

**THE REALITY OF HOUSING DELIVERY THROUGH THE PUBLIC SITES AND SERVICES SCHEME IN IBADAN METROPOLIS, NIGERIA**

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**ABSTRACTS**

This study examined the extent to which government sites and services have been able to meet the needs and aspirations of low-income earners who lack the capacity to face the difficulties of acquiring land from private land owners. Data were collected from primary source to elicit information on the socio-economic characteristics of the beneficiaries of the land, method of allocation and infrastructural development. Systematic sampling strategy was adopted for the administration of questionnaire on 323 respondents in four selected schemes distributed among three providers: federal, state and local governments. Also, secondary data were obtained from the records of these providers of public land for residential purpose. Descriptive statistical method was used to analyze the data collected for this research. The result shows that the delay in payment of compensation of acquiring land from the original land owners, bureaucracy surrounding the allocation of land for prospective buyers and the activities of land speculators, rich and influential people in the society have deprived the low income earners from having access to land in the scheme. Also, lack of commitment to implementation of the provision in the schemes contributed immensely to the low level of infrastructural development on sites. To improve the low income earners access to land, government should cut the excesses of highly influential people who are acquiring plots of land in excess of the low-income earners which the scheme is meant for. Furthermore, voting of enough funds for the payment of compensation to the original landowners and infrastructural development should be urgently given attention.

**Key words: Housing delivery, Public, Sites and services scheme, Ibadan Metropolis**

## 1 Introduction

In Nigeria, like most developing countries, the population of towns and cities is increasing at an explosive rate. It has not been possible to stem the movement from rural to the urban centers, particularly the rapidly growing ones. In the same vein, the rate of natural population increase in the cities has been consistently high (Ajaebu, 1976). However, most of the urban newcomers have to live in squatter colonies on the periphery of central business district (CBD) which refers to as a transitional zone (Basorun, 2006). These urban squatter areas are oftentimes characterized by decayed infrastructure such as abandoned housing, obsolete water and electricity facilities and poor sanitation with varying degrees of harassment by environmental health officers under city authority (UNCHS, 1990, 1994; Ogu, 2001 and Olarenwaju, 1996). Under the pretext of decaying structures, these areas are often officially denied environment services hence, threatening the quality of the environment and health of the inhabitants. In response to this problem, public authorities have developed site and services scheme to provide adequate residential plots for housing development.

Most developing countries adopted industrial urbanization despite the fact that they have low industrial base and the urbanization model is tailored towards middle and upper income housing idea (Oyesiku, 1998). Although, the standard approach and regulations (zoning and code) for land use also incorporate low income housing, the increasing cost of land is keeping both public and private developers from producing houses that are affordable to the poor thus, leading to wasteful and inefficient land uses (Gattoni, 2009). Site and services is an approach that brings shelter within the economic reach of the poor. It was borne out of the fact that vast majority of urban poor build their own houses in a way that does not conform to the planning standard. Sites and services scheme is therefore a national programme and is implemented by Federal, State and Local government focusing on the development of human settlements with regard to provision of basic infrastructural facilities. The approach links the user's ability to pay land prices and cost of rudimentary and upgrading infrastructures affordable to all levels of income earners. Moreover, recreational, educational and health facilities cannot be left out while amenities that make life easy are highly essential (Wikipedia, 2012).

Prime factor of housing construction is land. Any housing unit should be constructed on a piece of land adequate enough to accommodate the spatial requirements of an household, based on his income in a neighborhood where facilities like schools, markets, public health and recreational centers are not provided. With respect to land availability and better quality of a neighborhood, it is better to prepare for the envisaged future demand for land for residential purpose. The approach promotes all income groups to have access to land through the division of the scheme into high, medium and low density residential plots in a well planned environment that is free from all form of filthiness. Against this backdrop, this research paper aims at appraising sites and services scheme in Ibadan metropolitan area of Oyo State Nigeria with a view of meeting the needs of all low-income level that have been deprived of landed property for housing development by the private landlord. The paper carried out an inventory into the existing sites and services schemes, examined the extent to which the purpose of sites and services schemes have been met and discussed its impact on different income groups.

