

**INTERNATIONAL CONFERENCE ON
URBANISATION AND THE BUILT
ENVIRONMENT**

22-23 MAY 2024

VIRTUAL & PHYSICAL

BOOK OF ABSTRACTS

Theme

**Urbanization and The
Built Environment**

 **INTERNATIONAL
CONFERENCE CENTRE
UNIVERSITY OF IBADAN**



The Department of Urban and Regional Planning
FACULTY OF ENVIRONMENTAL DESIGN & MANAGEMENT
UNIVERSITY OF IBADAN







URBANISATION AND THE BUILT ENVIRONMENT

Book of Abstracts

INTERNATIONAL CONFERENCE ON
URBANISATION AND THE BUILT
ENVIRONMENT | 2024

Compiled by:

Dr S. K. Ojelowo

Dr F. A. Balogun





The Department of Urban and Regional Planning
Faculty of Environmental Design & Management
UNIVERSITY OF IBADAN

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Dr F. A. Balogun

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Introduction

Rapid urbanisation that is not well managed poses great challenges to the built environment. The wide range effects of rapid urbanisation in the built environment varies but not limited to urbanisation of poverty, inadequate public infrastructure and spaces, climate change, slum development, environmental pollution, flooding and many others. As cities and urban areas grow, there are physical and socio economic challenges that come with it. Such challenges are capable of increasing the environmental health risks of urban residents. For this purpose, planners, and other related professionals across border are called to submit paper for the international conference organised by the Department of Urban and Regional Planning, Faculty of Environmental Design and Management, University of Ibadan with possible publication of high quality articles.

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EFFECTIVENESS OF COMMUNITY POLICING IN CRIME PREVENTION AND CONTROL IN ANYINGBA, KOGI STATE

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ABSTRACT

Urban residents are adopting community policing to increase the effort of residential environments to be less attractive to potential offenders. These measures include: community policing or Neighborhood watch, Amotekun, Civilian Joint Task force. Due to the complex nature of community policing, evaluation provided limited evidence of either success or failure. Methods This study therefore evaluates the effectiveness of community policing control measures initiated and adopted by residents of Anyingba, Nigeria. Cross sectional survey design was used for the study. Data were sourced from the residents on the types of crime they had experienced and the community policing measures they use through structured questionnaire. The data were summarized and subjected to a regression analysis to determine the influence of community policing on the level of victimization and specific types of crime. Results The study found that community policing had positive and negative effects on crime reduction in the study area. Vigilante had the propensity to minimally reduce the opportunities for the occurrence of armed robbery $P < 0.005$ and theft $P < 0.006$. On the other hand, vigilante had the propensity to minimally reduce the occurrence of the incidence of kidnapping/ abduction $P < 0.001$ as victim were pick at gun point. Joint civilian Task force had a statistic significant relationship with theft and armed robbery. Conclusion. The study concluded that police command and decision making should be decentralized for effective flexible engagement. The need to trained and educate the community about their role in policing were also recommended.

Keywords: Community policing, Neighborhood watch, community partnership.





URBAN SAFETY AND SECURITY: ASSESSMENT OF EMERGING SECURITY OUTFITS IN IJEBU NORTH LGA, OGUN STATE NIGERIA

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ABSTRACT

The issue of security is a significant challenge for urban and rural planners and other stakeholders. The increasing cases of crime which include theft, robbery, kidnapping, violence, thuggery and other security challenges have prompted communities to take matters into their own hands by establishing various community safety and security outfits. These outfits in the study area include the Vigilante Group of Nigeria – VGN, So-Safe Corps, the Amotekun Corps, Peace Corps, Oodua People’s Congress – OPC, the Neighbourhood Watch and others which are usually made up of community members who volunteer their time and resources to ensure the safety and security of their neighborhoods. The emergence of these safety and security outfits has raised concerns about their effectiveness, impact, and relationship with the formal law enforcement agencies. This study assessed the emerging community safety and security outfits in the study area with the objectives to understand the structure, operations, and challenges faced by these outfits and evaluate their effectiveness in enhancing community safety and security. It was discovered that the operations of these outfits has reduced crime rates by 50% within the community. However, many of the outfits lacked official recognition: lacked coordination, resources and welfare packages for their operatives to ensure optimum performance. They also require adequate collaboration with formal security agencies for improvement.

Keywords: Safety, Security, Crime, Security Outfits, Impacts, Efficiency.





AN ASSESSMENT OF PROFESSIONAL PERCEPTION OF PUBLIC INFRASTRUCTURE IN IBADAN, NIGERIA: SUSTAINABILITY AND EFFECTIVENESS OF BUILDING CONTROL MEASURE

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ABSTRACT

Globally, public infrastructure is utilized by the citizens of a region or province, this comes with variance in the construction, management and sustainability of these infrastructures. However, there are public opinions concerning this in which professionals in the built environment are not left out—this paper aimed at examining professional perceptions of public infrastructure in Ibadan, Nigeria. The study assessed the opinions of the professionals in the built environment totaling six hundred (600) with a response of 428, about 71% of the administered questionnaire. The study used both stratified and simple random sampling techniques to obtain primary data that was analyzed using descriptive and inferential statistics. The findings show that public projects are not well supervised and monitored effectively, affecting their management and sustainability. Furthermore, the study identified bureaucracy and corruption as the impediments to the successful completion of public infrastructures. The study concluded that public infrastructures are not well monitored during the construction process and thereby recommends adequate monitoring of all public infrastructures.

Keywords: Professionals, construction, built environment, Sustainability, public infrastructure





ANALYSIS OF FACTORS INFLUENCING RESIDENTS' CHOICE OF HOUSING IN THE OTTO-AWORI LOCAL COUNCIL DEVELOPMENT AREA

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ABSTRACT

This study analyzed factors influencing residents' choice of housing in Otto-Awori Local Council Development Area. It examines the socio-economic characteristics of residents, factors determining residents' choice of housing and the relationship between respondents' socio-economic characteristics and the factors for housing choice in the study area. Primary data was collected through administration of questionnaire to residents in Otto-Awori LCDA using a systematic random sampling technique. Out of one hundred and ninety one (191) copies of a questionnaire administered, one hundred and seventy three copies were returned and analysed using frequency tables, spearman rank correlation and factor analysis. An index was developed from variables relating to Housing Choice Determinant Index (HCI) using a Likert scale. The study observed that majority of the respondents (56.6%) were males and below 30 years old. It was also observed that significant proportions (49.1%) of the respondents were married and earned below ₦50,000 monthly. The study revealed that ventilation (3.36), household size (3.19), and nearness to the place of work (3.18) were the major factors influencing housing choice in the study area. The study established a weak negative correlation between the size of the room and marital status with (p-value 0.003 and r value -0.225) at 0.05 level of significance. The study concludes that the significant socio-economic predictors for housing choice are marital status and the primary factor predicting housing choice is ventilation. Therefore, marital status and ventilation should be considered in housing development and housing choice preferences.





ASSESSMENT OF HOUSEHOLD POVERTY INDICATORS OF RESIDENTS IN OSOGBO LOCAL GOVERNMENT AREA, OSUN STATE, NIGERIA

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ABSTRACT

Poverty is a socio-economic scourge raging at varying degrees throughout the African continent. The issue of poverty is a very crucial one due to the prevailing increase in the incidence of poverty in Nigeria. Hence, this study assesses the household poverty indicators of residents in Osogbo Local Government Area, Osun State. In an attempt to determine the level of poverty, this research has adopted the analytical tool of the Geographical Information System (GIS). A spatial autocorrelation check was performed on the prepared datasets using Moran's I test; this was necessary in order to determine the method used in the mapping of the indicators. Hence, the indicators with positive correlation were mapped using spatial interpolation in the Geostatistical Analytical Tools of ArcGIS 10.2. For the data analysis, four dimensions of expenditure/income, health, education, and empowerment were captured through seven indicators. The monetary indicators computed and mapped include income and consumption, expenditure on housing, and expenditure on water and power. Nonmonetary indicators are health care conditions, nutrition, education, vocational training, and enrolment in schools. However, the overlay of the monetary and non-monetary indicators gave the composite index of poverty levels in the study area. Based on the composite index, three zones of poverty were identified, namely: low, medium, and high levels of poverty. Results were further disaggregated to decipher the contributions made by each indicator to the overall poverty levels, that is, the influence exerted by every dimension. In the zone where poverty levels are high, expenditure/income, nutrition, and health indicators had a mean percentage of 30%, 31%, and 38%, which is also very low, while education and enrolment are above average. The study therefore concluded that there should be more focus on addressing the indicators with low percentages for poverty alleviation in the areas with low poverty levels. The results of the spatial variation in the level of poverty in different locations in the study area will help policymakers in the selection of infrastructure and amenities.

Keywords: Assessment; Household, Indicators; Poverty; Residents





ASSESSMENT OF FUNCTIONALITY OF URBAN STREET INFRASTRUCTURE IN TANKE, ILORIN NIGERIA

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ABSTRACT

This study assesses the functionality of urban street infrastructure in Tanke, Ilorin, Kwara State, Nigeria, with a focus on its impact on public spaces and the broader urban context. The research adopts a mixed-methods approach, incorporating surveys, interviews, and geographic information systems (GIS) technology to gather quantitative and qualitative data. Findings reveal a varied perception among residents regarding infrastructure quality, with a majority reporting satisfaction with road conditions and access to electricity but limited awareness of funding strategies and a divided opinion on the infrastructure's influence on public spaces. Recommendations include prioritizing routine maintenance, enhancing public awareness of funding mechanisms, and involving the community in urban development decisions. Ultimately, this study contributes to informed urban planning and policy decisions, aiming to create a more resilient and inclusive urban environment that enhances residents' quality of life.

