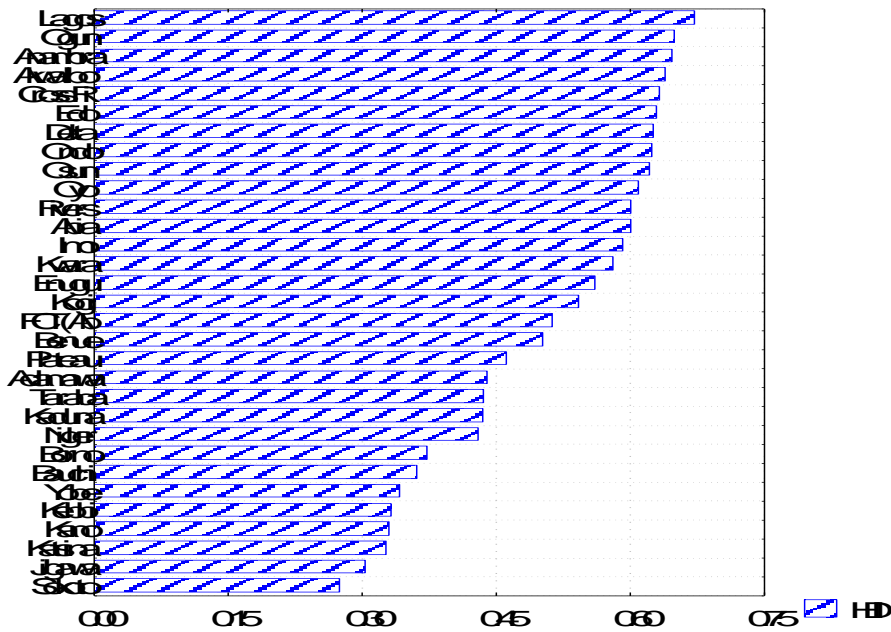
Table 6: Human Development Index Score on State basis in Nigeria

State	Region	Life Index	Educational Attainment Index	Economically Active Index	HDI
Lagos	South	.6083	.8514	.5680	.676
Ogun	South	.6750	.6473	.6390	.654
Anambra	South	.6458	.8230	.4840	.651
Akwa Ibom	South	.6750	.7757	.4800	.644
Cross River	South	.6558	.7835	.4710	.637
Edo	South	.6458	.8064	.4490	.634
Delta	South	.5883	.8471	.4540	.630
Ondo	South	.6267	.7321	.5280	.629
Osun	South	.6642	.6546	.5580	.626
Oyo	South	.5475	.6917	.6000	.613
Rivers	South	.6133	.8068	.3950	.605
Abia	South	.5317	.7958	.4870	.605
Imo	South	.5642	.7851	.4380	.596
Kwara	Central	.5742	.6072	.5740	.585
Enugu	South	.5250	.6713	.4990	.565
Kogi	Central	.5742	.5925	.4730	.547
FCT (Abuja)	Central	.4517	.6422	.4580	.517
Benue	Central	.4825	.5700	.4650	.506
Plateau	Central	.4633	.5575	.3780	.466
Adamawa	Central	.4700	.4448	.4170	.444
Taraba	Central	.5575	.3302	.4320	.440
Kaduna	Central	.4808	.5023	.3350	.439
Niger	Central	.5858	.3002	.4170	.434
Borno	Core-North	.4350	.2712	.4260	.377
Bauchi	Core-North	.4717	.2771	.3480	.366
Yobe	Core-North	.5575	.1133	.3680	.346
Kebbi	Core-North	.4175	.2402	.3530	.337
Kano	Core-North	.4433	.2302	.3300	.335
Katsina	Core-North	.4958	.1865	.3110	.331
Jigawa	Core-North	.4533	.1746	.2940	.307
Sokoto	Core-North	.3867	.1128	.3390	.280

Source: Author’s analysis of data (2002).

