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EVALUATION OF FACTORS AFFECTING HOUSING AND URBAN DEVELOPMENT PROJECTS IN LAGOS STATE

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Abstract

In Nigeria, several housing schemes have evolved over the years; embarked upon by government and private corporations at various levels, in an attempt to provide shelter for its citizens, yet housing problems still persist. The purpose of this study is to evaluate the factors affecting housing and urban development projects in Lagos State. Data was obtained using 157 questionnaires addressed majorly to professionals working in the Ministry of Physical Planning and Urban Development (MPPUD) Lagos State, Lagos State Physical Planning and Development Authority (LSPPDA) and Lagos State Development and Property Corporation (LSDPC). The result of the analysis reveals that housing and urban development projects provides and improves the infra-structural facilities to meet the needs of the Lagos Mega City. The major factor affecting housing and urban development projects is growing urbanization within the state, which is affecting the housing sector, making it extremely deficient in meeting the infrastructural needs of the state. Increasing the housing output is necessary to prevent the creation of slums and slum dwellers. The government and private sector should intensify efforts towards sourcing building materials locally through encouragement and funding of research into those materials and its production thereby reducing the cost of housing and urban development projects and increasing the stock.

Keywords: Building materials, Housing, Infrastructure, Slum, Urban development, Urbanization.

INTRODUCTION

Fuelled by Nigeria's oil-boom in the 1970s, the enduring by-products of rapid urbanization include: squatter settlements, slums, unbridled physical development, and inability to match the housing needs with available resources (Ilesanmi, 2010). In the Nigerian context, official participation in housing may be viewed not only as a social and environmental necessity, but a political and economic expediency, necessary to support peace and stable development. Justification for government intervention also point to the imperfections of the market, the need to cater for some groups in society who may not be able to make provision for themselves, and the need for the state to intervene in the market in order to provide costly but essential support networks and infrastructure (Ilesanmi, 2010). The imperfections which characterize housing arise from its unique features, which prevent the housing market from operating in the smooth way that markets for other goods are generally expected to do.

Different agencies, both private and public, are involved in housing delivery within the Lagos Mega City. According to Abosede (2006), on the public side are the Lagos State Development and Property Corporation (LSDPC), Lagos State Ministry of Housing, Federal Housing Authority (FHA), Federal Ministry of Housing and Urban Development, Lagos State Building Investment Corporation, etc. The Private Sector involvement in housing is quite substantial both in sheer quantity of housing units constructed and in terms of land coverage utilised. In 1972, the Lagos Executive Development Board (LEDB), the Ikeja Area Planning Authority (IAPA) and the Epe Town Planning Authority were merged to form the Lagos State Development and Property Corporation (LSDPC) to stimulate greater efficiency and eliminate delay, waste and duplication of responsibilities in the housing sector.

Since Lagos remains the most populous and unequalled state in Nigeria with most of its population concentrated in the Metropolitan area, it follows that housing for the people should be adequately researched, as shelter is one of the foremost priorities of life in urban development. In order to arrest the different challenges posed by the over population of Lagos, there is need to probe into the factors that affect housing and urban development projects that are been initiated

to solve the problems been faced. These factors that would be identified by various literatures have effects on the physical, social and economic polity of the state, which must be identified and certain improvement needs to be put in place to confront the menace that may occur from the explosion due to human traffic, vehicular congestions, environmental pollution, consistent in-migration and spurious expansion of territories to accommodate human additions and for the success of the Lagos Mega-city project.

Historical Background of Lagos State

The present day metropolitan Lagos developed from a narrow low-lying island situated on latitude 6° 27' North and longitude 3° 28' East along the West African coast. The original settlement on the site on which Lagos grew was first inhabited by fishermen and farmers and was called Eko (Aluko, 2010). Lagos is the commercial capital of Nigeria and spatially the smallest state in the country an area approximately 3,577 sq. km, out of which 39% are wetlands. The total population of Lagos, the former national capital of Nigeria, increased from 1.4 million in 1963 to 3.5 million in 1975 (Oloto and Adebayo, 2011). However, presently it has the most populous city in sub-Saharan Africa, with a population of over 12 million people.