Keywords: Urban Infrastructure, Street Infrastructure, Urban Development, Residential Neighbourhood.





URBANIZATION PHYSIOGNOMIES IN BIDA, NIGER STATE

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ABSTRACT

Various aspects of urbanisation in different countries include economic growth and development from agriculture to diversified national economy which attracts rural dwellers to urban areas. This leads to change in demographic structure, stretched urban spaces, shrinking cities and living standards improvement. Concept of inclusive city guided the study. Multi-stage sampling method was adopted for the physiognomies of urbanisation in Bida. Based on 2021 NPC household population projection, Bida was divided into high, medium and low housing density at stage one. One ward represent high (Masaba A), medium (Dokodza) and low (Wadata) density type in stage two. A major street was randomly selected in each ward to investigate the planning parameters of road type, water facility provision and solid waste management at stage three. Qquestionnaires were administered to the residents at stage four. The result revealed that the roads are fair. Individuals provided 81% of water facilities in Wadata. 36% of water facility was provided by the LGA authority in Dokodza. The local government is solely responsible for the 76% of water provision in Masaba A. Waste are relatively managed by individual households in Wadata (85%) while there were discriminate dumping of refuse in both Dokodza (71%) and Masaba A (89%). There is, therefore, need for increased government intervention in facility provision. Residents can reduce the solid waste generated by imbibing green culture of recycling and reuse of materials. Likewise, there should be harmony between the three divided areas to allow for inclusive urbanization





AWARENESS AND COMPLIANCE WITH HOUSING STANDARDS IN IBADAN NORTH LOCAL GOVERNMENT AREA

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ABSTRACT

Housing standards violation by some building owners in Nigeria is increasing slum creation in some residential areas. It is more worrisome in cities where activities of planning authority are most visible. Therefore, this study examined residents' awareness and compliance with planning standards in Ibadan North Local Government Area (LGA) of Oyo state. A cross-sectional survey research design was adopted while both primary and secondary data were sourced. Using a multistage sampling technique, the LGA was stratified into three residential densities (low, medium and high). A simple random sampling technique was used to select 10% of 3270 residential buildings across the three residential density areas where questionnaires were administered to building owners or representatives. Observation checklist was used to assess the level of compliance with the planning regulations. The study revealed that about 28.7% of the respondents were unaware of the planning regulations, 64.2% did not know the percentage of plot size to build while 26.6% were aware of sides setback regulations. Surprisingly, 14.4% did not know about toilet septic tank, 46.5% was not aware of the minimum height for frontage fence while 51.4% was not aware of the minimum height of the side and back fence. Furthermore, there was a significant relationship between respondents' awareness level and overall compliance with housing standards in the study area ($r=0.212$, $p=0.000$). The study concluded that planning regulations have not been widely publicised and recommended that planning standard should be well popularized and enforced accordingly.

Key words: Building standards, Compliance, Non- Compliance, Contravention, Awareness.





GEO-SPATIAL ANALYSIS OF WATER BORNE DISEASES IN AKURE SOUTH LOCAL GOVERNMENT AREA, NIGERIA, AKINBAMIJO OLUMUYIWA BAYO, OLAJUYIGBE

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ABSTRACT

This research examined Geo-spatial analysis of waterborne diseases in Akure South LGA, Nigeria. The investigation relies on a secondary data source acquired from pertinent healthcare facilities. A total of 64 residential settlements were identified for spatial assessments. These residential areas are designated as the input feature class, with the occurrences of diseases in each residential settlement within the LGA in the relevant year serving as the input field for the assessments. The spatial statistical functions offered by ArcGIS 10.8 and Geospatial tool were employed to analyze this dataset. The results unveiled a dominance of malaria and cholera in the residential core of Akure South. This is ascribed to insufficient preventive strategies, substandard hygiene practices, inadequate and unsafe water usage, deficient environmental cleanliness including uncontrolled discharge of wastewater from bathrooms, improper methods of waste disposal, utilizing substandard pit latrines, and a deficiency in environmental education and consciousness regarding waterborne diseases. Conversely, medical records concerning waterborne diseases in the rural settlements indicated minimal occurrences. This discrepancy may be correlated with the utilization of alternative treatment methods for diseases leading to decreased utilization of healthcare facilities. The recommendations to tackle these challenges are: enhancement of accessibility to a secure and high-quality environment, implementation of appropriate sanitation facilities and efficient solid waste management techniques, advancement of community-based educational programs and campaigns for awareness, as well as promotion of hygienic practices. Through the implementation of these measures, waterborne diseases can be alleviated in the study area.

Keywords: Geo-spatial, Malaria, Cholera, Disease, Settlements





A QUALITATIVE APPROACH TO INVESTIGATE STUDENT HOUSING DELIVERY IN FEDERAL UNIVERSITIES IN NIGERIA

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ABSTRACT

Over the years, the first 104 foundational students in Nigerian universities have increased to 1.961 million while the students' housing delivery has sparingly increased causing a wide gap between the demand and supply. From the onset, the need for adequate and decent housing for students in tertiary institutions has been the government's obligation until recently, when the enrollment of students overshoots the existing student housing space. Thus, the need to investigate the deficiencies in student housing delivery to proffer relevant policy solutions in federal universities in Nigeria. The study was anchored by the Housing deficit theory to justify the rationale for strategies adopted to meet the housing demand. A phenomenology type of qualitative research was adopted. To achieve this, three out of six existing federal universities in southwestern Nigeria were randomly selected: The University of Ibadan (UI), Obafemi Awolowo University (OAU) and the University of Lagos (UNILAG) to provide the model. The data was validated via secondary sources, analyzed descriptively and reported thematically. The study found that the government can no longer provide and maintain student housing singlehandedly as usual due to an increase in student population, paucity of funds, corruption, and lack of political will among others. However, this paper has designed a pragmatic approach to stir up policymakers in the formulation of policies that can bridge the existing gap.

Keywords: Universities; Students housing; Housing Provision





TRANSFORMATIVE IMPACTS OF URBAN RENEWAL IN LAGOS: A CASE OF ISALE GANGAN PROJECT

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ABSTRACT

The rapid urbanization of Lagos had resulted in a degenerated city with filthy conditions. Over the years, urban renewal has been adopted as a transformative tool to rebrand the city and improve residents' quality of life. A series of urban renewal projects had been executed in Lagos with mixed successes. Using qualitative research method and case study analysis, the study assesses the transformative impacts of the Isale Gangan renewal project. The paper mainly relied on secondary data. Findings revealed that the project utilized a land pooling system for land acquisition, and adequately compensated and resettled the affected 12 families. The renewal project significantly transformed the Isale Gangan area. Upgraded environmental quality, access to modern housing facilities, increase in property value, efficient waste management system, community involvement, and high sense of ownership are prominent positive impacts of the project. The Isale Gangan renewal project became a community under one roof; it effectively houses 48 households on a 2,311.6m² space instead of just 12 families. It is adjudged one of the most successful urban renewal exercises in Nigeria based on its efficient use of land. However, the high cost of reconstruction, longer timeframe, and insensitive consideration of the means of livelihood of the affected residents were the most challenging issues with the project. The study recommends some level of integration and rehabilitation instead of total clearance and redevelopment to reduce cost; and also, a more holistic approach to future renewal projects to protect peoples' means of livelihood.

Keywords: Urban renewal, regeneration, land pooling and Isale Gangan





THE FUTURE OF LANDSCAPE ARCHITECTURE IN NIGERIA: A PRESENT PATHWAY TO A RESILIENT FUTURE

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ABSTRACT

For the greater part of the year, a vast majority of Urban dwellers in Nigerian cities experience unfavorable climate conditions causing them like hopeful children to anticipate the arrival of the Christmas Season in December. This is not because of the religious significance of the period, but because of the accompanying weather, Harmattan with its cool (though dry & dusty) breeze. Sadly, in the last decade, the Christmas season has arrived with little or no favorable weather. This paper aims to highlight the current landscape design practices in Nigeria, expose its challenges, propose innovative strategies for climate change mitigation and adaptation, and explore future projections for landscape design in the country. Thus equipping building users with adequate knowledge to see Landscape Architecture as A Path Towards Climate Resilience, and ensuring that they make sustainable landscape choices that will stay relevant and suitable for the future. All of which if neglected will further deplete the climate.

Keywords: Landscape Architecture, Sustainable landscape design, Eco-friendly landscaping, Climate change, Nigeria.