To test whether these three regional patterns are natural or just a coincidence, an attempt was made to examine the degree of within-group homogeneity and between group distinctiveness using discriminant analysis. Six variables were used namely: percentage enrolment in primary, secondary and tertiary educational institutions, percentage of literate population, percentage of economically active population and life expectancy. The initial grouping variable used was the geographical location with the Southern states assigned the value of 1, Central states = 2 and the core Northern states = 3.

Two discriminant functions were derived with Function 1 alone accounting for 94.10% of the variance in



the variance in the data. This is not surprising as all the variables were highly loaded on Function 1 as shown in Table 6b. The model output (Table 6c) shows that 100% of the states were correctly classified.

Table 6b: Factor Loadings on the Derived Functions

Variable	Function 1	Function 2
Literacy	.75058*	.16082
Secondary	.70173*	-.53323
Primary	.63143*	-.29777
Tertiary	.52724*	-.01267
Life Expectancy	.33448*	.17755
Economically Active	.27553*	-.07794

- denotes largest absolute correlation between each variable and any discriminant function.

Table 6c: Result of the Classification of the States

Actual Group		No of cases	Predicted Group Membership		
			1	2	3
South	1	14	14 (100%)	0 (0%)	0 (0%)
Central	2	9	0 (0%)	9(100%)	0 (0%)
Core-North	3	8	0 (0%)	0 (0%)	8 (100%)

Percent of “grouped” cases correctly classified: 100%

Source: Model outputs.

This means that each region is statistically homogenous with each distinctly clustering around separate centroids as depicted in Fig. 2.

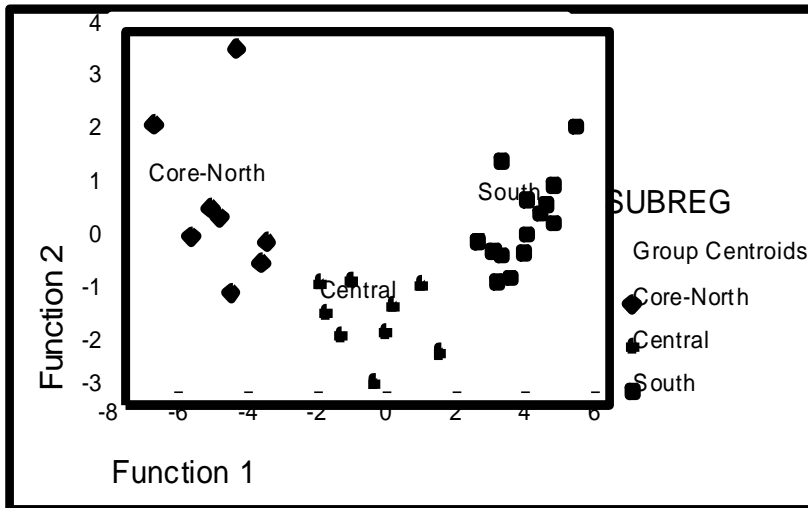


Fig. 2: Cluster of States around the Centroids.

To further reinforce this observation a one – way analysis of variance was performed. Tables 5a & b with $F= 172.35$, $p=0.0000$ at 95% confidence interval clearly show that there is a statistically significant difference among the three regions.

Table 6e: Analysis of Variance on HDI

SOURCE	DF	SS	MS	F	p
REGION	2	0.46875	0.23438	172.35	0.000
ERROR	30	0.04080	0.00136		
TOTAL	32	0.50955			

Source: Model Output

In what ways do number of schools, hospitals, internally generated revenues, annual budgets etc translate into improved **life expectancy, educational attainment and improved income** for Nigerians? Morenikeji (2003) using census figures concluded that these three variables are enough to measure the achievement of state governors and that Nigerians should not be deceived by billboards and newspapers advertisements (sign painting and slogans) showing number of ambulances, boreholes, tarred roads, crash helmets, Keke NAPEP etc. The analysis showed a very striking results with the 24 variables analysis earlier reported. The analysis revealed that the terms Core North, Middle Belt (Central) and Southern states are not just geographical expressions they also connote level of human development.

