

**SOCIAL SUSTAINABILITY: GUIDELINES FOR URBAN
DEVELOPMENT AND PRACTICE IN ABUJA CITY, NIGERIA**

SEGUN ADEOLA OGUNSOLA

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ABSTRACT

This thesis presents an explorative study of sustainable urban development practice in Nigeria's capital city, Abuja. The attainment of sustainable development has been a focal point for urban planning researchers and policy makers globally. Despite the Brundtland Commission's report that defined and integrated the pillars of sustainability, the implementation of sustainable urban planning remains a challenge with conflicting perspectives between sustainable development stakeholders through policy programme and practice in developed and developing countries. This research explores the sustainability of Abuja's urban development framework from the triple bottom-line perspective, evaluating current urban planning and experience from both policy and occupant perspectives.

Employing qualitative strategies, an ethnographic methodology was used for primary data collection with phenomenology as a theoretical lens for content analysis. Empirical work involved 73 semi-structured interviews that were conducted alongside ethnographic observations; with the resulting data analysis performed using NVivo 11 software. Additionally, archival documents were reviewed, and contributed to the reported findings.

The findings highlight social issues as the main area of sustainability challenge with inequalities, urban exclusions, policy inconsistencies, illegal property developments and neighbourhood contrasts as some key outcomes. These factors were linked to public corruption, data limitations and nepotistic practices that created these problems and they highlighted reoccurring defects within the existing policy framework. This thesis contributes to existing knowledge and practice by proffering a set of guidelines for improving social development and practice within the Abuja area. It also contributes to knowledge development in terms of identifying social sustainability challenges and engendering factors in developing nations.

DEDICATION

To my grandfather Professor. Albert Folorunsho Ogunsola (1924–2013)

His words:

“Akanni!! Go and get your doctorate degree, jobs and wealth will come searching for you”.

You envisioned this, sent me on this mission, believed in my abilities, and your words of inspiration and encouragement in the pursuit of excellence linger on.

Continue to rest in the bosom of the Lord

This is for you, as the family legacy continues.

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LIST OF ABBREVIATIONS

ACC	Abuja Centenary City
AGIS	Abuja Geographic Information System (AGIS)
AMAC	Abuja Municipal Area Council
AMMC	Abuja Metropolitan Management Council
EU	European Union
FCC	Federal Capital City
FCT	Federal Capital Territory
FCDA	Federal Capital Development Authority
GRA	Government Residential Areas
PPP	Public -Private-Partnership
LSI	Land Swap Initiative
ISUF	International Seminar on Urban Form
SERAC	Social and Economic Right Action Centre
ICESCR	International Covenant on Economic Social and Cultural Rights.

CHAPTER ONE: INTRODUCTION

1.0 INTRODUCTION

This chapter introduces the thesis by providing a context for the research. Also presented within this chapter is the research problem statement followed by the aim, objectives, and research questions. Lastly, an outline of the thesis structure is shown in Figure 1.1.

1.1 BACKGROUND AND CONTEXT

The discussions on the attainments of sustainable urban development and practice have continued to receive global recognition, and have remained a major focus among many academics and policymakers (Leary and McCarthy, 2013). The widespread use of the word sustainability within the global urban development framework incorporates a plethora of meanings with issues that vary in their urgency, consequences, and spatial dimension (Marshall and Toffel, 2005). The core concept of sustainable development, which integrates the three central pillars of society, economy and the environment as established by the Brundtland Report highlights challenges for researchers and policy makers (WCED 1987; Baker 2006; Farley and Smith, 2014). Almost three decades after the publication of *Our Common Future*, from the United Nations World Commission on Environment and Development there has been criticism concerning the integration of these pillars as being difficult or impossible to operate or implement (Adams 2006; Drexhage and Murphy, 2010). Additionally, there seems to be a lack of consensus on how to achieve sustainable development through policy programmes and practice (Hopwood et al 2005; Matthew and Hammill, 2009). This highlights conflicting perspectives between different stakeholders; policy makers, practitioners, indigenous people and academicians. This applies in terms of economic development goals, social mobility and environmental protection in the development of cities globally (Sneddon et al, 2006).

Currently, the concept of economic and environmental sustainability seems to have been prioritised over social issues in the developed world, particularly some of the European Union member states (EU Commission 2009; Ministry of Sustainable Development République Française 2010; Statistic Netherland 2013; Federal Statistical Office of Germany 2014; UK Government 2014). This explains the development and modification of cities with values, interests and needs that are reflected in the built environment, institutions structures, and regulatory regimes (Colantonio and Dixon 2011; Newman et al, 2011).

Sustainable development practice and decision making in developing countries have also placed more emphasis on the economy above the other dimensions of sustainability (Dovers 2005; Tuodolo 2009; Fara, 2013). Developing nations in recent years have experienced a major transformation in their urban developmental outlook, most importantly from the start of the new millennium year (2000). This transitional period has been significant due to the increase in population and urban developmental growth, but has also created challenges concerning social issues that have generated conflicting arguments concerning policy making and planning among urban development stakeholders and researchers (Allen 2009; Kiamba, 2012). This highlights different positions concerning what sustainable urban development means, why and what should constitute sustainable urban developmental model for cities in developing countries.

Based on the above, it will be interesting to explore the context of the urban development in a developing nation in order to identify how sustainable urban development is being pursued. This will highlight key perspectives from different stakeholders and provide useful data for understanding the reasons that drive current perceptions about urban development in these areas. It is hoped that the findings will help bridge theory and practice gaps in sustainable urban development practice.