ASSESSING THE IMPACT OF CURTAIN WALLS ON THE THERMAL PERFORMANCE OF HIGH-RISE OFFICES IN ABUJA

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ABSTRACT

The building's facades, which mediate between the internal part of the building and the external environment, play a significant role in the comfort conditions of interior spaces. Studies exist on the thermal performance of offices, but those on high-rise offices are limited. Abuja, Nigeria, uses low-performance glazing and does not have substantial electricity for the cooling needs of the offices. The study aims to assess the thermal performance of curtain walls on an existing office building in Abuja, Nigeria. Hobo data loggers were installed on a typical office space on the fifth floor as a representation of the office spaces, and measurements of temperature, relative humidity, and light intensity were carried out in March 2023, representing the hottest period of the year to determine the performance during the most critical season in the study location. Records from 3/1/2023 to 10/3/2023 from 8 AM to 5 PM were used for this article. The current envelope and office parameters were inputted for simulation. The simulation showed the thermal distribution of data and associativity, which establishes a significant correlation between the field measurements. It was found that the indoor temperature of the offices was above international indoor standards for indoor working spaces from both field and simulation results. The study concluded that the curtain wall contributes to high-rise office thermal discomfort in Abuja and therefore requires optimisation. From the study, the simulation results validate the field measurement, which differs from most research using only simulation to reach conclusions. The assessment was not given to all office spaces, implying that the typical space used might vary in some parameters. Curtain walls should be applied as building envelopes according to Abuja's climatic and environmental conditions rather than aesthetic considerations.

Keywords: Building Envelopes, Air Temperature, Illuminance, Productivity, Climatic Conditions





URBAN MOBILITY: IMPACT OF ROAD CONDITION ON LAND USE DEVELOPMENT AND VEHICULAR MOVEMENT ALONG ADO-EKITI-IJAN ROAD

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ABSTRACT

One of the most engaged human activities all over the world is transportation and it implies moving people, goods and services, and information by specific modes. Development, social interaction, and the survival of modern society life depend on efficient road networks. The increase had caused over-utilization and damage to existing narrow, poor road facilities in the area. This study assesses the impact of land use development on Ado-Ijan Road, intending to identify how these developments influence the functionality and effective operation and circulation of road users. Primary and secondary sources of data collection were used for the research work. Primary data collected includes personal observation, photographs, and structured questionnaires. The population of the seven communities along Ado-Ijan Road was 24,304 in 2019 according to the National Population Commission 2006, projected at 4% rate of development, in 10 years to be 35,974 by 2029. Using the Taro Yamane formula (1967), the sample size of this study is approximated to 400, therefore 50% (200) of the sample size was used in the administration of the questionnaire. According to Neuman (1991), larger populations permit a smaller sampling ratio for equally good samples. Using systematic random sampling, 200 questionnaires were administered in the seven communities along the road in a purposive manner. The data was analyzed using descriptive statistics, percentages, and bar charts. It was discovered that there is a significant relationship between land use development and road condition, due to increasing population resulting in high mobility. This research work recommends that Ado-Ijan Road should be dualized to accommodate the imminent population increase.

Keywords: Development, Land use, Mobility, Population, Road, Urban,





GEOSPATIAL ANALYSIS OF THE EFFECTS OF LAND USE LAND COVER ON CHANNEL WIDTH DYNAMICS AND WATER QUALITY IN RIVER OROGUN

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ABSTRACT

This research investigates the complex relationship between land use, channel width changes, and water quality in the context of sustainable development along River Orogun from 1990 to 2023. Three key objectives guide the inquiry: first, to analyze changes in land use land cover (LULC) along the riverbank over the specified period; second, to identify decadal alterations in channel width; and to assess how LULC affects water quality parameters, particularly in 2023. The research employs a multi-method approach, integrating field studies and laboratory analyses to comprehensively evaluate the relationship between land use dynamics and river health. Results reveal significant shifts in LULC composition, notably an increase in bare lands, indicating potential land degradation or transformation. Concurrently, changes in channel width reflect both natural processes and human interventions, with urban expansion encroaching upon riparian zones. Water quality analyses indicate fluctuations in temperature, pH, electrical conductivity, total dissolved solids (TDS), and turbidity, suggesting complex interactions between land use practices and riverine ecosystems. Regression analyses demonstrate the influence of specific land use categories on water quality, with dense vegetation and built-up areas positively correlated, while bare lands exhibit a negative association. These findings underscore the intricate relationship between land use patterns and river health, emphasizing the need for sustainable land management strategies to mitigate adverse impacts on water quality and ecosystem integrity. In conclusion, this study contributes valuable insights into the nexus of urban development, land use dynamics, and environmental sustainability in riverine landscapes, informing policy and planning initiatives for promoting resilient and healthy urban river systems.





AN EXAMINATION OF THE DEGREE OF HOUSING INADEQUACY AMONG WORKERS OF SOUTHWEST STATES OF NIGERIA

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ABSTRACT

Housing inadequacy is a major challenge among the working population, and it is acute in developing countries, as report shows that more than 50% of the working population live in inadequate housing. Existing studies on housing inadequacy among workers in developing countries have focused on affordability, tenure security and habitability without taking into cognisance suitability, crowding and social perception. This study was, therefore, carried out to examine the degree of housing inadequacy among civil servants in southwestern Nigeria, with a view to providing information that could enhance responsiveness to housing inadequacy. The multistage sampling procedure was used. Southwestern states were grouped into three clusters (Lagos-Ogun, Oyo-Osun and Ondo-Ekiti) based on contiguity, while Oyo, Ogun and Ondo were randomly selected. The 32,398 civil servants working in the ministries, departments and agencies in the state secretariats were identified, while 866 representing 2.7% were randomly selected. A pretested questionnaire containing the degree of housing inadequacy (tenure security, habitability, affordability, crowding, suitability and social perception), was administered to the respondents. Data were analysed using descriptive statistics. The study revealed that 2.4% of the workers lived in housing with secure tenure, 8.0% in well habitable housing and 1.2% lived in well-affordable housing. Oyo (66.5%), Ondo (64.9%) and Ogun (68.1%) workers' housing were grossly inadequate. Improving housing adequacy among workers would require the prioritisation of housing by the government, by providing assistance for housing finance and development.





IMPACT OF HOUSING QUALITY ON THE HEALTH STATUS OF RESIDENTS OF JEGEDE AND SAWIA HOUSING SCHEME

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ABSTRACT

This study examined relationship between housing quality and health status in Jegede and Sawia Housing Schemes in Ona-Ara Local Government Area of Oyo State, Nigeria. Utilising these concepts of healthy housing, data was collected through surveys and questionnaires administered to 150 residents. Statistical analyses, including chi-square tests and regression analysis, were conducted to assess the relationship between housing quality and health status, measured using the Body Mass Index (BMI). Findings revealed a significant association between housing quality and health status, with notable variations observed between the two housing schemes. Residents in substandard housing conditions, particularly in the Ogbere housing estate, exhibited higher rates of overweight BMI, indicating increased risks of various diseases. The study underscores the importance of improving housing quality and promoting maintenance practices to mitigate health risks associated with inadequate housing. Recommendations include raising awareness, adherence to sanitation laws, promoting healthy lifestyles, and enhanced government monitoring and enforcement efforts to safeguard residents' health in these housing schemes.

Keywords: Housing Quality, Health Status, Sanitation, Hygiene, Body Mass Index, Environmental Health Standards





CHALLENGES HINDERING THE IMPLEMENTATION OF NATIONAL INFRASTRUCTURE MASTER PLAN IN NIGERIA: GEOSPATIAL PERSPECTIVE

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ABSTRACT

The purpose of this article is to set the groundwork for the factors hindering the implementation of National Infrastructure Master plan in Nigeria from the point of view of geospatial application. Due to the advancement in technology, geospatial sources of data have increased exponentially. Hence there is the need to apply this plethora of data both for the preparation and for the implementation. The article will review the National Integrated Master Plan (NIMP), the current state of geospatial availability and accessibility with respect to the critical infrastructure that are reviewed in the document. Besides, the article will further stress the importance of geospatial data harvesting if the basic infrastructure is put in place. The injection of geospatial data from the inception of the preparation of NIMP and to the eventual implementation will make a huge difference in making the built environment sustainable. In this era of big data technology, coupled with the advancement in space – based and land – based technology, the utility of geospatial data is undoubtedly inevitable if the pragmatic implementation of NIMP is to be realised sustainably in Nigeria. The investment in harvesting geospatial data for developmental purposes is yet to be appreciated. Hence the article will stress the importance of making geospatial utilisation the standard requirement for project preparation and implementation for all levels of government if the National Spatial Data Infrastructure (NSDI) is firmly established by the Nigerian government.





ASSESSMENT OF STORMWATER DRAINAGE SYSTEMS IN LAGOS, NIGERIA

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ABSTRACT

This study focused on the assessment of storm water drainage systems in Lagos State Nigeria. The work was necessitated due to the great danger posed by flooding on the lives and property of citizens living in Lagos state and the need to put it under control. Hypotheses were formulated, investigated and tested statistically with the use of chi-square and at the end it was confirmed that there is a significant relationship between the climatological factors and flooding in Lagos State, there is a significant relationship between the anthropogenic factors and flooding in Lagos State, there is a significant relationship between inadequate drainage systems and flooding in Lagos State. Sensitization of people who live in flood prone areas should be regularly done to keep them informed on how they can manage the flood problem or give them the alternative of moving to other areas.

Keywords: Storm water, drainage, flood, environment, rainfall.