## 2 The Study Area

Ibadan is located on longitude  $3^{\circ} 54'E$  of the Greenwich Meridian and latitude  $7^{\circ} 34'N$  of the equator. Ibadan is a product of Yoruba civil wars that raged between 1810 and 1893. It had served as the administrative headquarter of the defunct Western Region, while it is presently the capital city of Oyo State which is one of the 36 States of Federal Republic of Nigeria. The city is plagued with myriad of environmental problems such as overcrowding and shortage of housing both in

quantity and quality (Omole and Alakinde, 2012, Alakinde, 2012 and Basorun, 2006). These trends culminated in the government developing a model environment known as site and services scheme. There are twenty four of such public sites and services scheme in Ibadan metropolitan area.

### 3 Research Methodology

Both quantitative and qualitative data were used in this study and they were obtained from both primary and secondary sources. Primary data were gathered through the administrations of questionnaire on selected member of the population and management of the major provider of land on selected site and services scheme. These are Federal, State and Local Governments, and the State Housing Corporation (see Table 1). The selection was done using systematic sampling method. Four estates were selected representing one out of six estates or scheme and each of them representing a different level of government. In addition, Oyo State Housing Corporation as a provider of plots of land under the public scheme was also selected. The total number of plots in the selected estate was 1651 (see Table 2). From this, a total of 323 buildings representing 20% of the entire built up area were selected for the questionnaire administration. Questionnaires administered to household heads or an owner of the housing units selected for the interview.

Furthermore, interview guides as well as personal observation were instruments employed in gathering information on the existing situation in different scheme. The questionnaires were administered to elicit information on socio economic characteristics of residents, condition of houses, allocation of plots, conversion of use, facilities and amenities available and perception of the sites and services schemes. Relevant secondary data were sourced from literature such as books, journals and internet. Also, data were obtained from the record of the Ibadan Local Government Property Corporation, Oyo State Housing Corporation, Oyo State Ministry of Lands and Physical Planning and Federal Housing Corporation. Data obtained from these sources were analyzed using descriptive statistical method to obtain information for this research paper.

**Table 1: Distribution of Sites and Services Schemes in Ibadan and their Providers**

| S/N | Provider | Name of Schemes                              | Siting Areas                        |
|-----|----------|--|-------------------------------------|
| 1.  | Federal  | Low Cost Housing Site and Service            | Isale Awero, Apapa-Moniya Ibadan    |
| 2.  | Federal  | Owode Housing Estate                         | Owode Apata Ibadan                  |
| 3.  | Federal  | Idi-Ayunre Low Cost Estate                   | Idi-Ayunre, Ibadan                  |
| 4.  | Federal  | Bola Village Low Cost Estate                 | Odo-Ona Elewe                       |
| 5.  | State    | Aerodrome Government Reservation Area, (GRA) | Samonda, Ibadan                     |
| 6.  | State    | Agodi GRA                                    | Agodi Ibadan                        |
| 7.  | State    | Alalubosa GRA                                | Jericho                             |
| 8.  | State    | Iyaganku GRA                                 | Iyaganku, GRA                       |
| 10  | State    | Kolapo Ishola GRA                            | Iwo Road, Former Dairy Farm, Ibadan |
| 11. | State    | GRA Education Zone                           | Ring Road                           |
| 12. | State    | Jericho GRA                                  | Jericho, Ibadan                     |
| 13  | State    | Temidire GRA                                 | Near Gbagi Market, Ibadan           |
| 14  | Local    | Ibadan Town Extension Scheme, No 2           |                                     |