Furthermore, Dekolo and Oduwaye (2011) reported from recent studies by United Nations on World Urbanization Prospects, ranked Lagos 9th among the 28 current and prospective megacities in the world with a standard of living score of 19%. This explosion has caused unusual land and demographic pressure directing migration and development towards the immediate peripheral areas surrounding the city centre, and causing an unprecedented demand for land (Oloto and Adebayo, 2011). With a population density second only to Bombay in India, Lagos faces enormous challenges of infrastructure due to its population (Adeoye, 2009). This invasion usually leads to uncontrolled and unorganized developments, while such communities lack basic infrastructure facilities, with the rapid rate of development also results in chaotic development within these same areas. Lagos Mega city is the sixth largest city in the world, project to become the third biggest urban conurbation on the planet by the year 2015. Adeoye (2009) defines Megacity as a metropolitan area with a total population in excess of ten million people. Although megacities allow convenience and good opportunities to find work, they are fraught with complicated problems.

Recently, Lagos city joined the megacity with the population of about 18 million people (Adeoye, 2009). The Lagos Mega City Region with an area of 3000 square kilometers is defined as the continuous built-up area of Lagos, starting from the Atlantic Ocean in the south and spreading eastwards, westwards, and northwards (Abosedo, 2006). Lagos grew throughout the 20th century due to a variety of factors such as natural population growth and urban migration. The city quickly developed into the political, social, financial and administrative hub of Nigeria. In addition to being a government hub, it is also become a centre for manufacturing industries and of commercial activities, with headquarters of major national and international manufacturing, business, and financial institutions (Lagos State Government, 2008). In the 1980-2000 master plan, one of the principle strategies for the city's development as to promote decentralization of the city's activities in order to promote balanced regional growth and decongestion of the urban core. To this end, the Federal Government of Nigeria (FGN) and the Lagos State Government (LSG) have taken numerous steps in an attempt to decentralize the city's population. The main initiatives they have undertaken according to the Lagos State Government (2008) document include:

- Relocation of the Federal Government to Abuja: The seat of the federal government was moved from Lagos to Abuja in 1991 in an attempt to decentralize the economic and political power base of the country and alleviate in-migration to Lagos.
- Increase in the number of Local Government Areas ("LGAs"): Since the 1970s LSG has been increasingly divulging power to the LGAs. From the original four administrative divisions, the LGAs in Lagos have been subdivided to the present day number of 20 LGAs. The division of LGAs has been undertaken with the intention of promoting more balanced development and access to services throughout the city.
- Creation of Industrial Estates: 22 industrial estates were created inside the city of

Lagos and an additional group have been proposed for the rural LGA's including Badagry, Epe and Ikorodu.

- Construction of Housing Estates: In an effort to decentralize areas with high population densities housing estates have been constructed in various parts of the city.
- Improved infrastructure provision: Infrastructure has been improved in outlying communities surrounding Lagos including micro-water, rural electrification and community health centres.
- Improved road infrastructure: Roads connecting the remote communities were improved to encourage decentralized development including numerous road dualization projects and expressway links between Apapa- Oshodi- Oworokoki and the Third Mainland Bridge link between Lagos Island and the Mainland
- Lekki Toll Road: The Lekki Concession Company has recently completed a major section of the Lekki Toll Road, one of the first PPP transportation projects in the city. The project is a landmark as it has revitalized development on the Lekki peninsula with many Lagosians wanting to take advantage of the increased accessibility on the peninsula through this welcomed new form of public and private sector cooperation.
- Introduction of further public-private partnerships (PPP) to aid further development, particularly in transportation, water, waste management, and infrastructure.

The Lagos State Government has been engaged in a passionate drive to attract investors from all over the world to come and participate in the Lagos Megacity Project stressing on the vast opportunities to be opened up for prospective investors despite the current global economic recession in such identified areas as transportation, roads, waste management, provision of water, power, tourism, property development and establishment of bus assembly plants (Adebamowo, 2011).