SPATIO-TEMPORAL CHANGES IN LAND USE/LAND COVER DYNAMICS IN THE DEVELOPMENT PRESSURE AREA OF OGUN STATE, NIGERIA

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ABSTRACT

The built environment configuration influences the process and product of the emergent landscape for socio-spatial activities in the environment. Land use/land cover (LULC) character constitutes an important component affecting human interactions to live, work and recreate in the physical environment. This paper proposes a study of changes in LULC in the Development Pressure Area (DPA) of Ogun State, Nigeria over a 30 year period (1990 to 2020) at decennial intervals by means of geo-spatial technique using remote sensing enabled Geographic Information System to identify, classify, analyse, categorise and situate LULC characteristics. Empirical observations revealed changes in the land use/land cover character in the DPA sub-region of Ogun State, Southwest Nigeria. A spatio-temporal analysis of the morphology was a phenomenal (88.04%) expansion of built-up area from 13,354km² in 1990 to 111,691 km² in 2020, while forests and agricultural lands declined by 46.5% in same period causing deficit in land resources availability. Built development has usurped other relevant land uses like open spaces, green belts and wet lands around the metropolitan areas of the DPA. Information on land use/land cover is essential for selection, coordination and implementation of land use and can be adapted to meet incrementing demands for rudimentary human needs and well-being. The information comes useful in monitoring the dynamics of land use as a result of changing demands of increasing population. Growing population and increasing influence of unplanned developmental processes are the main forces behind the major shift of forests and agricultural lands into physically built-up categories.

Keywords: Land use/land cover, built environment, remote sensing, geo-spatial, Development Pressure Area of Ogun State, Nigeria.





THE DYNAMICS OF POWER AND VULNERABILITY: AN ANALYSIS OF LAW ENFORCEMENT INTERACTIONS WITH INFORMAL TRANSPORT OPERATORS IN IBADAN, NIGERIA

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ABSTRACT

In the vibrant city of Ibadan, Nigeria, informal transport operators—drivers of buses, taxis, and motorcycles—form a crucial part of the urban mobility landscape. Despite their importance, these operators frequently encounter law enforcement officers, which some of their activities affects the transport operators work and well-being. This study addresses the pivotal yet fraught interactions between these two groups, which are characterized by reports of extortion, harassment, and abuse. This research aims to examine the dynamics of interactions between law enforcement officials and informal transport operators in Ibadan, identify the patterns of behaviour and the underlying causes of conflicts, and evaluate the impact on the safety and workplace conditions of operators. The objective is guided by key questions focusing on the nature of these interactions, their consequences, and the forms of harassment that operators endure. The study adopted a mixed-methods design, using both quantitative and qualitative data to capture a comprehensive picture of the issues at stake. Data collection involved surveys with 105 informal transport operators and focus group discussions with law enforcement personnel. The study revealed a high prevalence of verbal and physical harassment faced by transport operators. Approximately 67.9% of operators reported dehumanizing verbal abuse, while more than a quarter experienced physical assaults during their interactions with the police. Additionally, systemic issues such as bribery were significantly evident, with about 78.7% of participants encountering bribe demands from law enforcement officers. Based on the findings, the study recommends a series of reforms aimed at reducing harassment and improving the regulatory framework governing these interactions. This study highlights the urgent need for systemic changes to foster a more equitable interaction between law enforcement and informal transport operators, crucial for the safety and dignity of key contributors to urban mobility in Ibadan.

Keywords: Informal Transport, Ibadan, Workplace Harassment, Law enforcement.





INFLUENCE OF URBAN ROAD ENVIRONMENT ON ROAD TRAFFIC CRASHES

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ABSTRACT

Road as a public space serves as the line of communication and a connecting space to the activities area. There is a pronounced abuse of the road environment which gives the road user wrong expectations of the urban road, with the resultant effect on the road traffic crashes. This study aims to examine the influence of the urban road environment on road traffic crashes, assessing the road environmental parameters and crash situation within the Ikeja local government area. Road Traffic data were obtained from the Lagos State Command of Federal Road Safety Corps and an observational survey of the road environment to obtain primary data on land use, setbacks, street furniture, street trading, and bus stops. Data were analyzed using MS Excel pivot table and chart, and multiple regression model. Results revealed that 50% of crashes are caused by speeding, categorical analysis of road environment parameters revealed all are significant predictors of road crashes, and concluded that the road environment is generally porous and uncontrolled. The study recommends a traffic calming scheme and effective development control along road setbacks.

Keywords: Road crashes, road environment, traffic calming, development control.





PLANNING FOR SUSTAINABLE, RESILIENT AND INCLUSIVE COMMUNITIES IN COMMONWEALTH: LEVERAGING TECHNOLOGICAL INNOVATION AND INCREASING PUBLIC PARTICIPATION

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ABSTRACT

Recent years have seen a remarkable increase in discussions about smart cities, urban growth (urbanisation) and technological innovation. The 2020 pandemic further widened the scope of conversation when it presented cities with new challenges of varying dimension during the total lock down. Thus, at different scholarly and professional settings, critical analysis and conversations have been focused on the need for contemporary Urban Planners to create sustainable, resilient and inclusive (SRI) cities through the adoption of structured tools and strategies that will not just strengthen interaction, but also increase liveability. Mindful of this and the inevitable role of technology in the formation of the 'city of the future', this essay adopts an analytical approach to analyse the role of emerging technologies (like Artificial Intelligence, Geographic Information System and Big Data Technology) in the creation of SRI communities. On the other hand, the paper draws on a more comparative analysis practice with successful examples from South Africa and Sweden to argue the role of public participation in building SRI communities. Conclusively, this essay stands as an invitation for urban planners across the globe and not just the Commonwealth to practice urban planning differently and pragmatically using modern technology tools and also embracing public participation.





EFFECT OF HOUSING SHORTAGE ON THE FAMILY LIFE OF CIVIL SERVANTS IN LOKOJA, KOGI STATE

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ABSTRACT

Housing is always at forefront among the primary indices of quality of life. Housing shortage has considerable implications on family life, thus, a concern to the government. The consequences of housing shortage among civil servants who reside in different locations have yet to be well documented. Therefore, this paper examined the effect of housing shortage on family life of different categories of civil servants in Lokoja, Kogi State, Nigeria. The effects of the shortage on finance, emotion, children's education, morals, and health were investigated. Five of 22 ministries were randomly selected: Agric, Works & Housing, Health, Youth & Sports ministries and the Office of Secretary to the State Government. The workers' population was 1774, while the probability proportion to size sampling technique was used to select 278 workers, and 248 of the questionnaires were retrieved, representing 13.97% of the workforce. A copy of the pre-tested questionnaire was administered to the workers to elicit information. The data from the returned questionnaires were analyzed using student's t-test (t-test). The study revealed significant disparities between workers who reside with their families and those who do not in Lokoja. The disparity was revealed in finance, emotion, education, moral, and health challenges faced. Also, it was discovered that these aspects of the family life of civil servants who were separated from their family members were affected. Strategies were proposed to encourage the government to create an enabling environment for the mass development of the Low-Cost Residential Housing Scheme for civil servants to reside in Lokoja.

Key words: Civil Servants; Family Life; Housing; Housing shortage; Lokoja.





URBAN POVERTY AND MANIFESTATION OF DIVIDED CITIES IN NIGERIA

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ABSTRACT

In Nigeria, the challenges of urban poverty and divided cities are deeply intertwined with the rapid urbanization and pervasive socioeconomic inequalities prevalent across the nation. This paper explores the complex interplay between urban poverty and divided cities, placing a strong emphasis on the multifaceted nature of poverty and the segregation observed within urban landscapes. This paper explored existing information to examine the underlying causes and manifestations of urban poverty and city divide. Rural-urban migration has fueled urbanization in Nigeria resulting to exponential rise in population and the consequent expansion of urban centers, bewitched by poverty and inequality. Poverty, in its broadest sense, casts shadow over Nigerian society, with a substantial segment of the population grappling with economic deprivation and limited access to basic necessities. Furthermore, the increase of homelessness and street beggars underscore the acute housing insecurity and social exclusion faced by vulnerable populations. The spatial dimension of poverty within certain urban neighborhoods further exacerbates social exclusion and divided cities which are marked by profound socioeconomic disparities, and marginalization within specific urban enclaves. These disparities are further deepened by socioeconomic inequity, delineated along ethnic, religious, and economic fault lines, leading to social fragmentation which polarised major cities. Development of slum areas and the creation of Government Reservation Areas (GRA) in major cities present divided cities. The study recommended holistic and integrated planning approach that will emphasis inclusive urban planning that prioritize equitable distribution of resources, investment in social infrastructure and services.

Keywords: Urbanization, Urban Poverty, Divided Cities, Socioeconomic Inequity, Poverty Manifestation.





VISITORS COMMENTARIES AND OBSERVATION: EXPLORING CHALLENGES AND STRATEGIES FOR INCLUSIVE MOBILITY PLANNING FOR SCHOOL CHILDREN WITH DISABILITIES IN URBAN ENVIRONMENTS OF KAMPALA AND IBADAN

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ABSTRACT

This paper examines the challenges and strategies related to inclusive mobility planning for school children with disabilities in urban environments, drawing from empirical data collected in Ibadan, Nigeria, and Kampala, Uganda. The methodology adopted in the study is based on interviews with stakeholders including transport planners, teachers, and city residents, as well as narrative extracts detailing observations, school reconnaissance survey, and discussions in Kampala, Uganda and Ibadan, Nigeria during a visit. The study highlights mobility exclusionary experiences of school children living with disability in the two cities. Findings reveal a lack of policy frameworks, infrastructure, and societal awareness to support inclusive mobility, resulting in significant barriers to access and participation for these children. Despite some efforts such as the exploration of inclusive mobility frameworks in Ibadan, success stories remain scarce, with structural defects, inadequate resources, and poverty exacerbating the challenges faced by children with disabilities. The paper underscores mobility stress among parents of children living with disability in Ibadan. Despite differences in cultural, and socioeconomic contexts and educational approaches, both cities exhibit similar shortcomings in addressing the transportation needs of this vulnerable school children with disability. The study visits and interview evidences suggest a need for collaboration, government intervention, and community engagement in promoting inclusive mobility needs for all school children with disability. By exploring the complex interplay of factors shaping the mobility experiences of school children with disabilities, this study contributes to the broader discourse on childhood studies, urban planning, and social inclusion.