1.2 PROBLEM STATEMENT

Like many developing nations, the impact of urbanisation has brought significant changes into the urban planning, practice and development system in Nigeria, more specifically, *Abuja*, Nigeria's capital city which was conceived in the mid-1970s with urban policies that focused on tackling urbanisation challenges. These challenges had infringed on Nigeria's formal capital of Lagos (The Abuja Master-Plan, 1975). The urban developmental policies of Abuja city were envisioned to achieve sustainable urban development by creating policies which suggested the integration of the "three pillars of sustainability". This was undertaken with the intentions of achieving equal access, sense of place and integration, physical beauty, and exemplary physical environment for its citizenry (Ikoku 2004; Jibril, 2006).

Currently, the impacts of rapid urbanisation are affecting the vision of achieving sustainable urban development for Abuja city. This has created errors which the initial Master-Plan recommendation for Abuja city had intended to prevent (Jinadu, 2004). The current implemented urban policies and practice have failed to curtail the negative impact of rapid

urbanisation such as contest over the Abuja urban space, Master-Plan distortion and illegal developments, inequality, unequal rights and access to the city, urban exclusion, segregation and division (Ade and Afolabi 2013; Ebo 2013; Ibezem-Ohaeri 2013; Atonko, 2014).

In view of this situation, Abuja city provides a good empirical context for exploring the issues of poorly implemented sustainable urban development policy, particularly in terms of how the “three pillars of sustainability” are incorporated into urban development policy and practice. Additionally, the above background underscores the need for the understanding of the social dimension of sustainable urban development, and the actions needed in the implementation of sustainable urban practice in the development of Abuja city in Nigeria.

1.3 AIM

The aim of the research is to explore the sustainability of Abuja city urban development and proffer guidelines for future policy formation and practice improvement.

To achieve this aim, the following objectives have been set to guide this research work:

1.4 OBJECTIVES

- To examine and understand the literature on the concept of sustainability, sustainable development and urban regeneration vis-à-vis current practices and public policy frameworks.
- To define what social sustainability means and examine its significance within the context of urban regeneration and space creation.
- To identify the key factors necessary to integrate social sustainability into the urban regeneration framework.
- To explore the extent to which consideration is given to the promotion of social sustainability factors within Abuja city urban development and practice.
- To explore the socio-economic and socio-cultural factors that impede the adoption and implementation of social sustainability within Abuja city urban development and practice.
- To develop guidelines through which social sustainability can be integrated into the Abuja city urban development framework in order to improve the overall sustainability performance of the city.

1.5 RESEARCH QUESTIONS

The research therefore addresses the following key questions:

- What is the relationship between sustainability, sustainable development and urban regeneration?
- What is the significance of the social aspects of sustainability, and how can it be integrated at practical and operational levels within the urban regeneration perspective?
- What considerations are currently given to the promotion of social sustainability factors within Abuja's urban development framework?
- What are the barriers which infringe on the adoption of social sustainability competencies within Abuja's urban development framework?

1.6 OVERVIEW OF METHODOLOGY

The selection of an appropriate methodology is significant towards achieving a successful research project based on its aim and objectives, questions and validated findings through descriptive, explanatory, or exploratory knowledge (Naoum, 2013). The research utilises the nested approach by identifying the research philosophy, approach, strategy and method. This study is guided by phenomenology as the theoretical framework from a philosophical position of ontology. The main research approach and strategy for this study is qualitative from an inductive perspective, and ethnography and case-studies are incorporated through interviews and observations.

The inductive approach was utilised in this study to condense extensive raw text data into a summarised format. Secondly, it was employed to create a clear link between the research objectives, summary findings obtained from the raw data. Lastly, this approach was used to develop a model, theory, framework and guidelines about the underlying structures of experiences which are evident from the raw data (Thomas, 2006).

The strategy used was mainly ethnography involving case studies of the Abuja city neighbourhoods; the aim was to gain an insight into the urban development situation and

realities from the research participants' perspectives. The study used semi-structured interview, documental review and non- participant observation to gather the views of Abuja urban development stakeholders regarding the social sustainability phenomenon under consideration. The data were analysed via thematic and content analysis respectively using NVivo 11 software.

1.7 CONTRIBUTION TO KNOWLEDGE

This thesis has highlighted the role of contextual factors in sustainable urban development, adopting a triangulated ethnographic approach to demonstrate that local social elements influence urban development perceptions and experience. In a departure from the common focus on ecological issues in the urban development literature, the findings establish social justice, communication and community equities as the more important inputs for the attainment of sustainable urban development within a developing world context like Abuja city in Nigeria.

Furthermore, the roles of local authorities, private public partnerships and community leaders for the attainment of sustainable urban spaces are underscored and this thesis has provided some guidelines for specific urban development outcomes based on the empirical data findings. These guidelines specify intervention outcomes and will help practitioners advance policy development and implementation to improve the perceptive experience of the local population. These contributions provide significant academic and practitioner insights into sustainable urban development practices in Nigeria, with plausible grounds for application in other similar African contexts.

1.8 RESEARCH PROCESS AND STRUCTURE OF THE THESIS

The research process followed to deliver the aim and objectives for this study is categorised into four key stages and comprises of eight chapters as briefly explained below and illustrated in Figure 1.1 and Figure 1.2. More specifically, Figure 1.2 provides the visual map of this thesis structure, outlining the content of each chapter.

- **Stage 1: Literature Review**

A comprehensive literature review has been undertaken to establish the present state of knowledge and knowledge gaps in (chapters two and three). This stage also

involves the compilation of relevant data from books, academic journals, articles, conference proceedings, case studies and websites on government and professional guidelines.

More specifically, chapter two examines the evolution of the concept of sustainability and the advent of 'sustainable development' through its weak and strong paradigms from a global perspective. This chapter also explores sustainable development as a guiding principle and solution to the current challenges of global rapid urbanisation, through the examination of urban regeneration, planning policy and implementation, public-private-partnership, governance, citizen participation, social sustainability process and spatial creation from both theoretical and practical perspectives. Furthermore, chapter three explores social sustainability and urban development in developing countries through the examination of the Nigerian urban development system. As part of understanding the Nigerian case, chapter three examines the research focus area of Abuja city through the exploration of its morphology, urban governance and management, institutional structure, policies, plans and laws with the aim of identifying the factors which infringed on the attainment of sustainable urban development.