11.5. Human Settlements and Facilities Location Studies

Morenikeji (2000b) explored the factors that influenced the development of settlements outside the Local Government Area (L.G.A.) Headquarters in the old Ondo State. Twenty facilities and their presence in 2042 settlements in the study area were analysed *via – a – vis* the development at the then 22 LGA headquarters. Data was derived from the comprehensive report of the Ondo State Community Statistics Survey of 1991. The analysis showed that extreme cases of severe polarisation occurred in single centre dominated LGAs of Ado Ekiti (88%), Ikere (85%) and Ondo (65%). It was also discovered that 1147 (55.89%) settlements were not provided with any of the 20 facilities considered. A strong relationship was observed between the mean distance between the LGA Headquarters and the number of facilities provided in the hinterland settlement with worse situation occurring when the distance is greater than 40kms. This intra – LGA polarization is similar to the result of inter – LGA facilities distribution analysis in an earlier study by Morenikeji (1995). In that study, it was observed that five out of the then 26 LGAs in Ondo state were more developed, twelve averagely developed while seven were least developed in terms of social facilities, services and infrastructure provision.

11.6. Poverty Level Study

A detailed study on the level of welfare of the citizens at the city level was carried out by Baba, Morenikeji and Odafen (2001) in Minna for the Development Policy Centre and with support from the African Development Bank, Abidjan. The study had as its primary aim the investigation of the social and spatial patterns of poverty in Minna, the capital city of Niger State, with a view to generating adequate information for a poverty reduction programme.

Incomes Distribution

- Gross inequalities in incomes were established. The monthly average income per capita in the city was N2708.00 and a median of N1286.00. However, 72% of the residents earned less than the mean, and 70% less than the median income. Also, judging by the United Nation's definition of poverty line as an income level of one US dollar per day, 42.1% of the households in the city were found to be absolutely poor. The results strongly suggested a high extent of poverty in the city, as well as a high degree of inequalities in incomes distribution.

Gender Dimension

- Men had an advantage over women in terms of incomes with monthly median values of N7000:00 for male-headed households and N4000:00 for female-headed households. While this appears to confirm the commonly held notion that women are usually more poorer and less economically favoured than men, the large proportion of civil servants in the city (with well structured salary scales that disregard gender) was likely to have blunted the very sharp gender disparities such as have been reported in some traditional societies. Hence, in this city, both males and females could be safely assumed to have a good share of both poverty and affluence.

Composite indices were developed using various social and economic parameters to show the disparities between the different wards of the town in terms of the welfare or living conditions of the residents. The parameters used included: nutrition; health; housing; environment; and household material possessions.

Spatial Dimension

- The pattern that emerged showed that the most depressed areas were the city core (comprising most of Sabon-gari, Makera, Limawa, parts of Nassarawa) and the peripheral wards of Bosso village, Chanchaga, Dutsen Kura Hausa, Kpakungu and Maitumbi. The most advantaged areas, on the other hand, included the high brow of Hill Top, GRA, Bosso II (Estate and Low Cost), Dutsen Kura Gwari, Oduoye Quarters etc, where the more affluent people lived. An important implication of this, among others, is that there is merit in programmes of public estate development as a guarantee for meeting some minimum standards in matters of housing and environment. The spatial pattern also portrays areas that would deserve to be targeted, or focussed upon, in the event of public policies designed to give a face-lift to the city.

12. Niger State in Brief

Though Niger State is one of the oldest states in Nigeria, it has remained one of the least developed in the country. For instance, a 1996 publication of the Federal Office of statistics (FOS) ranked the State among the ten least developed states of the Federation (FOS), 1996). The FOS statistics show that the literacy rate of Niger state was 25.25 percent as at 1993/94, placing the State in the 24th position amongst the thirty states of the federation. In terms of female primary school enrolment as a percentage of males during the same period, the State with 83.9 percent ranked 23rd. The population/medical doctor ratio in the state in 1991 was 20,182 people per doctor, placing the State in the 22nd position, while the percentage of infants not immunized in 1993/94 was 60.11 percent (18th position). In terms of internally generated revenue per capita, the state ranked 27th position in 1994. The per capital income in the referenced year stood at N11.2 (≈0.112) with a dependency ratio (the ratio between the internally generated revenue and the total recurrent expenditure) of 95 percent, placing the state on the 27th position.