Key words: Mobility Challenges and Needs; Parenting Stress; School Children with Disability; Exclusion.





RURAL LAND USE PLANNING APPROACH TO COMMUNAL CLASHES BETWEEN FULANI HERDSMEN AND YORUBA INDIGENOUS FARMERS IN SHAKI, OYO STATE, NIGERIA,

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ABSTRACT

Communal clashes between herders and farmers are prevalent in Central and West Africa. Factors of climate variability, environmental degradation and socio-political upheaval have shifted pastoralist migration patterns and increased tensions between herders and farmers. This paper examined residents' perception on communal clashes between Fulani herdsmen and Yoruba indigenous farmers in Shaki with a view to improving rural land use governance in the region. Rural land management was conceptualized while primary and secondary data were sourced using structured questionnaire and key informant interview. Purposive sampling technique was used in selecting 162 hamlets from 491 for household survey while 5 Chairmen of Landlords' Association, 1 Police District Command Officer and 1 Local Government Chairman were interviewed. The study revealed that 61% of the respondents are farmers, 63.3% affirmed the incidence of communal clashes, conflict of interest (80.8%) and lack of physical planning regulations (61.5%) are major causes of communal clashes, loss of lives and properties (65.8%) is a major implication of communal clashes while community-based organized security (67.7%) is used as measure against herdsmen's attack. However, rural land use planning is required in reducing the incessant communal clashes between the Fulani herdsmen and Yoruba indigenous farmers in Shaki environs.

Keywords: Fulani herdsmen, Yoruba indigenous farmers, Communal clashes, Rural land use regulations, Shaki.





URBAN SECURITY DESIGN AND RESIDENTIAL NEIGHBOURHOOD SAFETY IN LAGOS STATE, NIGERIA,

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ABSTRACT

The growing insecurity especially in residential areas of cities has occasioned the engagement of Urban Security Designs (USDs). Residential neighbourhoods in Lagos State are prone to different crimes that threaten lives and properties of residents. Consequently, this study explores the influence of USDs on safety of lives and properties across residential neighbourhoods of Lagos with a view to inform policy decisions on urban security governance in the State. The concept of neighbourhood watch and theory of defensible space provided the framework. Using a mixed method design, and employing a multi-stage sampling technique, the 20 Local Government Areas in Lagos state were stratified into low, medium, and high-density residential areas, from which a total of 1,337 (0.31%) was randomly selected from 430,122 residential buildings and surveyed, by means of questionnaire administration and interview. The result suggests respondents' age was 32.31 ± 10.0 years; 49.6% were males and 55.0% earned ₦63,669.00 $\pm 45,727.00$ monthly. Individual residents in low, medium and high densities adopted different USDs in preventing crime: Security light (45.4%), gated-neighbourhood (29.5%), electric wire fencing (10.1%), Close-Circuit Television (3.6%), security alarm (1.9%), window burglary (93.6%), street light (72.3%), low wall fence (31.4%), high wall fence (68.6%) and dead-end-street (41.4%) were the USDs typically used. Ridge Regression revealed that USDs were function of residential neighbourhood safety ($\beta=0.351$) at $\alpha 0.05$. The study concluded that USDs have enhanced safety of lives and properties in residential neighbourhoods of Lagos. However, public sector's collaboration with residential neighbourhood's security actors and investment in modern security technologies are required.

Keywords: Urban security design, Crime prevention, Residential neighbourhood safety, Modern security technology, Lagos





ASSESSMENT OF DEVELOPMENT CONTROL PRACTICE IN OGBOMOSO

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ABSTRACT

The spatial structure of modern settlements is organized based on development control. The compliance of urban residents with development control regulations makes it possible for cities to be well structured for physical, aesthetic, and economic developments. This study aims to assess the development control practices in Ogbomosho Land, Oyo state. A sample size calculation proposed by Neuman (1997) was utilized once the anticipated population of the study area had been established. In his claim, Neuman claimed that the sampling ratio increased with population size. Therefore, a sample size of 212 respondents (corresponding to a sampling ratio of 0.048% of the expected population) was employed. The result of the study showed that the Level of awareness by residential developers of landuse planning regulations, physical planning standards on development control in the study area, 121 respondents representing 57.3% respondents of the sampled population are of the opinion that the level of awareness by residential developers of landuse planning regulation on development control in the study area is satisfactory while 42% respondents are not aware of the various development control regulations and standards. Investigation reveals the rate of development without approval in the study area, the rate at which developers start their development without approval is alarming which takes about 63% most especially in the new developing area, with the notion that the planners would not visit their site due to their obscure/hidden location also with 25% high level of permit still under processing and the developers has started their development already, while 12% already has their permit before starting their development at all. The study recommends for improved level of awareness campaign and enforcement of strict compliance and implementation of regulations, Government should recruit/employ more Town Planners and adequate qualified staff to drive the implementation of development control practices.

Keywords: Assessment, Development Control, Physical development, enforcement of development control





THE IMPACT OF ECONOMIC RECESSION ON RESIDENTIAL PROPERTY IN ETI-OSA LOCAL GOVERNMENT

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ABSTRACT

Real estate is an exceptional variety of commodity of which is affected by price fluctuations. The demand for property is closely tied to the economic situation in the country. The study sourced information from Estate Surveyors operating in Eti-Osa Local government property market area in Lagos state. All the people in these categories operating within this geographical area represent the population of the study from which the actual sample was drawn. Descriptive and inferential statistics were used to analyse the data collected. The findings showed that less than average, 44.8% of the respondents agreed that demand for residential properties in the Lekki to Ajah axis is influenced by the economic recession. As high as 27 respondents representing 12.9% highly agreed, 62 (29.5%) also agreed, but 68 of respondents representing (32.4%) were undecided, while 40 (19%) disagreed, and 12 (5.7%) strongly disagreed to the assertion. Other findings include high demand for properties in Lekki to Ajah (0.022), increase in prices of properties in Lekki to Ajah (0.034), reduction in investor and developers of residential properties (0.046), increase in land development (0.009) and demand for residential properties along Lekki-Ajah axis because of the recession (0.023). The study, therefore, concluded that economic recession has serious impact on the value of residential property in Eti-Osa local government area of Lagos state, yet the recession does not influence purchase of residential properties but socioeconomic status of buyers.

Keywords- Economic recession, Residential Properties, Demand for property, Ajah, Lekki





ASSESSING THE STRUCTURAL LEISURE CONSTRAINTS EXPERIENCED BY RESIDENTS OF GOVERNMENT RESERVATION AREAS IN ABEOKUTA

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ABSTRACT

There has been an increasing awareness on the importance of outdoor leisure activities to the health and well-being of individuals and society in recent times. This study, therefore, sought to examine the types of constraints experienced by residents of Government Reservation Areas (GRAs) in Abeokuta, in view of their implications on full participation in leisure activities. Explanatory and descriptive research designs were employed. Questionnaires were used to collect data from 182 residents' selected using systematic sampling technique from the two out of the five GRAs in the city. The findings revealed the presence of seven different types of constraints inhibiting smooth participation in leisure activities in the study area. There is also significant difference in the preponderance of these constraints, as experienced by the residents from the chi-square analysis. To ensure better participation in outdoor leisure activities, the concerned authorities are enjoined to put in place policies aimed at eliminating or reducing leisure constraints among urban dwellers.

Keywords: Leisure Constraints, outdoor recreation, recreational facilities, Government Reservation Areas.





LOCATIONAL SUITABILITY AND EFFICIENCY OF THE FIRE STATION IN GEORGETOWN, GUYANA

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ABSTRACT

Fire has played a crucial role in the development of human society. However, if not managed properly, it can cause significant harm to both the environment and human lives. Some of the major challenges faced by developing countries included the inaccessibility of fire service vehicles and poor coverage and or proximity of firefighting equipment to the scene of fire outbreaks. In Georgetown, the efficiency of fire stations responding to fire calls has not been evaluated recently, taking into account the expanding nature of the city. This study aims to investigate the locational efficiency of fire stations and their effectiveness in responding to fire calls in Georgetown, Guyana. An integrated approach was used, which involved data collection through traffic counts on major roads, geospatial analysis of fire stations, and interviews with fire service officials. The findings revealed that the efficiency of the fire stations was not affected by their locations. However, poor access to some residential neighbourhoods and illegal parking on roads were significant constraints to response time. Interviews with fire service officials revealed that the inadequate personnel, poor motivation and absence of city-wide fire hydrant coverage significantly hindered the performance of the fire service in the city. Therefore, the city manager needs to address the challenges faced by the fire service to improve its efficiency. Appropriate measures should be taken to provide better accessibility and improve the existing firefighting infrastructure. Parking and traffic movement in the city should be well-coordinated by appropriate traffic calming infrastructure such as parking lots. By addressing these challenges, the efficiency of the fire service can be improved, and the safety of the residents can be ensured.