- **Stage 2: Methodology**

The second stage is the research design and methodology in (chapters four and five) with the research methodological framework of 'nested' approach with the element of research approach, strategy and methods guided and informed by the research philosophy. Chapter four explains the significance of a theoretical position to this research study through the adoption of phenomenology as the 'theoretical lens' which guides the research process. Accordingly, chapter four explore the nature of phenomenology and its relationship with space development, dwellings, ontology, epistemology and sense of place; while making the case for the exploratory approach regarding social sustainability in the research focus area of Abuja. Chapter four further presents the conceptual framework for this research study with key assumptions revealed by the literature which guides the data inquiry and analytical process, while establishing the link for discussion and the eventual contribution to knowledge. Chapter five explains in detail the methodological structure of the research project by justifying the research approach, strategy, method and design adopted for the study; the research methods and data collection procedures adopted are also discussed.

Chapter five concludes by explaining how validity, reliability, research ethical considerations and data analysis techniques are dealt with in order to ensure a robust approach to the primary research.

- **Stage 3: Methodology Implementation and Results**

This third stage discusses the methodology implementation process through the first and second empirical phases in chapter six, while identifying the challenges and rewards of the transition process between the research design and the empirical process of the study. Additionally, chapter six presents the results and findings from the empirical process with the use of both primary and secondary data collection mechanisms concerning what needs to be known and understood vis-à-vis the selected case study neighbourhoods, research participants (resident, government officials and private developers), Abuja urban development institutional structure, and planning and policy implementation.

- **Stage 4: Analysis and Discussion**

Stage four of this research subjects the full complexity of social sustainability in Abuja urban development and practice to an analytical framework by organising the data collected from both existing and empirical knowledge in chapter seven. Firstly, this chapter comprises the organisation of the empirical materials using NVivo 11 software for the management, querying and comparing of the collected data. Secondly, chapter seven analyses and captures the details of the collected data from research participants using the coding process from both the top-down and bottom-up data collection approaches. Thirdly, based on the codes generated, chapter seven discusses how these point of interest supports or goes against current literature and practice to highlight the unique contribution of this research. In conclusion, chapter eight describes how the aim and objectives of the thesis have been fulfilled and identifies the contribution to knowledge this thesis purports. The chapter closes by identifying the implications, limitations and future research recommendations for possible improvement of projects in the area of policy formation.