Housing and Urban Development

Olusegun (2009) defines housing as a social function which transcends beyond the traditional function of human habitation to include the provision of security, privacy, protection and social status to the owner. Housing represents a critical component in the social and economic structures and constitutes one of the basic human needs of all nations (Kabir and Bustani, 2008). Also, Ademiluyi and Raji (2008) describes housing as one of the most important necessities of life, it is a priority for the attainment of living standard and it is core to environment be it rural or urban. The physical characteristics of a house often depend on the area's climate, the surrounding terrain, the available building materials and the technological know-how of the builders. Human Settlements Reference Group (2005) describes housing as a broad term that includes houses, flats and infrastructure, and can include the whole residential neighbourhood, including public spaces. Housing delivery on the other hand, is an approach aimed at providing shelter for citizens in any country.

In Nigeria, several housing schemes have evolved over the years; embarked upon by government and private corporations at various levels, in an attempt to provide shelter for its citizens; yet housing problems have become persistent especially for public servants in the country. According to Adebamowo (2011), housing in Lagos is grossly inadequate both quantitatively and qualitatively. Ademiluyi and Raji (2008) insists that in most of our urban centres the problem of housing is not only restricted to quantity but to the poor quality of available housing units, the result of which is manifested in overcrowding in houses and as well increases pressure on available infrastructural facilities. In 1976, it was estimated that 111,000 residential buildings were available in Lagos to provide accommodation for 3.2million people, which is an average of 28.8 persons per building. By 1980, the occupancy rate has grown worse to about 30 persons per building. It was further estimated that only 2% of the existing population are accommodated in self-contained buildings with 98% living in "rooming" type of houses (Adebamowo, 2011).

Presently the Nation's current housing deficit is estimated as 17million units and it has been projected that Lagos Metropolis would require about 40,000 housing units yearly estimated at \$1billion yearly to accommodate its rising population (Adebamowo, 2011).

The term 'urban' has generated more controversy in the literature and involves economic, sociological, psychological, ethnic, racial, and numerical dimensions (Aluko, 2010). The 2009 definition by Wikipedia of Urbanization is the physical growth of rural or natural land into urban areas as a result of immigration to an existing urban area. The impact of rapid population growth on urban development and conditions is far more than merely a demographic or quantitative one. According to Aluko (2010), the urbanization process in the developed countries was the result of rapid industrialization, the urbanization in Nigeria like most other developing nations is a consequence of the "push" of the rural areas and the "pull" of the town. The National Urban Development Policy came into existence as a result of varied complexity created by the rapidly growing Nigerian towns and cities, with the population doubling in almost three to four decades thereby over-stretching the existing facilities (Aluko, 2010). That is, with a growth rate of 2.8 percent, Nigeria has a very high population growth. This results in overcrowding, increased pressure on infrastructural facilities and is intractable linked with urban development. As expected, the visible and most obvious consequence of this urbanization is the rapid deterioration of housing and living conditions (Kabir and Bustani, 2008).

In the last 20 years, explosive urban growth has continued but has primarily occurred in the southern parts of the city including westward into Ojo; eastward in Eti-Osa (also called the Lekki Peninsula); and increasingly now into Ogun State north of the city and to the northwest of the airport (LSG, 2008). The Lagos State Government (2008) reports that in the future, it is predicted that the major growth axes will be to east and the west of the southern parts of the city especially in what are now remote areas like Ojo, Badagry, Ibeju Lekki, and Epe. Growth has already begun to occur on the East side towards Lekki with the introduction of the Lekki Expressway.