Keywords: Fire Service, Geospatial analysis, Locational suitability, Response time, Traffic count, Georgetown





IT'S COMPLICATED! AMPLIFYING THE VOICES OF WOMEN TO ADVANCE GENDER-INCLUSIVE AND-RESPONSIVE PLANNING IN THE BUILT ENVIRONMENT IN NIGERIA

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ABSTRACT

Gender equality is an urgent imperative because the world is experiencing an unprecedented set of crises with disproportionately negative impacts on women, girls, sexual and gender minorities, and marginalized groups (World Bank, 2024). Achieving gender equality and equity in the built environment is complicated because of the interconnectedness and intersectionality of gender with health, economy, income, race/tribe/ethnicity, spatial location, education, ableism, life cycle, faith/religion, and politics. The built environment constitutes the human-made, physical spaces in which human activity takes place (World Bank, 2020). This can include buildings, streets, public spaces like parks and plazas, transportation systems, and land use patterns, and the built environment is a system that can influence physical and mental health, public safety, commerce, and traffic patterns (Frank et al., 2003; Handy et al., 2002). Therefore, from home space to public space to the booming space economy, from superhighways to neighborhood streets, from workspace to market space, planning for gender equality is complicated. It's complicated because colonial legacies continue to frame operations, exacerbate power imbalances, and unequal power dynamics (Maliha Khan, Head of Women Deliver). It's complicated because of historic gender biases that are embedded into the spaces we occupy as people (spaces where we live, learn, work, play and recreate), but women are more disenfranchised by these biases. Due to these complexities, it becomes more imperative to amplify women's voices, visibility, and career path in advancing gender-inclusive and gender-responsive planning in the built environment. How gender compliant are the built environment's spaces? What visible measures are planners willing and ready to put into action to enhance gender equality and amplify women's ease of use and navigation of public and private spaces? This is a thematic review that draws from literature, secondary data, and practical illustrations. A background to the various complex variables that repress gender equality and equity are discussed, examples from the built environment are highlighted (focusing on intersection of gender with poverty, urbanization, power, climate change, and planning), and sustainable solutions on how the Built Environment through connectional intelligence, ethics of care, and intergenerational planning can create better, safer, inclusive, and equitable spaces for women and marginalized groups are proffered. While sustainable urbanization generates economic, environmental, social, and intangible value that can be harnessed for the wellbeing of all (UN Habitat, 2020), accelerating gendersensitive/responsive planning recognizes and incorporates different career life cycles, pressures in planning and components of urban planning practice such as mixed use, accessibility, mobility, safety and security, distribution of services, community buildings and social mix (Jiyah, Olufemi and Adeleye, 2023).





EVALUATION OF PUBLIC-PRIVATE PARTNERSHIP IN HOUSING DELIVERY IN FEDERAL CAPITAL TERRITORY, ABUJA

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ABSTRACT

Housing is universally recognized as one of the most important necessities of human life and a major economic asset in every nation. Housing delivery is a highly contentious and polarized issue of great concern to administrators, scholars, and the public in Nigeria. In recent decades, factors such as urban migration, population growth, and inadequate government responses have worsened the housing situation in the country. The introduction of Public-Private Partnerships (PPPs) aims to enhance the productivity of the housing sector, increase affordability, and improve access to basic infrastructure and social services. This study evaluates public-private partnerships in housing delivery in the Federal Capital Territory, Abuja, with five objectives: quantifying housing units delivered through PPPs in Abuja, analyzing the spatial distribution of housing developed through PPPs, determining the affordability of housing units developed through PPPs in Abuja, identifying challenges in PPP implementation in housing delivery, and analyzing residents' perceptions of residential estates provided through PPPs. The study is anchored on the PS Model and Community Housing Delivery concept, utilizing both primary data collection methods such as questionnaire administration, direct observation, and focused group discussions, and secondary sources such as relevant journals and articles. A sample size of 329 was determined based on a desired precision level of ± 3 , using Multi Sampling Techniques. Findings reveal that most respondents (62%) were civil servants in Abuja, with 85% earning between N200,000 to N500,000. The majority lived in 2-bedroom apartments (49%), followed by 3-bedroom (32%), semi-detached (10%), and terraced buildings (3%). Respondents viewed PPP-developed estates positively, particularly regarding electricity, water, and security services among others. Challenges of PPP in Abuja include a lack of a good legal framework, corruption, technical know-how, skilled manpower shortages, funding constraints, and a lack of political will, all universally accepted (100% agreement). Recommendations include reviewing the national housing policy, adopting and implementing a dedicated PPP framework for housing development in Abuja, and creating a standalone department to manage PPP programs effectively.

Keywords: Privat-Public Partnership (PPP), Housing





CENTRAL BANK OF NIGERIA'S (CBN) NAIRA REDESIGN AND CASH SWAP POLICY: IMPACTS ON IBADAN'S PHYSICAL ENVIRONMENT

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ABSTRACT

The redesigning of national currencies is a global phenomenon managed by central banks, driven by various factors such as economic stability and evolving needs. Recent instances, like the redesign of the United Kingdom Pound after Queen Elizabeth II's passing, or the Ghana Cedis redenomination and Zimbabwe adoption of dollars in 2007 and 2019 respectively to combat hyperinflation, underscore the significance of such measures. Nigeria has a history of redesigning its currency, aiming to tackle corruption and adjust to changing economic landscapes. However, the implementation of the 2022/23 Central Bank of Nigeria (CBN) Naira redesign policy was marred by chaos. The sudden transition disrupted socio-economic activities, leaving citizens unable to access their savings. The repercussions were severe: widespread hunger, increased theft, long journeys on foot, and public outrage, even escalating to violent protests in Ogun and Delta states. This paper examines the environmental implications of the policy shift. Anchored on disaster capitalism, our study surveyed 300 adults in Ibadan, revealing noteworthy insights. While 75% of respondents supported the policy, they criticized its timing and perceived political motives. Concerns about increased energy consumption due to reliance on electronic transactions and exorbitant service charges for Point of Service (POS) transactions were prevalent among respondents. Additionally, environmental neglect and shifts in transportation patterns were observed. Despite the hardships caused, the policy inadvertently led to a cleaner urban environment, with increased home gardening and reduced reliance on fossil fuels. However, policymakers must heed the lessons learned, emphasizing the importance of balancing economic reforms with their impact on citizens and the environment.

Keywords: Currency Redesign, Cash Crunch, Transportation, Air Pollution, Green Environment.





METAL SCRAP INDUSTRY AND SPACE REQUIREMENTS IN AKINYELE LOCAL GOVERNMENT OF IBADAN, NIGERIA

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ABSTRACT

The scrap metal industry occupies a central position in the global industrial landscape, contributing to economic growth, resource conservation, and environmental sustainability. Effective space planning and management are imperative for the efficient and safe operation of scrap metal facilities, ensuring compliance with regulatory standards and maximizing operational productivity. By understanding the significance of the scrap metal industry and its space requirements, stakeholders can leverage its potential to drive innovation, promote sustainable development, and create value across the supply chain. This study aimed to investigate the scrap metal industry and space requirement standards in Akinyele Local Government of Ibadan, Nigeria. To achieve the aim of this research, different objectives were employed such as: examining the available institutional framework available for scrap merchants in Oyo state, identifying and mapping of locations of scrap merchants in Akinyele, profiling scrap merchants in Akinyele, examining the procedure for managing metal scrap and lastly, investigate the challenges of scrap merchants in Akinyele. The study is anchored on the polluter-pays principle (PPP) whose source lies precisely in the theory of externalities and the 4R concept. The primary and secondary source of data was also employed to gather the relevant data for the study. The sample frame was obtained from the total registered metal scarp merchants in Oyo state under Akinyele Local Government. 30% of the sample frame (150) was used as the sample size. An interview was conducted at the Ministry of Environment Oyo State to investigate the existing institutional framework available for metal scrap merchants operating within the state. A structured questionnaire was administered to the selected metal scrap merchants to obtain relevant information on the study. Journals and articles relevant to the study were also utilized to give a holistic understanding of what has been done before now as regards the study. The study reveals that there is no robust institutional framework available to govern the operation of metal scrap merchants within the state. During the study, it was revealed that scrap yards are strategically positioned at major roads to enhance visibility, reduce transportation costs, and improve operational efficiency among others. The study revealed that all respondents were male, making up 100% of the sample population, with the majority falling within the 21-40 age range at 52%. Educational attainment was primarily at the secondary school level (52%). Additionally, 82% were non-indigenous, and 60% had been in the business for over 24 months. Challenges like theft and funding constraints were widespread. The Ministry is recommended to establish stringent rules covering environmental standards, safety protocols, and zoning, alongside providing adequate funding and enhancing security measures in the scrap metal industry.

Keywords: Metal Scrap, Waste Management, Space standard.