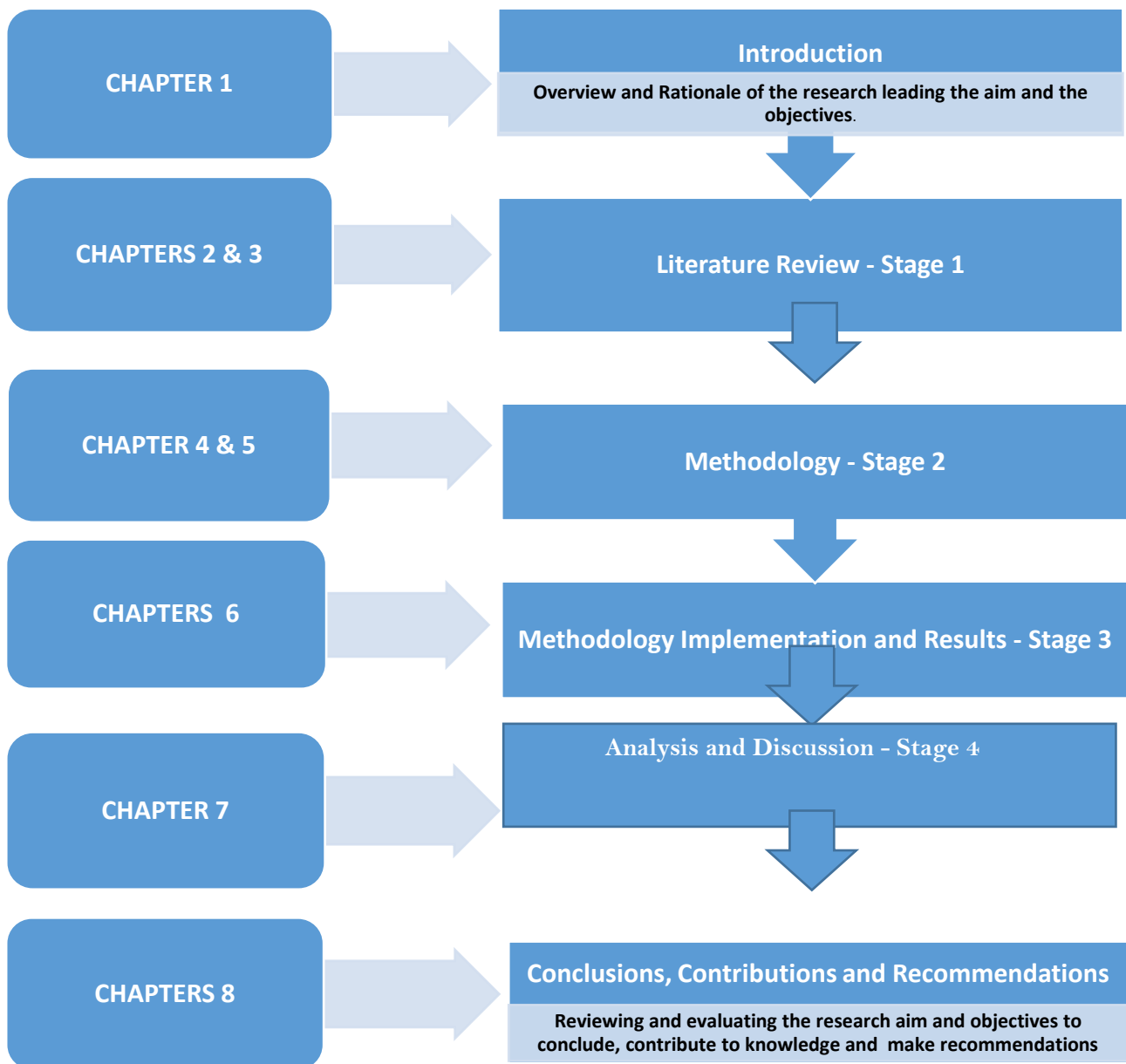


Figure 1.1: The Thesis Stages

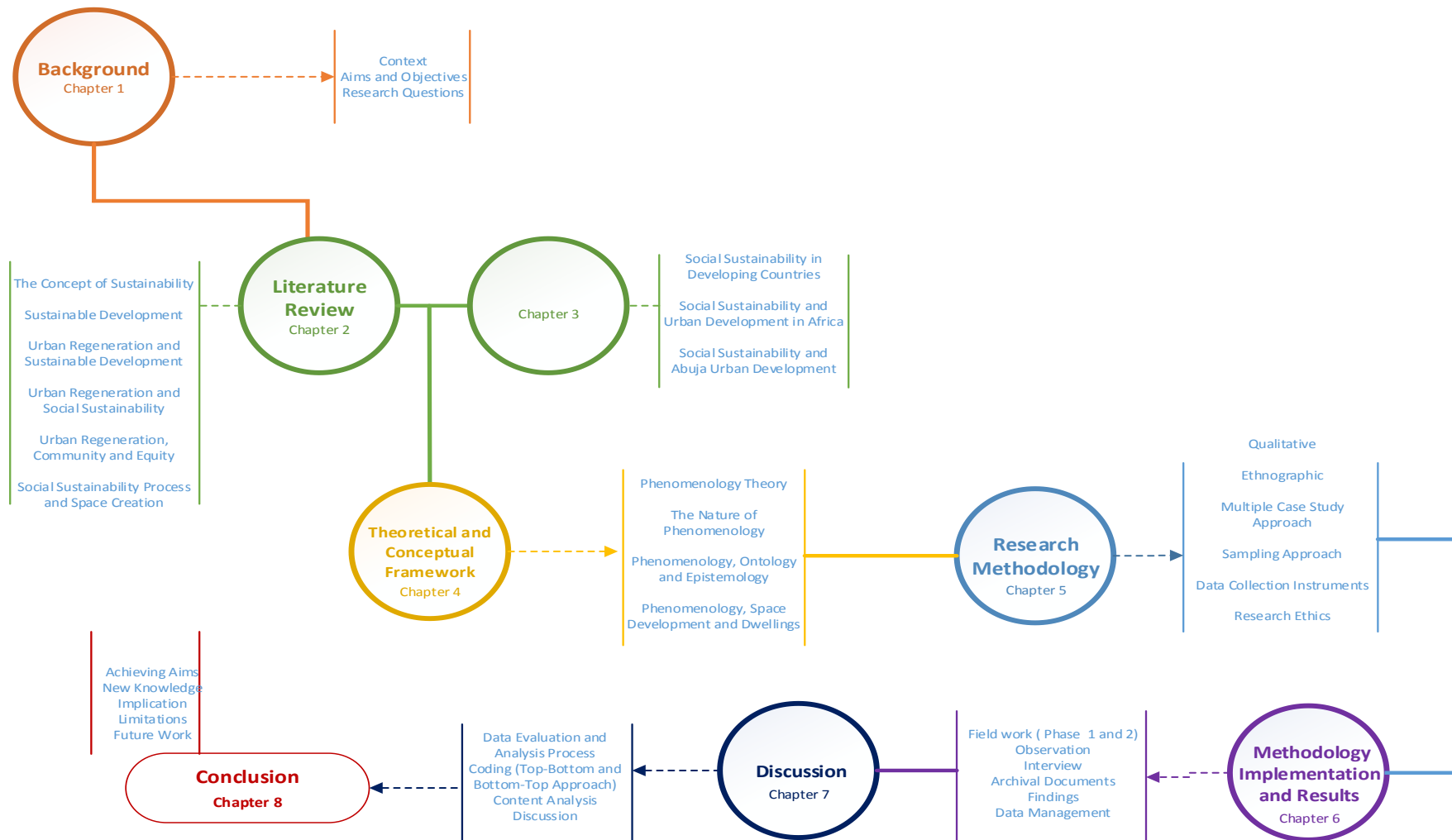


Figure 1.2: Overall Thesis Structure

CHAPTER TWO

UNDERSTANDING SUSTAINABLE URBAN DEVELOPMENT

2.1: INTRODUCTION

Chapters two and three provide an overview of relevant literature central to this thesis. More specifically, this chapter explores the evolution of the concept of sustainability and the contest between the pillars of sustainability (social, economic and environmental) through the emergence of 'sustainable development'. This chapter also examines sustainable development from its strong and weak paradigms; this achieved through the exploration of global practices from both developed and developing countries. Furthermore, this chapter presents the relationship between sustainable development and the neglected social dimension of sustainability through the examination of urban regeneration, planning policy and implementation, public-private-partnership, governance, citizen participation, equity and spatial creation from both theoretical and practical perspectives.

This process sets the background to unlock the substantive body of knowledge through different global strategies employed towards attaining social sustainability. Subsequently, this chapter brings clarity to the relationship between social processes, spatial creation and transformation through the understanding of urban development and morphology.