Morenikeji, Sanusi and Jinadu (2000) in a study on the roles of Private Voluntary Organisations in Community and settlement development observed that while the Community Based and Non-Governmental Organisations roles and importance were not only legitimately recognized and commendable, crucial issue was whether their

contributions were significant, massive in scale and deep in impacts. The observed situation suggested that the NGOs in particular were playing limited role in the empowerment of communities and in capacity building for the communities to negotiate change for their localities. Their efforts were found not sufficient to aid the communities to move out of poverty. Amongst others, low capacity, poor funding, insufficient networking and weak institutional support are recognized as the major problems militating against the efforts most PVOs in Niger State.

However, it is instructive to acknowledge the recent developments in the State which hold promise for the future. Such notable developments of the present administration in the State include:

- Employment of all young people with tertiary level educational certificates irrespective of state of origin
- Payment of examination fees for WAEC and NECO
- Conversion of all contract to permanent and pensionable appointments in favour of non-indigenes
- Dualisation of all major roads and provision of street lights in Minna
- Establishment of Town Planning Authority for Suleja
- Award of contract for the up-dating of Minna, Suleja and Bida Master Plans
- Institutionalisation and funding of Ward Development Projects
- Decongestion of Minna City Centre by moving the Central Market to the periphery
- Further decentralization with the proposed establishment of the Three-Arms Zone at the periphery.
- The framing of the Niger State development Plan towards moving Niger State to the position of the 3rd best economy in Nigeria.

With all these and more, and speaking in the spirit of this discourse- sloganeering, we can safely say that in Niger State backwardness is in the past, **Now In General Everyone is Rejoicing (N.I.G.E.R.)**.

13. Paradoxics

In all of these (budgeting, sloganeering, programming and visioning), Mr. Vice-Chancellor, Nigeria seems to be bequeathing a diabolical, *maradonic* or paradoxical type of economic model to the world. An economy that will declare agriculture as the cornerstone of its economy and end up with massive importation of food from other countries it had helped in the past; An economy that will plan to stimulate the economy through the most ambitious housing programmes in Africa and end up with massive housing deficit; an economy that will plan to eradicate poverty, illiteracy and unemployment through budgeting and appropriation of trillions of Naira that will not be signed and implemented until the middle of the year while extra budgetary spending are still going on; An economy that will release trillion of Naira to implementing agencies to solve problems only for billions of unspent Naira to be frozen by the government at the end of the year. An economy inundated with programmes, plans, visions, slogans new and renewed national policies and overfed with excess crude oil revenues that only results in consistently low Human Development Index value, high corruption index value, low literacy level, high maternal mortality index, very high road traffic accident rate, high unemployment rate and abysmally low pass rates at public examinations by its youthful population. If this is not a paradox how can we describe this? How do we best describe an economic system with built in due process where monies appropriated for public good through rigorous budget preparation with catchy labels (budget of hope, budget of transformation etc) brilliantly defended at the legislative houses, appropriately appropriated only to be mis-appropriated with reckless abandon by the trusted officer with plead bargaining in view at the law court to rubbish the law enforcement agents. I call this **PARADOMICS**.

14. The Way Forward

In 2009, the Federal Government assembled teams of experts to prepare a document on Vision 2020. One of the thematic areas was Urban and Rural Development. In spite of all that had been put in place to address

challenges of physical planning in human settlements, the Team still observed some pertinent challenges, namely:

- (i) Eradicating pervasive, growing and narrowing gap between urban and rural poverty.
- (ii) Improving the lives of people living in slums affecting close to 70 million Nigerians.
- (iii) Addressing housing shortages and provision of adequate infrastructure and access to mortgages;
- (iv) Addressing several environmental problems in both rural and urban including deforestation, land degradation; pollution (land air, and water) municipal waste disposal; energy-related problem; environmental disasters; loss of biodiversity; desertification, climatic changes, siltation of river basins and the need to promote clean development mechanism.
- (v) Provision for basic social services and essential physical infrastructure in urban and rural areas in the right quantity and their equitable distribution and access
- (vi) Development of robust Database at the three-tier government levels for information management to address data needs for physical planning
- (vii) Establishment of effective institutional frameworks at the three tier government levels for urban and rural planning and according recognition to planning and their integration into all sectoral planning initiatives at these levels.
- (viii) Promoting participatory and gender-sensitive approaches to urban and rural development.
- (ix) Promoting good governance to address issues of resource mobilization, transparency, accountability, efficiency and safety.
- (x) Capacity building and employment of qualified staff to man planning offices.
- (xi) Adequate funding and developing capacities of local and state government to generate resources.

The VISION 20:2020 has provided the promising guidelines in developing the regional development strategy for the country as follows:

- The six recognized geo-political zones in the country will constitute a framework for regional planning. Each zone represents a region while each state constitutes a sub-region
- Regional Councils will be established in each zone. These Councils are to be made up of the Governors, the heads of the State Planning Commissions and the Chairmen of Urban and Regional Planning Boards (to be established according to the 1992 URP Law) of all the states concerned
- The Federal Government and the proposed Regional Councils will therefore embark on inter-regional and intra-regional (or inter- state) planning respectively. At state level, therefore, intra –sub-regional (intra-state) planning will also be done.
- The Regional Councils will be responsible for identifying the distribution of population and resources, development disparities within the region, problems and other issues affecting each region as well as making necessary plans and recommendations for intra-regional and inter-regional development respectively.

As laudable as this proposal looks, it is fraught with problems. This arrangement appears to be creating a quasi government over and above the state government which the constitution and the present political arrangement do not support. Funding, Party affiliation, appointment of officers, principles of separation of power and functions also are likely to pose obstacles. This can only work if the States are abolished and replaced with six Regions (Geo-Political Zones). In the real sense of it, the LGAs (grassroots) are the best spatial entity where development activities – planning, execution and consumption – are best suited. States are a burden, stifling LGAs through joint account, impositions and erosion of powers, functions and revenues.

My recommendations are in three areas namely:

1. Institutional Framework

Where it is not feasible to dissolve the states,

- Maintain the political and physical planning administrative set up as contained in the Constitution and URP laws
- Federal government should waste no further time in setting up the National Urban and Regional Planning Commission to perform the specified functions in the law
- Empower and build the capacities of development agencies with regional impacts e.g. River Basin Development Authorities, NDDC, and create others to address regional problems
- Encourage States to set up Urban Development Boards and Local Planning Authorities where non exists

2. Funding

- Review the Revenue Allocation Formula in favour of the LGAs
- Bring down the cost of governance drastically
- Assuming current level of prosperity and funding, capital projects in all Ministries and Departments should be frozen for three years except those of the Ministries of Education, Health, Power and Transport.

Mr. Vice-Chancellor, Nigeria is like a father with all her children sick. We are sick as a nation. Attempt to allocate money to treat all the children at the same time has not produced the desired results. At the surface, the children are still alive but inwardly, they are sick. 36 Federal, 36 States and 45 Private Universities, world class architectural masterpieces in Abuja, 16,416 hospitals and clinics (NBS 2007), capacity and ability to host international events, N4 trillion budget estimate etc are signs of a healthy body (nation) but polio virus, guinea-worm and malaria scourge, cholera outbreaks, loss of average of 5942 lives annually (FRSC 2008) in road traffic accidents since independence, kidnapping, youth restiveness, unemployment, inflation, insecurity of life and property, illiteracy, mass failure in public examinations etc are signs of putrefying internal organs. I suggest that among all the sick children, the most promising ones should get accelerated attention, per chance they survive, they would be able to serve as recovery inertia and support for the other children.