|    |                                  |  |  |
|----|----------------------------------|--|--|
|    |                                  | Lagos Road   |  |
| 15 | Local                            | Oluyole Extention Scheme                                   | Off Ring Road Ibadan                         |
| 16 | Local                            | Oluyole Estate   | Ring Road Ibadan                             |
| 17 | Local                            | Okebadan Estate  | Alegongo Ibadan                              |
| 18 | Local                            | Ibadan Local Government Properties Development Corporation | Lade Omi Adio, Ibadan                        |
| 19 | Local                            | Ibadan Local Government Properties Development Corporation | Olojuoro Road Ibadan                         |
| 20 | Housing Corporation of Oyo State | Orita Basorun Akobo Residential Estate                     | Basorun Akobo Ibadan                         |
| 21 | Housing Corporation of Oyo State | New and Old Bodija Estate                                  | Bodija                                       |
| 22 | Housing Corporation of Oyo State | Olubadan Estate  | Opposite New Gbagi Market Ibadan             |
| 23 | Housing Corporation of Oyo State | Owode Estate   | Apata (Section of Federal Government Estate) |
| 24 | Housing Corporation of Oyo State | Ajoda New Town Estate                                      | Along New Ife Road, Ibadan                   |
|    |                                  |  |  |

Source: Ministry of Land and Housing, 2012

**Table 2: Selected Sites and Services Schemes**

| PROVIDER                      | Name of Scheme/Location                                | High Density | Medium Density | Low Density | Commercial | Industrial | Total |
|-------------------------------|--|--------------|----------------|-------------|------------|------------|-------|
| Federal Government            | Low Cost Housing Apapa Area Isale Awero Moniya, Ibadan | 198          | 151            | 112         | -          | -          | 461   |
| State Ministry                | Alalubosa, Ibadan GRA                                  | -            | -              | 201         | -          | -          | 201   |
| Local Government              | Ibadan Town Extention Scheme No. 2 Lagos Road Ibadan   | 159          | 120            | 91          | -          | 104        | 474   |
| Oyo State Housing Corporation | Orita Basorun, Akobo Residential Estate                | 225          | 152            | 102         | -          | -          | 479   |
| Total                         |  | 582          | 423            | 506         | -          | 104        | 1615  |

Source: Author's Field Survey, 2012

## 4 Finding and Discussion

### 4.1 Socio - Economic Characteristics of the Respondents

Table 4 shows the socio-economic characteristics of the respondents sampled for this study. It was discovered from the table that male respondents represents 69.7% while the female is 30.3%. This shows that more males are applying for land in these estates than females. The implication is that there is gender disparity in application of plots of land for housing development in government estates in Nigeria. The age of the respondents sampled in the study revealed that majority of the respondents fell between the ages of 41-50 which amounted to 40.24% while 30.55% fall between the ages of 51-60 years and 61-70 representing 10.24%. The information on educational status shows that 64% of the respondent's possess post secondary education and

constitute the highest percentage of the respondents while the population with no formal education but who acquired vocational training in various occupations such as repairer of durable household goods accounted for 20.6%. The rest of the occupiers of these estates are low educational holders who are junior staff cadre in the public sector.

The occupation of the respondents as shown in Table 1 is civil service accounting for 61.9%, retired civil service represent 13% of the sampled population and artisan/ repairer of durable household goods were discovered to be the least accounting for 9.6%. The reason for the high percentage of civil servants in many of these estates is that the schemes are prepared for them by the professionals' town planner and information on the land allocation is easily available to them.

The marital status of respondents show that 78.6% of the respondents in the selected site and service scheme in Ibadan were married, 8.04% were found to be single, while 6.50% of the respondents were divorced and widowed accounting for 6.81%. This shows that the groups that are applying for plots of land in these estates are married people of large household number of between 3-4 and 5-6 household size who want to live apart from their extended family, being proud owners of their house and trying to avoid urban environmental problems in the existing urban centre. Moreover, it also revealed in Table 3 that a vast majority of the occupiers of the estates are Yoruba which accounting for 77.1%. This is because Ibadan is located in the south-western part of the country which is majorly dominated by Yoruba race.