2.2: THE CONCEPTION OF SUSTAINABILITY

The vision towards the concept of sustainability developed from the environmental challenges which emerged from the growth of industrial society since the industrial revolution, which increased man's capacity to transform nature (Freeman and Louca 2001; Pomerantz, 2001). According to economic and political scholars such as Freeman and Louca (2001), the breakthrough during this period in Europe and the United States dates back to the seventeenth century, which both created and resolved numerous challenges which aggravated socio-economic and political changes with a major focus on production and profit. However, eighteenth and nineteenth century thinkers such as Malthus (1766-1834) and William Stanley Jevon had observed population explosion and resource scarcity with great concern with the development of ideas around social justice, sanitation, poverty and the improvement of the living conditions for all (Boyer 1989; Baker, 2006). Further into the early nineteenth century, there was a rise in urbanisation with migrants moving from countryside, small towns becoming cities with limited awareness of, concern for and knowledge of the

impacts of the industrial revolution on the environment by policy makers and the public (Markham 1994; Chappine, 2015).

The process of urbanisation continued unabated throughout the nineteenth century with the majority of Americans and Britons living in cities by 1920. For instance, the population of London grew from two million in 1840 to five million 40 years later; and Manchester - a sleepy town of twenty-two thousand in 1771 - to one hundred and eighty thousand 50 years later (Markham, 1994). It was not until the 1960s and 1970s that the continuous environmental changes prompted significant increase in environmental concern via public opinion. This resulted in the mass movement for the protection of the environment, particularly concerning industrial pollution and economic development (Markham 1994; Allenby et al 2001; Blair et al, 2001).

2.3: SUSTAINABLE DEVELOPMENT

The term 'sustainable development' is used to bring together two strands of thought; first, the word 'sustainability' comes from the environmentalism movement, and secondly 'development' is derived from an understanding of the modernisation of society in terms of economic growth with more production leading to increased consumption and economic prosperity (Adams 2006; Baker 2006). The concept of sustainable development emerged in the early 1970s from the growing awareness of the relationship between human developmental activities and natural systems. This, with its fundamentals, focused on the need to conserve what remains and, if possible, to reverse the bad practices which had been demonstrated over the past two hundred years (Cleveland 1987; Redclift,1987).

2.3.1. Sustainable Development: Pre-Brundtland

Global recognition towards integrated development and environment sustainability first came to the public arena in 1980 through the World Conservation Strategy of the International Union for Nature and Natural Resources IUCN (IUCN 1980; Baker 2006). The World Conservative Strategy identified the significance of conserving the earth's living resources at a time when the rising numbers of human and their activities were progressively reducing the planet's life-supporting capacity. The key objectives at this forum centred on protecting the living resources essential for human survival and sustainable development,

which were increasingly being destroyed or depleted without the consideration of future generations, as illustrated in Figure 2.1.

Development and conservation are equally necessary for the survival and the discharge of our responsibilities as trustees of the natural resources for the generations to come (IUCN, 1980:1).

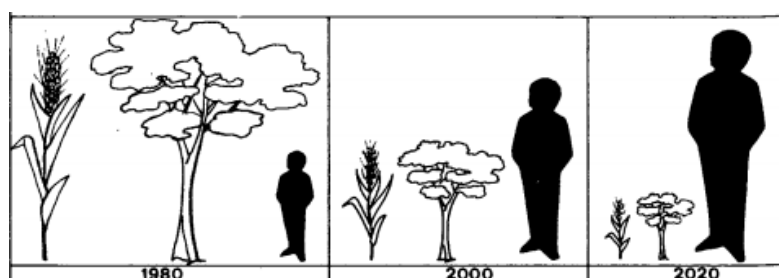


Figure 2.1: Land Degradation and Projections towards 2020. *Source: IUCN (1980)*

However, the formulated strategy of the IUCN drew a range of criticisms as having a limited focus on achieving sustainable development through the conservation of living resources (Baker 2006). Sustainability writers such as Pearce et al (1989), Hardoy et al (1992) and Baker (2006) characterised the report as an ecological approach to sustainable development without the consideration of social and economic issues. Their criticism identified the key objectives of IUCN as that which focused on living resources conservation: the maintenance of essential ecological processes and life-support systems, the preservation of genetic diversity, and the sustainable utilisation of species and ecosystem. Pearce et al (1989) further argued that although the World Conservation Strategy pointed out the need to ensure the protection of the environment, the strategy never achieved the integration of economics and the environment. Pearce et al (1989) identified the importance of conservation for economy policy through the implementation of misguided and effective economic policy that would either impact negatively or could act as a major force to improve the environment.

Subsequently, the later sustainability global agenda addressed a much wider interpretation of sustainability through the Brundtland report published in 1987 by the World Commission on Environment and Development (WCED). This report titled *Our Common Future* created a more balanced and inter-related consideration of the social, economic and ecological aspects of sustainability (WCED, 1987; Adams 2006; Baker 2006; Pacione 2007). The Brundtland

definition of sustainability became widely used by governments, organisations, companies and academia as the benchmark for subsequent interpretation and development initiatives as shown in Table 2.1 based on its key theme:

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs (WCED, 1987: 43).

Table 2.1: Brundtland Report driving Global Sustainability Strategies.

Intergovernmental Organisation/Companies	Sustainable Development Initiatives	Sources
European Union	<ul style="list-style-type: none"> • The signing of the “Leipzig Charter on Sustainable European Cities” in May (2007) by 27 European Ministers. These with an agreed common principle and strategies on urban developmental challenges related to social exclusion, structural change, climate change and mobility. 	European Parliament (2007).
The World Bank	<ul style="list-style-type: none"> • The World Bank initiative affirmed a commitment to “sustainable globalization” that “enhances growth with care for the environment”; this through applied knowledge framework across 10 modules of: Historic city conservation and regeneration, energy efficiency and climate change, brownfield development, municipal finance, solid waste management, water and wastewater, urban transport, social inclusion, increase transparency, accountability and citizen participation. 	World Bank (2000).
African Union	<ul style="list-style-type: none"> • The development of the African continent through the (2063) agenda: <i>The Africa we want</i> with the aspiration of: <ul style="list-style-type: none"> ➢ A prosperous Africa based on inclusive growth and integrated continent. ➢ Politically united, based on the ideals of Pan-Africanism and the vision of Africa’s Renaissance. ➢ Good governance, democracy, respect for human rights, justice and the rule of law. ➢ Strong cultural identity, common heritage, values and ethics. ➢ Africa as a strong, united, resilient and influential global player and partner and partner. 	Africa Union (2015)
The International Monetary Fund (IMF)	<ul style="list-style-type: none"> • The commitment to “sustainable economic growth” 	IMF (2010)
United Nations World Summit Resolution (16 th Session).	<ul style="list-style-type: none"> • The General Assembly recognised and adopted economic, social and environmental as the vital component for sustainable developmental framework, and subsequently signified the integration of these component with the “triple bottom line” as the central point at which sustainability goals can be achieved. 	United Nations (2005)