Factors affecting Housing and Urban Development Projects in Lagos State

Nigerians are confronted with a myriad of housing problems, which are essentially connected with the hardships they face in securing and retaining a residence. According to Yusuff (2011), this situation is particularly evident in Lagos state due to the cosmopolitan nature of the state, which has placed great demands not only on housing but also on physical and social amenities. Some of the factors from the review of different authors; Ajanlekoko (2001), Abosede (2006), Akinmoladun and Oluwoye (2007), Ademiluyi and Raji (2008), Adeoti (2009), Oduwaye (2009), Olotuah and Bobadoye (2009), Ilesanmi (2010), Ibem, Anosike and Azuh (2011), Olusola, Ojambi and Lawal (2011) includes: Urbanisation, Population growth rate, Political factor, Project Financing, Corruption, Limited land Supply, Poverty, Inadequate Planning of the environment, Cost of building materials, Economic state of the nation, Availability of technology and efficient designs, Vandalism, Poor Maintenance culture.

METHODOLOGY

In order to carry out the research work a comprehensive use of verbal information, consulting of secondary data; literatures and primary source of data collection through a well- structured questionnaire was administered to relevant and appropriate professionals in the construction industry and professionals/officials in the Ministry of Physical Planning and Urban Development in Lagos State, Lagos State Physical Planning and Development Authority(LSPPDA), Lagos State Development and Property Corporation (LSDPC) and professionals in the construction industry. These are Nigerian construction professionals eligible to participate in the research work.

DATA ANALYSIS, PRESENTATION AND DISCUSSION OF FINDINGS

This study is aimed at examining the factors affecting housing and urban development projects in Lagos State. This section presents the data analysis obtained from data collected from the survey detailed in the questionnaire together with the discussion of the results. The questionnaires were distributed, collected from professional within the construction industry. The statistical method used in analysis of the data were Frequencies, Percentages and Cumulative Percentages for the demographic information, mean item scores and ranking index were used to analyze the objec-

tives. A total number of 157 responses were collected from 200 questionnaires distributed. This represents 78.5% response of the total questionnaires distributed and this can be termed adequate return of received questionnaires.

Table 1: Sector of housing and urban development

Sector	Frequency	Percent	Cumulative Percent
Professional services/ Consulting	20	12.7	12.7
Contracting	42	26.8	39.5
Public sector	86	54.8	94.3
Consulting & Contracting	9	5.7	100.0
Total	157	100.0	

Table 1 shows that 20 (12.7%) of the respondents were Professional services/ Consulting, 42 (26.8%) were Contracting firms, 86 (54.8%) of the respondents were Public sector and 9 (5.7%) were organizations involved in both Contracting and consulting services. It is noticed that the Public Sector had the highest percentage; this is adequate for this study, in that they have in depth knowledge about housing and urban development projects.

Table 2: Impacts of housing and urban development projects in Lagos State.

Impacts	N	Mean Item Score	Ranking Index
It provides and improves the infrastructural facilities to meet the need of Lagos Mega City.	157	0.86	1
It prevents the growth of urban slums and blighted neighborhood	157	0.81	2
It promotes sustainable physical development	157	0.76	3
It helps in the integration of model city plans into Lagos Mega City plan	157	0.74	4
It eases or reduces acute shortage of accommodation	157	0.74	4
It creates new towns in selected areas through the participation of private developers	157	0.72	6
It gives rural areas a befitting face-lift	157	0.67	7
It provides safe, adequate and affordable accommodation for both the rural and urban dwellers	157	0.66	8
It helps to re-order land uses and disaggregation of activity centers	157	0.64	9
It provides qualitative planned environment that will enhance the quality of life of the inhabitants of Lagos State	157	0.63	10
It prevents the sporadic change of use and illegal conversion	157	0.62	11
It redefines coastal zone supporting investment based activities.	157	0.53	12
It serves as an instrument for solving problems of public health control over diseases in the environment	157	0.52	13
It helps to facilitate intermodal transportation system	157	0.49	14

Table 2 shows the impacts of housing and urban development projects which is ranked based on the respondents level of agreement. From the table, it is seen that, the impact : It provides and

improves the infrastructural facilities to meet the need of Lagos Mega City had a mean item score of 0.86, it prevents the growth of urban slum and blighted neighborhood had 0.81, it promotes sustainable physical development had 0.76, while it helps in the integration of model city plans into Lagos Mega City plan and it reduces acute shortage of accommodation both had 0.74. It provides and improves the infrastructural facilities to meet the need of Lagos Mega City ranked 1, showing to be the most critical impacts of housing and urban development projects.