**Table 3: Socio - Economic Characteristics of the Respondents.**

| S/N | VARIABLE            | RESPONDENTS                   | NUMBER OF RESPONDENTS | PERCENTAGE OF RESPONDENTS |
|-----|---------------------|-------------------------------|-----------------------|---------------------------|
| 1.  | Sex                 | Male                          | 225                   | 69.70                     |
|     |                     | Female                        | 98                    | 30.30                     |
|     |                     | <b>Total</b>                  | <b>323</b>            | <b>100.00</b>             |
| 2.  | Age                 | Less than 30 Years            | 10                    | 3.00                      |
|     |                     | 31-40 Years                   | 18                    | 5.50                      |
|     |                     | 41-50 Years                   | 88                    | 27.24                     |
|     |                     | 51-60 Years                   | 82                    | 25.39                     |
|     |                     | 61-70 Years                   | 42                    | 13.00                     |
|     |                     | 71-80 Years                   | 38                    | 11.76                     |
|     |                     | 81 Years and above            | 5                     | 1.55                      |
|     |                     | No Response                   | 40                    | 12.38                     |
|     | <b>Total</b>        | <b>323</b>                    | <b>100.00</b>         |                           |
| 3.  | Educational Status  | No Formal Education           | 2                     | 1.00                      |
|     |                     | Primary/Standard six          | 4                     | 1.20                      |
|     |                     | Secondary/Technical/ Grade II | 63                    | 19.50                     |
|     |                     | Post Secondary Education      | 209                   | 64.70                     |
|     |                     | Others                        | 2                     | 1.00                      |
|     |                     | No Response                   | 42                    | 13.3                      |
|     |                     | <b>Total</b>                  | <b>323</b>            | <b>100.00</b>             |
| 4.  | Occupational Status | Civil Servant                 | 200                   | 61.91                     |
|     |                     | Artisan/Professional          | 31                    | 9.63                      |
|     |                     | Private Company Employee      | 50                    | 15.47                     |
|     |                     | Retired                       | 42                    | 13.00                     |
|     |                     | <b>Total</b>                  | <b>323</b>            | <b>100.00</b>             |
| 5.  | Marital Status      | Single                        | 26                    | 8.04                      |

|                          |              |            |               |
|--------------------------|--------------|------------|---------------|
|                          | Married      | 254        | 78.64         |
|                          | Divorced     | 21         | 6.50          |
|                          | Widowed      | 22         | 6.81          |
|                          | <b>Total</b> | <b>323</b> | <b>100.00</b> |
| <b>6. Ethic Group</b>    | Yoruba       | 249        | 77.08         |
|                          | Hausa        | 20         | 6.19          |
|                          | Igbo         | 48         | 14.86         |
|                          | <b>Total</b> | <b>323</b> | <b>100.00</b> |
| <b>7. Household Size</b> | 1-2          | 45         | 13.93         |
|                          | 3-4          | 150        | 46.43         |
|                          | 5-6          | 108        | 33.44         |
|                          | 7-8          | 15         | 4.64          |
|                          | Above 8      | 5          | 1.54          |
|                          | <b>Total</b> | <b>323</b> | <b>100.00</b> |

Source: Author's Field Survey, 2012

## 2 Housing Characteristics of Respondents.

The housing characteristic of the respondents sampled are shown in Table 4. The table shows the housing types and nature of tenure and reveals that 48.9% live in multi-flats housing, 34.1% live in bungalows while 9.3% live in duplexes and others which accounted for 7.7% who are youth and single in the area live in boys squatter apartment. Meanwhile, the nature of tenure was also investigated and was discovered that 78% of the respondents were owner occupier of their houses while 15.5% of the respondents claimed that they live in rented houses and others which accounted for 7.7% claimed they inherited the plot from their parent. This indicates that majority of the respondents sampled are owner occupier of the properties.