Mr. Vice-Chancellor, I suggest that the Federal and State Governments should:

- Declare State of Emergency on power supply, railway and small and medium enterprises. Repair roads, and develop integrated transport system. Transport or mobility is to set men free and facilitate interaction between man and work and man and play, foster trade and commerce, national integration among others.
- Repeal antiquated laws that will not promote Public-Private Partnership in the provision of essential services like railway transportation.
- Create special fund for Regional and inter-regional planning and development – river basins, Niger Delta, border towns/villages, arid zones, ecological zones etc should be identified as planning regions and should benefit from this fund. Ministries cannot do this job.
- Let the budget be dictated by the plans in the Vision. The new slogan since late 2010 has been VISION 20:2020 will gulp Trillions of Naira. This should not be allowed to scare anybody as this is not going to be expended in one year. The programme is in phases. Let the annual budget capture the programmes and activities for each year as specified in the Vision document.

3. Institutionalisation of Good Governance

- Due process should be enforced at all levels of governance. This should be strengthened with Failed Project Tribunal put in place in addition.
- Economic and Financial Crimes Commission (EFCC) and the Independent Corrupt Practices Commission (ICPC) should be strengthened.
- Good Governance Assessment should be carried out from time to time among the three-tiers of government in conjunction with the UNDP/UN-Habitat.

In conclusion, Mr. Vice-Chancellor, permit me to quote from General Sani Abacha's speech during the inauguration of the Vision 2010 Committee in 1996.

“The best guarantee for successful reconstruction is through deliberate and methodical long range planning.....countries in South-East Asia which were at the same level of development as Nigeria in 1960 have surpassed us and performed economic miracles within a period of 30 years. They were largely successful because they deeply embraced the concept of visioning and planning. If we can demonstrate the same **will, commitment and discipline**, we can also succeed in Nigeria.” (Emphasis mine). (FGN 1997). Mr. Vice- Chancellor, ladies and gentlemen, Nigeria can move away from paradomic to possibomic model where everything good we resolve to do can be made **possible** – YES, WE CAN.

Thank you.

Appreciation

I appreciate the Almighty God for being faithful to His promises of “raising the poor from the dust and making them companions of princes...” Psalm 113: 7-8. Whenever my memory flashes back to that fateful morning in 1968 when my peers were heading to the school to get registered and I was being rushed to the hospital where I spent the next thirty-one days, had I not returned alive or returned disabled and incapacitated for life where would I be today? When I joined the class three months late and I could not cope academically and asked to withdraw, had my father’s plea for mercy fell on deaf hear, what would have been my lot in life? When I eventually cruised to primary six and my father could not afford to pay for application forms for secondary schools admission, had I been sent into the labour market as an apprentice or hawker of merchandise, how would I be faring today? Lord God I acknowledge your grace in my life. I also pray for the family of late Mr. Abegunde of blessed memory, the teacher that registered me in absentia.

My parents, sitting here this evening, are examples of what godly parents should be. In their, what scholars would describe as, abject poverty and lack of influence in the society, they made sure all of us (the six children) receive education to comfortable level through multiple cooperative borrowings. There was one memorable day when my father had to coin a new word not found in the poverty study literature to describe his situation. It happened that I “stupidly” resigned my teaching appointment at a government owned secondary school and went for post-graduate studies in Benin, my two immediate younger brothers were in polytechnics at Shaki and Eruwa and coincidentally the three of us came home same day to come and collect money! My father lamented, groaning in the spirit “what a stubborn poverty that is afflicting me”. He had cause to thank God later when one day he observed and said “see how much we pray for Nigeria, see how faithful our God has been – two of you are now Federal government workers” i.e myself at the FUT Minna and my brother passed through the Nigerian Defense Academy to become an Army Officer. My father charged me, having made me to read through Romans 13: 1-8 in the Bible, when coming to document as a staff of FUT Minna to:

- Pray for Nigeria constantly
- Pray for people in authority
- Work hard in your own interest and never seek undue favour
- Be loyal to your superiors

- Be contented and as far as it is practicable, avoid borrowing
- Be patient enough to wait for your turn

Daddy and mummy, you remain together till this day, you passed through thick and thin together to see us all succeed in life. I say thank you.