Table 3: Factors affecting housing and urban development projects in Lagos State

Factors	N	Mean Item Score	Ranking Index
Growing urbanisation	157	0.92	1
Increasing population growth	157	0.88	2
Physical planning of the environment	157	0.85	3
Regeneration of slum	157	0.81	4
Availability of technology	157	0.80	5
Availability of funds	157	0.79	6
Availability of efficient designs	157	0.79	6
Availability of ICT	157	0.79	6
Accessibility to funds	157	0.78	9
Availability of Manpower	157	0.76	10
Availability of technical know how	157	0.75	11
Social status of the people	157	0.74	12
Government laws and policies	157	0.70	13
Poverty	157	0.65	14
Limited land supply	157	0.63	15
Congestion	157	0.62	16
Economic state of the nation	157	0.61	17
High cost of building materials	157	0.60	18
Environmental pollution	157	0.59	19
Change in government	157	0.58	20
Inflation	157	0.56	21
Political interference	157	0.56	21
Vandalism of available infrastructure	157	0.56	21
Lack of collateral security	157	0.55	24
High interest rate	157	0.53	25
Poor maintenance culture	157	0.53	25
Climatic conditions	157	0.52	27
High bureaucracy in processing loans	157	0.49	28
Type of government	157	0.47	29

Table 3 shows the factors affecting housing and urban development projects which is ranked based on the respondent's assessment of the frequency of its influence. From the table, it is seen that, Growing Urbanization had a mean item score of 0.92, increasing population growth had 0.88, physical planning of the environment had 0.85, regeneration of slum had 0.81, availability of technology had 0.80, availability of funds, efficient designs and ICT had 0.79. These factors

are said to have a positive influence on housing and urban development projects. While from the table factors such as high interest rate, poor maintenance culture, political interference, type of government, lack of collateral security and high bureaucracy in processing loans were said to have a negative influence on housing and urban development projects.

Table 4: Key areas of infrastructural deficiencies in the housing and urban development sector in Lagos State.

Infrastructures	N	Mean Item Score	Ranking Index
Housing	157	0.93	1
Potable water supply and environmental sanitation.	157	0.77	2
Civil construction: Road redesign, construction, upgrading and rehabilitation.	157	0.72	3
Energy and regular power generation, distribution and supply	157	0.67	4
Transportation: Integrated transportation systems and traffic management.	157	0.62	5
Waste disposal and functional drainage systems	157	0.59	6
Health care delivery: at the primary, secondary and tertiary health care levels.	157	0.55	7
Infrastructure for Security of lives and property.	157	0.55	7
Urban design: greening, landscaping, open space beautification, recreational facilities.	157	0.43	9

Table 4 shows the key areas of infrastructural deficiencies in the housing and urban development sector in Lagos State . From the table, Housing had a mean item score of 0.93, potable water supply and environmental sanitation ranked 2nd with 0.77, Civil construction had 0.72, Energy and regular power generation had 0.67, while transportation had 0.62. Urban design in terms of greening, landscaping ranked least. Housing sector ranked 1st, showing that it is the most deficient sector in the housing and urban development projects in Lagos State.

Table 5: Ways of improving housing and urban development projects in Lagos State

Improvement Strategies	N	Mean Item Score	Ranking Index
Local sourcing of Building materials	157	0.92	1
Effective policies and process	157	0.90	2
Initiating a good maintenance culture by the government and the public	157	0.89	3
Commitment from successive governments	157	0.84	4
Public-Private-Partnerships (PPPs) initiative	157	0.80	5
Stakeholders' Participation	157	0.80	5
Efficient Urban and regional planning	157	0.79	7
Reduced interest rate for loans acquired for infrastructural projects	157	0.77	8
Investment in Information and Communication Technology (ICT)	157	0.73	9
Increased Manpower	157	0.72	10
Institutional investment in housing and urban development projects	157	0.65	11
Control of influx of immigrants into the state	157	0.45	12