**Table 4: Housing Characteristics of Respondents**

| S/N | Variable         | Respondents       | No of Respondents | Percentage    |
|-----|------------------|-------------------|-------------------|---------------|
| 1.  | Type of House    | Multi-Flat system | 158               | 48.91         |
|     |                  | Bungalow          | 110               | 34.05         |
|     |                  | Duplex            | 30                | 9.28          |
|     |                  | Others            | 25                | 7.70          |
|     |                  | <b>Total</b>      | <b>323</b>        | <b>100.00</b> |
| 2.  | Nature of Tenure | Owner Occupier    | 252               | 78.01         |
|     |                  | Renter/Sharer     | 50                | 15.48         |
|     |                  | Others            | 21                | 6.50          |
|     |                  | <b>Total</b>      | <b>323</b>        | <b>100.00</b> |

Source: Author's Field Survey, 2012

### 4.3 Method of Allocation of Plots of Land

From the Table 5, statutory allocation of plots (i.e by Government) accounted for 70.3% while 13% of the respondents claimed that they purchase the plots from the original owner and approximately 16.7% of the respondents inherited their plots from their demised parents who purchased either from the government or public and have certificate of occupancy (C of O) on the land or developed it before the promulgation of Land use Decree of 1978 which vested land on the government. This category accounted for 53.3%. The design of the scheme has to take cognizance of those that have acquired the land before the government intervention on the land. Meanwhile

63.5% of respondents which represents the majority in the study claimed that it takes 2-3 years to acquire the plots due to bureaucratic delay characteristic of government establishment. This has been discovered to be part of factors discouraging the public from applying for plots in the selected site and service scheme where 60.4% of the respondents claimed that the process of acquiring the plots in the study area usually takes 2-3 years. Whereas 20.4% were discouraged as a result of land speculators or fraudulent officers of the providers who make use of fake or incomplete documents on land. Moreover, it was discovered that majority of the respondents which accounted for 57% of the total respondents confirmed that there is gender disparity in allocation of plots of land in the areas studied.

Publications for plots of land for the interested member of the public are always made in the Nigerian dailies in spite of the few numbers of vacant plots available for interested applicants. It only serves few influential people in the society such as politicians, elites, senior's civil servants in the ministry and government officials using different fictitious names to get as many plots as possible, a practice which is contrary to the rules and regulations. The most painful thing is that the designs may be altered in favour of politicians through the development control department of the authority especially when there is change in government. The new government may require the redesign of the schemes by changing the original pattern of the design entirely in order to provide plots of land for politicians. This might create chaos in the implementation of the scheme. Many of the land owners whom their land was acquired by the government for site and services scheme are not compensated immediately after acquisition of their land. Due to this, there has been cases of litigation on many of these pieces of land between the government and the land owners causing many beneficiaries to lose interest in the schemes.

**Table 5: Method of Allocation of Plots of Land**

| S/N | Variable  | Respondents                  | No of Respondent | Percentage    |
|-----|---|------------------------------|------------------|---------------|
| 1.  | Acquisition of Residential Plot                       | Statutorily Allocated        | 227              | 70.27         |
|     |   | Purchase from the Owner      | 42               | 13.01         |
|     |   | Inheritance                  | 54               | 16.72         |
|     |   | <b>Total</b>                 | <b>323</b>       | <b>100</b>    |
| 2.  | Time of Acquisition of Plots                          | Before 1978                  | 80               | 24.76         |
|     |   | 1978-1988                    | 172              | 53.25         |
|     |   | 1989-1999                    | 50               | 15.47         |
|     |   | 2000 till Date               | 21               | 6.50          |
|     |   | <b>Total</b>                 | <b>323</b>       | <b>100</b>    |
| 3.  | Duration of Acquisition                               | 1 Year                       | 14               | 4.33          |
|     |   | 2-3 Years                    | 205              | 63.46         |
|     |   | 4-5 Years                    | 45               | 13.93         |
|     |   | 6-7 Years                    | 18               | 5.57          |
|     |   | 8-9 Years                    | 12               | 3.71          |
|     |   | Above 9 Years                | 43               | 13.31         |
|     |   | <b>Total</b>                 | <b>323</b>       | <b>100</b>    |
| 5.  | Factors that Discourage Public from applying for land | Lack of Basic infrastructure | 62               | 19.10         |
|     |   | Fear of Land Speculators     | 66               | 20.43         |
|     |   | It takes much Time           | 195              | 60.37         |
|     |   | <b>Total</b>                 | <b>323</b>       | <b>100</b>    |
| 7.  | Gender Disparity                                      | There is Gender Disparity    | 184              | 56.96         |
|     |   | There is no Gender Disparity | 97               | 41.81         |
|     |   | Not Sure                     | 42               | 1.30          |
|     |   | <b>Total</b>                 | <b>323</b>       | <b>100.00</b> |