The World Trade Organization (WTO)	<ul style="list-style-type: none"> • Contributing to sustainable development through the pursuit of open borders and the removal of barriers to trade. 	WTO (2010)
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The Brundtland report took an explicit position with the introduction of the “three pillars of sustainability” and the “triple bottom line” approach - which integrates the economy, the environment, and the social - as pointed out in Figure 2.2. The “triple bottom line” attempts to achieve development that promote economic growth, but maintains social inclusion and minimise environmental impact (Adams, 2006). In addition, the Brundtland report also ensured the merging of ‘development’, a traditional economic and social goal with ‘sustainability’, an ecological goal (United Nations 2005; Baker 2006; Farley and Smith, 2014).

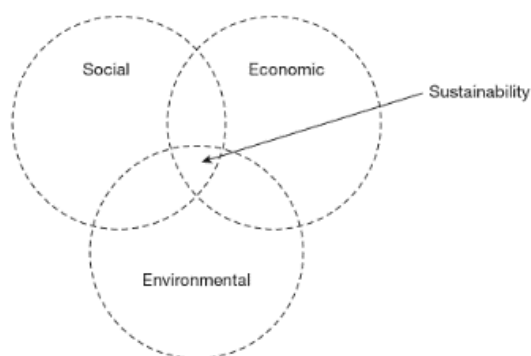


Figure 2.2: The Triple Bottom Line Model of Sustainability. *Source: Farley and Smith (2014).*

Mainstream progressive development thinking of sustainability developed further with the Rio Declaration also known as the *Earth Summit* by the United Nations Conference on Environment and Development in Rio (1992) and later the World Summit on Sustainable Development (2000). Reports from these summits emphasised global environmental change, biodiversity, climate change and resource depletion issues with the development of norms governing the sustaining of the environment through international and domestic laws underpinning treaties and treaty negotiations; while the United Nations Summit reflected the Millennium Development Goals (Adams 2006; Vinuales, 2015). However, this substantive growth in sustainability also resulted in different interpretations and conflicting positions concerning the concept itself.

First, from *Our Common Future* which integrated environmental issues within an economic and social frame, while moving sustainability to the core of international development debate, to the Rio Declaration which emphasised environmental and economic condition related issues and the World Summit on Sustainable Development which returned poverty to the top of the agenda: sustainability writers such as Adams (2006), Colantonio and Dixon (2011) Bartelmus (1994) Hopwood et al (2005) and Farley and Smith (2014) agree that the definition of sustainability is vague, while the operational implications of sustainability remain unclear. According to Adams (2006), the widespread disparities in the definition of sustainability is due to the 'looseness' of the term, which can be used to cover contradictory ideas; he argued:

The concept is holistic, attractive, elastic but imprecise. The idea of sustainable development may bring people together but it does not necessarily help them to agree goals. In implying everything sustainable development arguably ends up meaning nothing (Adams, 2006:3).

Social sustainability experts such as Colantonio and Dixon (2011) further argued that respective dominance of each sphere or pillar and to what extent each is perceived or related with each other is determined by time-, context- and user-specific constructs. However, Bartelmus (1994) further emphasised that despite the recognition of the interconnectivity between the three pillars of sustainability through the objectives of the Brundtland report, their integration remains unachievable based on the fact that the developed, developing and underdeveloped countries have quite different agendas. For instance, local city dwellers in developing countries are intensely impacted of urban development, with their primary concerns based on the present and not the future, while in developed countries, sustainable development is addressed from the urban to global levels (Bartelmus, 1994).

Nevertheless, Farley and Smith (2014) considered that there are advantages to the vagueness of the term "sustainability", by allowing and encouraging actors and policymakers to engage in sustainability conversation with the derivation of strategies that are tailored to their own needs and wants. Farley and Smith (2014:3) further asked the key question of whether we are "all speaking the same language when it comes to the concept of sustainability"; specifically as the concept in recent times has been stretched and manipulated with a lack of clarity, thereby conveying different meanings to different people.

2.3.2. Sustainable Development: Post-Brundtland

In the past 28 years since the theoretical framework was laid for sustainable development with the publishing of the Brundtland report, and the Rio and World Summit, governments, institutions and organisations have taken up sustainable development as a desirable goal and developed metrics for sustainable development, but implementation has proven difficult (Adams 2006; Drexhage and Murphy, 2010). Adams (2006) attributes these difficulties to the diverse visions from various stakeholders (environmentalists, policymakers, researchers, economic and political planners) on how the economy, the environment and people should be managed.

Fundamental questions and arguments have been raised concerning sustainable development with tension arising between the three pillars regarding what is to be ‘sustained’ and ‘traded off’ (Hopwood et al, 2005). It is important to note that the ongoing sustainability debate, contrasting definitions, and difficulties in its implementation from theoretical to practical terms is not only influenced by its ambiguity based on field results, but also hijacked by political, technological and other constraints which are major barriers to effective sustainable regeneration (Hopwood et al 2005; Matthews and Hammill, 2009). According to Hopwood et al,

Sustainability is a mule that can be hitched to many wagons, sometimes the mule is abused
(Hopwood et al, 2005: xiii).