I thank all the past and present Vice-Chancellors beginning from Prof. S.O. Adeyemi that employed me here in 1990. I appreciate Prof. M.A. Daniya. You are more than a boss to me. You are a brother and a friend. That day you visited my family in the slum area where I was living to congratulate us on the arrival of our new baby in 2010 remain indelible in our minds. You trusted me enough to be appointed the Head of URP Department at my tender age in 2005, I say thank you. Prof. Tukur Saad so much had faith in me. He appointed me the first Nodal Officer of SERVICOM to institute the correct work ethics in this great University while still holding the position of the Deputy Director of the Centre for Human Settlements and Urban Development. Thank you sir for the administrative exposure. To the current Vice-Chancellor, I cannot thank you enough. Upon your resumption of duty in this great University, you visited us in our Professorial Quarters residence in Bosso Estate. You pledge your commitment to staff welfare and you have been keeping to that promise. My promotion to the Associate Professorship position took about four years but my promotion under you to full professorship position, while still following due process, took less than one year. Your personal interest and trust in me to serve this University in higher and higher positions is highly appreciated and valued.

My senior colleagues, sometimes ago, after a long reflection on my long sojourn in this citadel of learning, I had cause to write a special letter of appreciation for the tutelage and mentoring I received from you all during my formative years. I served in several committees under you; I was taught or given career talks by some of you from my undergraduate to Ph. D. level. Again I say thank you. Prof. D.O. Adefolalu, Prof. G.N. Nsofor, Prof. A.A. Oladimeji, Prof. T.A. Gbodi, Prof. S.A. Garuba, Prof. J.A. Oladiran, Prof. G.D. Momoh. I appreciate you. Prof. F.O. Akinbode, Prof. K. A. Salami, Prof..... I say thank you. Prof J.M. Baba is my *baba* indeed. Apart from supervising my Ph. D project, he exposed me thoroughly spiritually and academically through counselling and his own lifestyle. I am always number one on his nomination list for any academic and consultancy exercises. Prof. G.E.D. Omuta (of UNIBEN now retiring Vice-Chancellor Benson Idahosa University, Prof. R.A.O. Sule (Calabar), Prof. J.T. Uyanga (Calabar, now Yola). Thank you very much, you made teaching attractive to me.

I have special friends too that deserve my appreciation. Prof. S.O.E. Sadiku (my running mate in academic progression) you introduce me to computer aided statistics and kindle my interest in quantitative techniques of which the two of us are well renowned today. Dr.E.K Tsado thank you for demonstrating to me the use of MINITAB statistical package with your now antiquated hard-disk less computer.

I acknowledge the contributions of my predecessors on Deanship seat in the School of Environmental Technology. Mallam M.B.A. Wuna, Prof. S.O. Solanke, and Prof. T.C. Mogbo you laid the foundation upon which we are building today. I acknowledge my colleagues in the department notably Dr. Y.A. Sanusi, Dr. A.M. Jinadu, Dr. J.J. Dukiya, Mr. G.S. Owoyele and the rest.

My special appreciation to the His Excellency, the Chief Servant of Niger State. Two times I entered the Government House on assignment and two times I came out with unexpected bumper harvests. The first time after I was introduced, you charged me to work hard and do my inaugural lecture and went ahead to pronounce me an indigene of Niger state and for my indigeneship certificate you authorized the Honourable Commissioner for Land to allocate a plot of land to me with immediate effect, Sir, I have been given allocation papers for two plots of land. On the second occasion, we happened to be on hand when you were signing into law the establishment of Town Planning Board for Suleja and you made me an automatic member of the Board. What else can I say? Thank you Sir.

I lack word to express my appreciation to my wife. Are you looking for the woman who perfectly fit into the woman being described in Proverbs 31: 10-31. Do not go far. It is my Oluwakemi, my heavenly ordained wife. A mother, counsellor, full of wisdom, hard working, accommodating, full of initiatives, spirit-filled and loving to a fault. A woman that will not allow me to go out until I look good, responsible and fit for the occasion. A woman that takes care of my wardrobe and if she has to leave home before me will make ready the cloth I will wear. Our home is

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