PRUDENCE PRACTICE IN CONSTRUCTION PROJECT MANAGEMENT IN LAGOS STATE, NIGERIA

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ABSTRACT

Prudence presupposes prioritising to achieve the balance ideal in the presence of constraints. The cardinal constraints of budget, duration, and quality, among others, are ever present in construction project delivery. Therefore, project managers are expected to avail themselves with practices which can enhance the construction project performance. However, there is a paucity of literature on the adoption of prudence practice in construction project management. Therefore, this study aims to empirically categorise the prudence practices (PP) in the management of construction projects in Lagos State, Nigeria. A quantitative method was adopted for the study. Primary data were collected and analysed through the use of questionnaires and statistical tools respectively. Between the lower and upper ends of the six-point scale, and dividing five by six gave 0.83. This established the extent of each range for the categorisation of the prudent practice scale; yielding from "Not Prudent" to "Very Highly Prudent". An expected, modeled return to meet the client's construction objectives was identified (in regards to budget and completion date) ranged between $> 3.49 \leq 4.32$, that is, "typically prudent". In conclusion, project managers are yet to attain the very desirable prudence practices in terms of being "Highly and Very Highly prudent. Therefore, project managers should embrace prudence practices that enhance budget and completion date.

Keywords: prudent practice, construction project management, Lagos State, Nigeria





SPONGE CITY ACCEPTANCE MODEL FOR SUSTAINABLE CITY

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ABSTRACT

Rapid urbanization has contributed to the threat posed by climate change, necessitating the introduction of innovative concepts and strategies in urban water management. Among these, the Sponge City (SC) concept, a creative approach that leverages water-sensitive urban design by integrating global urban water management practices, has received worldwide acclaim for bolstering urban resilience. Despite its global recognition, sponge city adoption within the Architecture, Engineering, and Construction (AEC) industry and among allied professionals, particularly in Sarawak, Malaysia, remains underexplored. Thus, this study explores the factors influencing the acceptance of the SC concept among AEC professionals in Sarawak. Employing a quantitative approach, this study utilizes a Technology Adoption Model (TAM) survey instrument to assess the perceptions of SC adoption among AEC practitioners and allied professionals in the region. The data were analyzed using the Partial Least Squares Structural Equation Modeling (PLS-SEM) technique. This study reveals critical insights into the perceived usefulness, ease of use, attitudes, intentions, and the impact of governmental regulations on SC adoption. The findings offer valuable guidance for policymakers and industry professionals, significantly enriching the discourse on sustainable urban water management strategies in the context of ongoing climate change and urbanization.





AN APPRAISAL OF WORK OUTPUT IN SMALL SCALE CONSTRUCTION FIRMS

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ABSTRACT

Construction labour productivity is of great interest to practitioners, researchers and property developers because it affects project cost and time schedule. The study evaluates the productivity of small-scale construction firms. It was affected by field survey, using of questionnaires and personal observation. A total of eleven (11) small scale firms and eleven (11) large scale firms were involved in the study. The method of analysis is basically by the use of percentage values through frequencies of the answers received. The results show that among several factors that affected the effective productivity in small scale is low wages followed by lack of requires professionals and shortage of staff. The main sources of the problem of low wages were identified as lack of proper organization together with other causes. The study therefore recommends that there should be a minimum wage package for the different categories of worker in line with the present realities, also welfare facilities such as bonus and safety gadgets given to workers, as these will enhance their output and sense of dignity.

Keyword: Construction, Productivity, Small Scale Firm, Labour Output





SPATIOTEMPORAL ANALYSIS OF CHARCOAL PRODUCTION ON FOREST RESERVES IN BIDA - LAVUN-GBAKO SUB REGION, NIGER STATE, NIGERIA

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ABSTRACT

There is increase in charcoal production in Niger state, which has led to the exploitation of forest reserves to the detriment of the environment. Existing works have tilted highly on the socio-economic characteristics and environmental effect of charcoal production. The study, therefore analyses space-time dimension loss of forest reserves and the estimation of carbon emission in the sub region. Sustainable Development Goals provided anchor for the study. Data for the study hinge on Niger State Forest Reserves records of 2009; the State's annual loss of hectares of tree cover to charcoal production, and global carbon absorption rate of tree per year per hectare, which provided basis for projection of tree cover loss from 2010-2023 and estimation of carbon emission in the sub region. The study variables were analysed with descriptive statistics. Findings of study include: the sub region contribution of 431.1 hectares (5.84%) to the State's total forest reserves (7,391.25 hectares); annual loss of 4.3 hectares of tree cover and 56 hectares in 13-year period to charcoal production and dissipation of an estimated 31,850 tonnes of Co₂ (31,850,000 kg) emission; obsolete forestry laws, and ineffective management of forest reserves.. Review of forest laws, adequate funding, cleaner and cheaper energy sources are safety-pin to depletion and sustainable management of forest reserves.

Keywords: Charcoal production, Forest reserves, spatiotemporal analysis, carbon emission and Bida-Gbako-Lavu.





DIVIDED CITIES: A COMPARATIVE ANALYSIS OF SPATIAL DISTRIBUTION OF PUBLIC HEALTH INFRASTRUCTURE IN URBAN AND SUBURBAN SPACE OF OYO STATE, NIGERIA

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ABSTRACT

A city as a monolithic system should provide symmetrical public infrastructure between urban and suburban space. It was noted that there existed a great divide in the provision of public infrastructure between the urban and suburban settlements in Oyo State. This paper examined the spatial distribution of public healthcare infrastructure in Oyo state and noted a wide disparity in the distribution in terms of quantity and location of the facilities. Four local government were systematically selected based on the four senatorial districts in Oyo state and studied. Data were collected from the Oyo state Ministry of Health, Hospital Management Board, and the Primary Health Centers (PHC) in the selected local governments. The results of findings revealed that Afijio local government (Jobele) has 34 PHCs (5.7 center per 1000 people); Ibarapa North (Ayete) has 21 PHCs (5.9 center per 1000); Kajola has 25 PHCs (11.8 per 1000) and Oluyole has 16 PHCs (5.4 per 1000). It was also noted that 71.1% of the suburban population had to travel more than 2km to access healthcare from the facilities in contrast to urban settlement in Yemetu area of Ibadan North local government which will take 2.6km (7 minutes) to access tertiary health care at the University College Hospital, Ibadan. It was recommended that more PHCs and secondary health facilities be provided in the suburban areas; location decision of facilities be based on spatial location theories such as Distance Decay Theory; and Urban and Regional Planners be employed to serve in government health ministry to advise on best location principle to use for healthcare infrastructure planning rather than political exigencies.

Keywords: Divided Cities, Spatial distribution, Suburban space, Health Infrastructure





URBAN PLANNING: A STRATEGY FOR INCLUSIVE TRANSPORT IN KISII COUNTY OF KENYA

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ABSTRACT

Road infrastructure design and network arrangement are crucial to city planning. However, planning authorities in developing countries considered this an afterthought in urban planning. This study assesses the state of urban planning regarding non-motorized transport (NMT) in Kisii County of Kenya. In carrying out this assessment, the study examined the existing NTMs and planning approaches to sustain NMT in Kisii County. The inclusive planning approach served as the basis for this study. The study employed a qualitative research design. Data were collected from the planning division of the Kisii municipal council, and an observational approach was taken to assess the NMT. The study revealed that the NMTs in the county were not initially planned for, and the newly constructed NMTs did not serve their intended purpose as some were used as trading centres while others had an abrupt end. The study, therefore, recommends strict legislation on using the existing NMTs in the County. Furthermore, a comprehensive master plan should be prepared to include all the roads in Kisii County.

Keywords: County, Inclusive, Kisii, NMT, Urban Planning





URBAN DEGRADATION SYMPTOMS AND SOLUTIONS TO SICK BUILDING SYNDROME: A CASE STUDY OF JUNIOR QUARTERS, ABADINA COMMUNITY, UNIVERSITY OF IBADAN

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ABSTRACT

The term "sick building syndrome" (SBS) is used to describe situations in which building occupants experience acute health and comfort effects that appear to be linked to time spent in a building, but no specific illness or cause can be identified. The complaints may be localized in a particular room or zone or may be widespread throughout the building. In contrast, the term "building-related illness" (BRI) is used when symptoms of diagnosable illness are identified and can be attributed directly to airborne building contaminants. Frequently, problems result when a building and its environment are operated or maintained in a manner that is inconsistent with its original design or prescribed operating procedures. Sometimes indoor air problems are a result of poor building design or occupant activities. The Junior Quarters at Abadina, Security Quarters, Chima area, and those near Idia Hall extension are in a deplorable state that requires urgent intervention. The entire Junior staff quarters comprise 405 family units in blocks C, D, and E. The methodology of the study uses qualitative approaches that involve participant observation and field investigation. During the visit to the site, observations were made of the dire neglect and sorry state of the infrastructure. The paper concludes by highlighting the need for urgent Infrastructural Upgrade, coordinated clearance, and total renovation (phases) works of the entire site.

Keywords: building aesthetics, contaminants, sick building syndrome" (SBS), urban degradation, urban decay





NATURE AND PATTERN OF HOUSING DEMAND IN LAGOS METROPOLIS

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ABSTRACT

The study analyzed the nature and pattern of housing demand in Lagos metropolis. Data for the study was accumulated utilizing questionnaires administered to Estate Surveyors and Valuers with presence in six local governments: Ikeja local government, Surulere local government, Agege local government addressing mainland part of Lagos and Ibeju-Lekki local government, Eti Osa local government and Lagos Island local government addressing Island part of Lagos. Data accumulated were dissected utilizing recurrence conveyance table, weighted mean and raking. Finding from the study uncovered that two room level experience the best change in Lagos mainland with a mean of 4.03 and three room level experience the best change in Lagos Island with a mean of 3.77. Convenience completes positioned first with a mean of 3.74 in Lagos mainland and security positioned first with a mean of 3.84 as element influencing occupant housing demand qualities in Lagos Island. Expansion in populace with a mean of 4.06 and change in conjugal status with a mean of 4.16 positioned first as elements liable for housing demand changes in Lagos Mainland and Lagos Island separately. The study suggested that housing financial backers ought to look for proficient exhortation on practicality and reasonability of their proposed land venture.