Source: Author's Field Survey, 2012



#### 4.4 Level of Development of Basic Amenities/Services.

Table 6 reveals the level of basic amenities/services provided in the selected site and service schemes in Ibadan. However, it was discovered that majority of the respondents which accounted for 37.2% claimed that the water situation in the estates are good as many residents have to provide water for themselves through digging of well while 6.2% affirmed that the water condition is poor. Those who belong to the category of poor water condition are the occupants that are expecting the provider to supply water for the estate in as much as they paid for the facility. Majority of the respondents which accounted for 49% opine that the electricity situation in the selected site and service scheme in Ibadan were poor and while 34.7% believed that electricity situation is fair. The reason given when interviewed is that facilities such as electric pole, cable, transformer and others paid for electricity expansion to the estates were not adequately supplied or provided at the right time. This has been identified as one the factors that discourage people from applying for plot in the selected site and service scheme in Ibadan.

Means of waste disposal in any locality is an important index to measure the sanitation level of an area (Adeniyi, 2012). However it was discovered that 51.4% which represents the highest percentage of the total respondents' claimed that the solid waste disposal means in the selected site and service scheme in Ibadan is fair as indiscriminate dumping waste in unauthorized places such as open spaces, gutter and stream is not allowed. Though, 12.1% of the respondents that claimed that waste management is poor gave reason of bad roads resulting in unsuitable for disposal vehicles tiding it difficult to use during the raining season. Majority of the respondents which amount to 55.4% opine that the condition of the drainage system in selected site and service scheme in Ibadan were while 8.4% affirmed it to be poor as a result of poor method of construction which erosion problems.

Road accessibility plays a major role in development of such a neighborhood or town because it allows easy flow of movement within the neighborhood (Basorun, 2006). Meanwhile, 43.4% of the respondents which represents the majority of the respondents claimed that roads in selected site and service scheme in Ibadan were fair though not tarred and many are only passable during the dry season. Majority of the respondents which accounted for 51.4% of the respondents claimed that markets within the estates are fair and are characterized by corner shops and supermarket, but the commodities sold in them are more expensive than in the open market in the main town. The 12.1% respondents that claimed that the market is poor are the population that are not mobile and living in new phases where these not available. General observation of the provision and maintenance of the facilities and services in selected site and service scheme in Ibadan were fair in condition. Nevertheless, many plots allocated for other facilities such as community hall, schools, recreational centers and market are yet to be developed due to the low patronage of the services they rendered.