Adams (2006) and Jeanrenaud (2006) categorised the conventional understanding of sustainable development, based on the ‘three pillars’ model as “flawed” - this due to the fact that it implies that trade-offs can always be made between environmental, social and economic dimensions of sustainability. Adams emphasises that the three pillars cannot be treated as if equivalent, but draws the distinction between ‘strong’ sustainability (where such trade-offs are not allowed or are restricted) and ‘weak’ sustainability (where they are permissible). Table 2.2 summarises the distinction between strong and weak sustainability.

Table 2.2: Summary of Strong Sustainability Vs Weak Sustainability.

Sources	Strong Sustainability	Weak Sustainability	Sources
Ekins et al (2003); Brand (2009)	<ul style="list-style-type: none"> Natural capital cannot be viewed as a mere stock of resources. Rather, natural capital is a set of complex systems consisting of evolving biotic and abiotic elements that interact in ways that determine the ecosystem's capacity to provide human society directly and/or indirectly with a wide array of functions and services. 	This assumes that natural capital and manufactured capital are essentially substitutable and considers that there are no essential differences between the kinds of well-being they generate.	Ekins et al (2003); Neumayer (2003; 2012)
Ekins et al (2003); De Groot et al (2003)	<ul style="list-style-type: none"> In the comparison between manufactured and natural capital, manufactured capital is reproducible and its destruction is rarely irreversible, whereas the consumption of natural capital is usually irreversible. 	What matters is the total value of the aggregate stock of capital, which should be at least maintained or ideally increased for the sake of future generations.	Solow (1993) Solow (1974)
Brand (2009)	<ul style="list-style-type: none"> Since manufactured capital requires natural capital for its production, it can never be a complete substitute for the biophysical structures of natural capital. 	Technological progress is assumed to continually generate technical solutions to the environmental problems caused by the increased production of goods and services.	Hartwick (1977; 1978; 1990)
The Millennium Ecosystem Assessment (2005)	<ul style="list-style-type: none"> Natural capital through the eco-system is multidimensional through the delivery of security, basic materials for a good life and social relations services to human well-being. 		

The key ideas behind strong and weak sustainability as summarised in Table 2.2 reflect opposing paradigms and their disparity concerning the substitutability, which centres on the notions of capital (natural, man-made and human capital). Neumayer (2003:8) an environmental development expert defined capital as “stock that provides current and future utility”, with *natural* capital being the totality of nature (resource, plants and ecosystems that can be put to human use or capable of providing humans with material and nonmaterial utility). In contrast, *man-made* capital includes factories, machinery and roads, while *human* capital implies ‘knowledge’-essence rather than practice (Neumayer, 2003). Barr (2008) an environmental and spatial responsibility scholar also identified ‘capital’ as vital in both weak and strong cases whether natural or human; and states that it is present throughout the generations.

Strong sustainability positions hold that human-made capital and natural environmental capital are not always interchangeable; as a result, the possibility for such a substitution is severely limited (Mancebo, 2013). In addition, Barr (2008) identifies the idea of natural capital as embedded in three dimensions: critical, constant and tradable. Strong sustainability holds a certain element of natural capital as ‘critical’ in that they are vital to life and support human well-being with examples such as the atmosphere and the ozone layer; valued capital (rare species) which cannot be restored or traded off (Barr 2008; Pearce et al, 1989). The notion of critical natural capital also highlights the need to maintain the ecological functioning of natural systems above certain thresholds of degradation in order to conserve the capacity of natural capital to provide the required services for human existence and well-being (Ekins et al 2003; Brand, 2009). These elements have been conceptualised as eco-systems services provided by natural capital with six domains - sociocultural, ecological, sustainability, ethical, economic, and human survival (Brand, 2009).

Strong sustainability thinkers however argued that conserving the irreplaceable is essential by encouraging the stocking of natural capital (the environment) for the sake of future generations while human capital increases over time as illustrated in the generational representation of Figure 2.3.

Today’s generation cannot ask future generations to breathe polluted air in exchange for a greater capacity to produce goods and services. That would restrict the freedom of future generations to choose clean air over more goods and services (UNDP, 2011:17).

Weak Sustainability

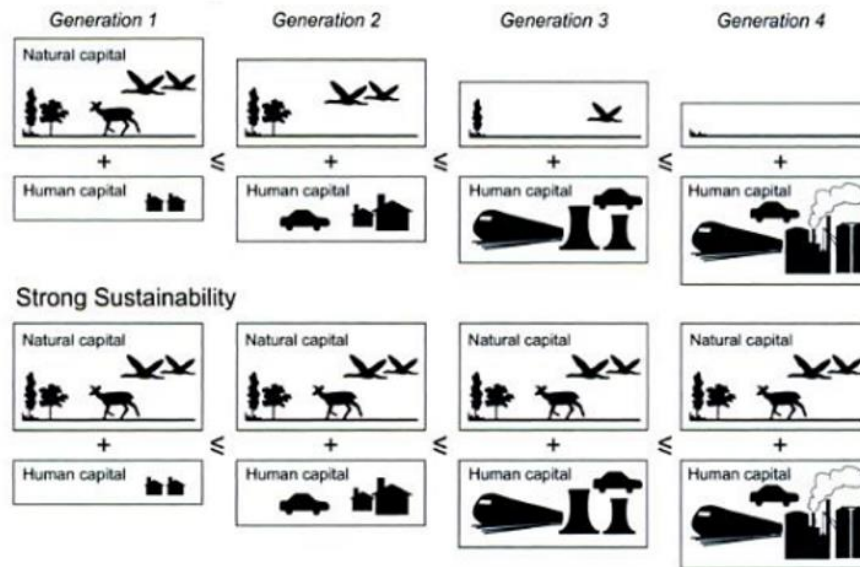


Figure 2.3: Weak and Strong Sustainability Approaches. *Source: Barr (2008)*

Weak sustainability from its opposing positions regards natural environmental capital as replaceable with human-made or manufactured capital (the economy); this paradigm in simple term implies that man-made capital is more important than natural capital (Neumayer, 2003). This is based on the work of two neoclassical economists, Solow (1974; 1986; 1992; 1993) and Hartwick (1977; 1978; 1990), from an extension of neoclassical welfare economics. Weak sustainability arguments imply a decline of natural capital over time as illustrated above in Figure 2.3, while the total value of the aggregate stock of capital should be at least maintained or ideally increased for future generations.