Keywords: Nature, Pattern, Housing, Demand, Lagos Metropolies





URBAN ECOLOGY, CLIMATE CHANGE, AND CHALLENGE OF SUSTAINABLE CITIES IN AFRICA

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ABSTRACT

The transformation of the built environment and changes in urban forms has been taking place in conjunction with the increasing awareness of the impact of human activities and the emergence of the concept of sustainability which is now of international significance and concern. The concept of sustainability emerged in urban design literature in the 1970s. The "Brundtland Report" of 1987, brought the concept of sustainability into the mainstream development discourse. Sustainability has become one of the key elements in the analysis of the growth and spatial expansion of contemporary cities; it will be of utmost importance to establish exactly what is not sustainable about the current urban environment and its attendant contradictions. The impact of global warming and the depletion of the Ozone layer are becoming everyday realities. This paper conducts a systematic review of the literature to achieve its aim. This research paper contributes to enhancing both the theoretical and practical understanding of the global trends in sustainability and climate change and how this affects the built environment in Nigeria, ultimately aiding in the maximization of benefits and the mitigation of risks.

Keywords: Ecology, climate change, sustainable environment, liveable city, urban resilience.





AN ASSESSMENT OF BUILDING AND LAND USE CHANGE IN IJAPO RESIDENTIAL ESTATE AKURE, NIGERIA.

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ABSTRACT

The conversion or change of use of buildings in cities of the developing nations is often from residential to commercial which mostly affects the functionality and livability of the housing environment resulting in a substandard and unsustainable living atmosphere. This paper assesses the conversion of use of buildings in Ijapo Residential Estate, Akure, Ondo State, Nigeria from 2002 to 2022. Data were collected from both primary and secondary sources. Primary data was annexed through the use of a structured questionnaire. Data from relevant journal articles, textbooks, unpublished theses, mimeographs, internet, the National Population Commission (NPC) and the Ondo State Development and Property Corporation, among others, constituted the secondary sources of data. Out of an estimated total number of households of 3,585, a 10% sample of 358 was adopted as sample size. Data were analyzed using descriptive statistical methods. Empirical analysis shows that about 56 plots of land were converted from residential to mixed uses majorly for personal motive and profit making, Also, 54 plots (7.6%) of mixed uses, not provided at inception, was identified as mixed uses. This paper recommends a periodic public enlightenment program for residents and the general public on the adverse effect of building conversion on the environment in the study area; also, a well-coordinated and intensive enforcement of the Master Plan by the appropriate Planning Agency is canvassed.

Keywords: Akure, Building Conversion, Building Use, Ijapo Estate, Housing and Master Plan





INLAND WATERWAY TRANSPORT SERVICE AND CHALLENGES CONFRONTING THE USERS: A CASE STUDY OF IKORODU VICTORIA ISLAND WATERWAY CORRIDOR

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ABSTRACT

Effective transport service is central to sustainable urban development, enhances movement of people, goods and services. Because of high demand for movement in the cities, there is a need to take a multidimensional approach to address urban transport needs. The main thrust of this paper is to assess the efficiency of inland waterway transport service along Ikorodu - Lagos Island corridor, with a view to identifying challenges confronting the commuters. In conducting the research, relevant literatures were reviewed. Primary data were collected, through the aid of questionnaire and inspection surveys. Convenience sampling method was used to sample 10% of a day waterways passengers, which accounted for 189 respondents. The data collected were analysed and presented with the aid of tables and photographs. The study identified six main facilities, which include parking space, passengers lounge, jetty, ferry boat, accident prevention and waterway route. None of the facilities was identified to be in good condition. Apart from poor condition, none of these facilities has adequate capacity, in term of space to provide efficient and comfortable inland waterway transport service for the commuters. Hence, there were no enough security facilities, such as life jackets, in case of accident. Consequently, the inland waterway service of the study area has not been able to attract adequate number of users, considering the traffic holdups along the motorways. Based on this, the study suggested the need to invest more towards improving the quality of facilities needed to provide safe and convenient inland water transport service.

Keywords: inland waterways, public-private partnership, transport infrastructures, transport planning, urban transport





ENVIRONMENTAL EFFECTS OF SPATIAL DISTRIBUTION OF GAS FILLING STATION AND GAS SKID ON THE HOST COMMUNITY IN OYO TOWN

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ABSTRACT

The increased use of gas for energy due to its affordability, efficiency, and environmental benefits has led to the proliferation of gas fueling stations, including those equipped with liquefied petroleum gas (LPG) skids. These skids, however, pose safety risks such as gas leaks and explosions. This study assesses the environmental impacts of the spatial distribution of gas fueling stations and skids in a community, aiming to suggest strategies and practical planning guidelines to address identified challenges. The study's objectives included mapping the spatial distribution of these facilities, evaluating awareness and compliance with local planning regulations, examining environmental impacts on the community, and developing planning guidelines. Using development control concepts, distance-based analysis, and neighborhood unit concepts, the study employed a stratified sampling technique to select gas stations and skids across two local government areas. Satellite imagery and coordinates were used for representation, and ArcGIS software analyzed the spatial distribution. Findings revealed an observed mean distance of 774.5423 meters between each gas station or skid and its nearest neighbor, compared to an expected mean distance of 652.3630 meters, indicating a dispersed pattern. The nearest neighbor ratio of 1.187287 confirmed this dispersion, with a z-score of 1.755273 and a p-value of 0.079213 indicating statistical significance. The study recommends implementing zoning regulations that consider safety, land use compatibility, and proximity to sensitive areas, enforcing strict safety standards and regular inspections, and developing emergency response plans and training programs. Additionally, it advocates for stakeholder collaboration to balance energy demands with community safety and environmental preservation.

Keywords: Gas Station, Gas Skid, Development Control Concept.





ASSESSMENT OF THE IMPACT OF COVID-19 PANDEMIC ON COMMUTERS' MODAL SPLIT CHOICE: IMPLICATION FOR URBAN TRANSPORT PLANNING

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ABSTRACT

The spread of Covid-19 pandemic was alarming through infection from public and private transportation infrastructures and from person-to-person contact. This retrospective study seeks to examine the impact of covid-19 pandemic on commuters' modal split choice as a response to prevent contracting the virus and thus curtailing its spread. The concepts of vulnerability and modal split anchor this study. The study adopted a cross sectional survey using stratified sampling technique to collect data from 385 randomly selected respondents (aged 15-65) from Ibadan North Local Government Area on socio-economic attributes, perception about Covid-19 pandemic, and influence of covid-19 on commuters' modal choice. Multinomial logistic regression and Chi Square were used to analyse collected data. The study revealed that male respondents were 65%, average age was 38.5 years, 30% had tertiary education, and 68% were married. Majority (90%) agreed that the virus can be contracted through transportation system. Major trip purposes during the pandemic were market, work place, financial institution, and worship centres. Vulnerability to the pandemic was high for commercial motorcycle (35%). Social Distancing was considered practicable by private car. Majority (90%) had shifted to other modes of transport such as Bus (40%), Tricycle (20%), Taxi (10%) and Uber (5%). Analyses revealed that there were significant age difference ($\chi^2 = 57.40$, $df = 3$, $N = 385$, $p < .002$) in trips purposes. This study suggests that existing public transport operational modalities and construction of transportation facilities, which expose commuters to transmissible diseases should be re-evaluated for sustainable transport policies in our cities.

Keywords: Pandemic, covid-19, modal split, transport operational modalities, sustainable





ENHANCING SUSTAINABILITY IN NIGERIAN CORRECTIONAL FACILITIES: A CASE STUDY OF OLOKUTA CORRECTIONAL CENTRE, AKURE, ONDO STATE

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ABSTRACT

Sustainable facilities management (SFM) practices in correctional facilities not only enhance operational efficiency and environmental responsibility but also provide opportunities for rehabilitation and skill development among inmates, fostering a positive impact on both the built environment and society. This study assesses the conditions of the facilities provided at the Olokuta Medium Security Prison in Akure (Olokuta Correctional Centre), Ondo State, and explores the adoption of SFM practices. The research utilizes a survey design, gathering data from 33 members of staff and 18 ex-inmates through structured questionnaires. Data analysis reaffirms the deplorable state of the facility's components, with none of them attaining "excellent" status. Adoption of SFM practices is scarcely evident, with the use of renewable energy sources (solar panels) having the highest mean score of 2.90, indicating "moderate adoption." Aside from this, all other constructs yielded low or no adoption. The major barriers to the adoption of SFM are resistance to change (Mean Score = 4.19), limited access to resources (Mean Score = 4.10), and inadequate regulatory frameworks (Mean Score = 4.08). The study identifies significant barriers to SFM adoption, such as resistance to change, limited access to resources, and inadequate regulatory frameworks. Recommendations include the development of comprehensive sustainability plans, enhanced training and education programs for staff, partnerships with external organizations, and the implementation of policies promoting sustainability. The adoption of these measures is crucial for improving the efficiency, sustainability, and humane conditions of correctional facilities in Nigeria.

Keywords: Sustainable Practices, Facilities Management, Correctional Facilities,