Table 5 shows the ways of improving housing and urban development projects in Lagos State. The table showed that Local sourcing of building materials had a mean item score of 0.92, effective policies and process had 0.90, initiating a good maintenance culture by the government and the public had 0.89, commitment from successive governments had 0.84, while Public-Private-Partnership (PPP) initiative had 0.80. From the table, the Local sourcing building materials ranked 1st as the most significant way of improving housing and urban development projects in Lagos State. While control of influx of immigrants into the state ranked least, showing its least significance.

DISCUSSION OF FINDINGS

From the study, growing urbanization was observed to be the most critical factor affecting housing and urban development projects. This is supported by Yusuff (2011) stating that the rapidity in the rate of urbanization is so overwhelming that it generally far exceeds the speed with which government are able to respond to the dynamics of urbanization due to inadequate facilities, resources and capabilities at their disposal. Adeoye (2009) reports that Lagos city joined the megacity with the population of about 18 million people. According to Olusegun (2009) this is one of the problems that led to the development of residential slums in Nigerian cities. Observing from the ways of tackling this factor, it is seen that controlling the influx of people into the state would not be adequate as this may be practically impossible. But, the study highlighted that sourcing for local building materials which would aim at reducing the cost of construction of housing and urban development project would be adequate. Both the Government and private sector should intensify efforts towards sourcing building materials locally through encouragement and funding of research into those materials and investing into their production (Ajanlekoko, 2001; Olusegun, 2009). Growing urbanization within Lagos State therefore means that a reasonable quantity of housing and urban development projects must be embarked on yearly to be able to meet the needs of its citizen. As the study pointed out, there is a high deficiency in the housing output within the state. According to Adebamowo (2011), housing in Lagos is grossly inadequate both quantitatively and qualitatively. Akinmoladun and Oluwoye, (2007); Ademiluyi and Raji, (2008) reports that in the last few decades, the influx of people into urban areas, the natural population increase and inadequate responses by the government have contributed to the worsening housing situation in this country, to the extent that economic development and the welfare of the citizens are adversely affected.

CONCLUSION

The following conclusions can be drawn out from the investigation carried out in this research work:

- a) Housing and urban development projects provide and improve the infrastructural facilities to meet the need of Lagos Mega City.
- b) Growing urbanization is an important factor considered in providing and embarking on housing and urban development projects.
- c) The Housing sector is the most deficient among the key areas of infrastructural deficiencies in the housing and urban development sector in Lagos State.
- d) One of the ways that can adequately tackle the deficiencies in the output of housing and urban development projects is through local sourcing of building materials.

RECOMMENDATION

On the premise of the findings from this study, the following recommendations are made:

- (a) The problems posed by growing urbanization in Lagos State should be adequately tackled in order to prevent the development of residential slums in Lagos State. The Lagos State government should ensure that adequate facilities, resources and capabilities are available for housing and urban development projects that would be able to meet the needs of urbanization in the state.
- (b) Inability to march the housing needs with available resources to accommodate the population explosion have impinged negatively on social infrastructure. Therefore, there is urgent need to increase the level of housing output in the state, in order to improve the housing sector which would have an effect on other infrastructures in the State.

- (c) Due to the high cost of building materials, both the government and private sector should intensify efforts towards sourcing building materials locally through encouragement and funding of research into those materials and investing into their production. This would help to increase the present stock of housing in Lagos State.

AREA OF FURTHER STUDIES

For further studies, there is need to adequately research into reasons why housing policies within the nation fails to achieve the purpose for which it was initiated and efforts should be aimed at tackling this. Also, sustainable housing and urban development models could be developed, that can be successful in this economy and environment. There is need to investigate the level of private participation in the housing and urban development projects in the nation. Lastly, the effects of the factors highlighted in this research can be individually researched into as it affects housing and urban development projects.

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