**Table 6: Provision of Basic Amenities/Services**

| S/N | Variable           | Respondents  | No of Respondents | Percentage    |
|-----|--------------------|--------------|-------------------|---------------|
| 1.  | <b>Water</b>       | Poor         | 20                | 6.19          |
|     |                    | Fair         | 140               | 43.34         |
|     |                    | Good         | 120               | 37.15         |
|     |                    | Very Good    | 43                | 13.31         |
|     |                    | <b>Total</b> | <b>323</b>        | <b>100.00</b> |
| 2.  | <b>Electricity</b> | Poor         | 158               | 48.91         |
|     |                    | Fair         | 112               | 34.67         |
|     |                    | Good         | 41                | 12.69         |
|     |                    | Very Good    | 12                | 3.71          |



|    |                             | <b>Total</b>     | <b>323</b> | <b>100</b>    |
|----|-----------------------------|------------------|------------|---------------|
| 3  | <b>Solid Waste Disposal</b> | Poor             | 39         | 12.07         |
|    |                             | Fair             | 166        | 51.39         |
|    |                             | Good             | 54         | 16.71         |
|    |                             | Very Good        | 64         | 19.81         |
|    |                             | <b>Total</b>     | <b>323</b> | <b>100.00</b> |
| 4. | <b>Drainage</b>             | Poor             | 27         | 8.35          |
|    |                             | Fair             | 179        | 55.41         |
|    |                             | Good             | 61         | 18.88         |
|    |                             | Very Good        | 56         | 17.33         |
|    |                             | <b>Total</b>     | <b>323</b> | <b>100.00</b> |
| 5. | <b>Road Accessibility</b>   | <b>Poor</b>      | 20         | 6.19          |
|    |                             | <b>Fair</b>      | 140        | 43.34         |
|    |                             | <b>Good</b>      | 120        | 37.15         |
|    |                             | <b>Very Good</b> | 43         | 13.31         |
|    |                             | <b>Total</b>     | <b>323</b> | <b>100.00</b> |
| 6. | <b>Market</b>               | <b>Poor</b>      | 39         | 12.07         |
|    |                             | <b>Fair</b>      | 166        | 51.39         |
|    |                             | <b>Good</b>      | 54         | 16.71         |
|    |                             | <b>Very Good</b> | 64         | 19.81         |
|    |                             | <b>Total</b>     | <b>323</b> | <b>100.00</b> |

Source: Author's Field Survey, 2012

## 5 Recommendations

The prompt payment of adequate compensation to owners of acquired land should be done at appropriate time so as to avoid litigation that may delay the design and implementation of the scheme. Priorities in the allocation of land should reflect a preference for planned underdevelopment over scattered development, and the allocation itself should be based on need, ability and readiness to develop within a specific period of time depending on the distance of the area to existing built up area. Any land that is not developing at a specific time should be revoked and transferred by the corporation to anybody that is ready to do it while the first beneficiary should be given another land that will take longer time to develop.

There should be full publicity through the media` of standard layout for plot allocation, preparation and implementation of sites and service schemes. Also, the town planning and local services departments of Housing Corporation on whom the exercise of implementation of sites and services schemes rest should be adequately funded through the allocation of sizeable budget for the purchase of development control instruments such as vehicles, motor cycles and others for effective control of development. Furthermore, more qualified and committed personnel like values, architects, planners, surveyors and other related environmental management personnel be should be employed in order to ensure effective implementation of the scheme. The authorities should be more alive to their functions by bringing to book any official practicing illegalities regarding land allocation. Also, the processing of application for land allocation should be reviewed always and be adjusted to a shortest time.

Planning control officials should be allowed to operate freely without any undue interference by the government officials, influential members of the public, especially the politician and wealthy few. The town planning and land services department of the Corporation should organize public enlightenment programme at reasonable intervals to keep members of the public abreast of regulation and policies. This will give the public an opportunity to air their views on

implementation and planning issues on the schemes and offer advice and constructive criticism if possible. Refresher courses could be organized for officials of the schemes section to broaden their scope and knowledge and to enhance their productivity or efficiency.

## 6 Conclusions

Sites and service schemes serve as a model to private land owners who have been discouraging the low income earners from having their dream houses. It also provides the basis for urban development that is free from all form of environmental degradation. Facilities provided for implementation and control prevent haphazard development, healthy and pleasant environment which the existing urban centers lack.

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