It does not matter whether the current generation uses up non-renewable resources or dumps CO₂ in the atmosphere as long as enough machinery, roads and ports are built in compensation (Neumayer, 2003:1).

Accordingly, weak sustainability thinkers view economic growth as necessary towards the attainment of sustainability. However, sustainable development writers have argued for and against strong and weak sustainability using practical terms to support their arguments. Houghton and Hunter (1994) suggest that strong sustainability should include an approach to economic development that begins from a position of uncompromising restraint on the use

of some resources: but, in support of the weak sustainability ideas, Boserup (1976) argued that with the improvement in technology, there would be an increase in the carrying capacity of the environment. However, Baker (2006) argued that pollution control in the past three decades has been a major environmental challenge globally, which is closely linked with the notion of weak sustainability because it is motivated by the idea that human innovation, particularly technological, will be able to derive a panacea to the problem. The World Conservation Strategy, published in 1980, provides a clear analysis of environmental sustainability, with an emphasis on the need to maintain essential ecological processes and life support systems, to preserve genetic diversity, and to ensure the sustainable utilisation of species and ecosystems.

Findings from the Millennium Ecosystem Assessment (2005) and Organization of Economic Co-operation on Development (OECD) in 2015 envisioned the continued decrease of global biodiversity as illustrated in Figure 2.4 and identified growing pressure on the state of the earth and the sustainability of humankind’s management. This was based on statistics which signify that the drivers of biodiversity loss are likely to greatly outweigh the effects of any biodiversity protection measures (European Environmental Agency, 2005).

The significance and scale of the global human footprint is not in doubt. Consumption of living resources as raw material and sinks for waste materials is high and growing (Millennium Ecosystem Assessment, 2005).

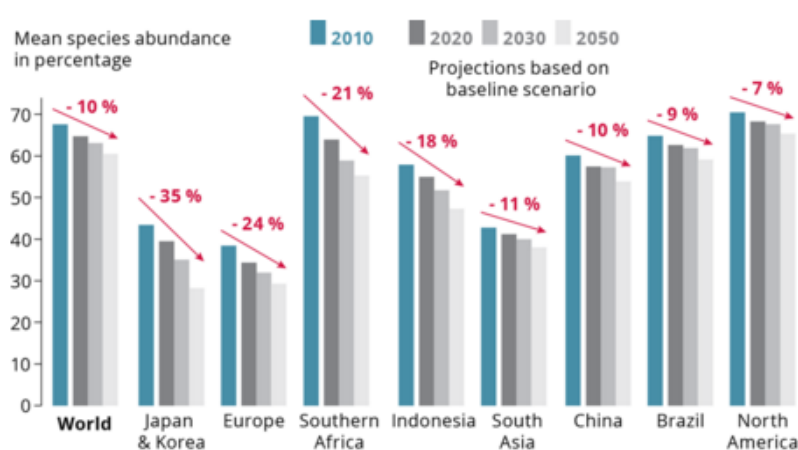


Figure 2.4: Environmental Outlook 2010-2050. *Source: OECD*

According to reports from the European Environmental Agency (2005), ecosystem degradation erodes nature's ability to support human societies, as ecosystems provide a wide range of services and indeed escalating competition for food, water and other natural resources could foster regional instability, increasing risks of conflict. Environmental sustainability researcher such as Lloyd Jones (2000) however argues from a global context that the successions of urban problems between developed and developing countries might show similarities concerning environmental impacts. Large cities in the developed countries have sprawl settlements dominated by middle-income homeowners, while in developing countries they consist of relatively isolated and poorly service low-income settlements (Lloyd Jones, 2000). Nevertheless, environment challenges between both developed and developing countries result in similar outcomes-the increasingly extensive use of urban land resulting in a growing ecological footprint.

2.3.3. Sustainable Development in Developed Countries

The trajectory of the developed world, most specifically the European Union, is perhaps towards the stronger end of sustainability. An explicit position concerning environmental protection and the need to preserve natural resources both nationally and as a continent has continues to be taken through the engaged strategies as illustrated in Table 2.3. (Ministry of Sustainable Development République Française 2010; Statistics Netherlands 2013; Federal Statistical Office of Germany 2014; UK GOVERNMENT, 2014). This is achieved by identifying and developing actions that will enable member states to achieve continuous long-term improvement of quality of life through the effective management and use of resources, the ability to tap into the ecological and social innovation potential of the economy, and the ensuring of prosperity, environmental protection and social cohesion (European Commission, 2009). The 7th Environment Action Programme (EAP), a guiding environment policy in Europe until 2020, sets out a vision for current and future environmental sustainability among member states.

In 2050, we live well, within the planet's ecological limits. Our prosperity and healthy environment stem from an innovative, circular economy where nothing is wasted and where natural resources are managed sustainably, and biodiversity is protected, valued and restored in ways that enhance our society's resilience. Our low-carbon growth has long been decoupled from resource use, setting the pace for a safe and sustainable global society (European Commission, 2009).

Tables 2.3 and 2.4 below highlight European Union Member States' key objectives and delivery mechanisms.

Table 2.3: European Union Member State Environmental Sustainability Objective and Delivery Mechanism. *Source: EU Commission (2009).*

	Objectives	Delivery Mechanism
The 7 th Environment Action Programme (EAP)	<p>To protect, conserve and enhance the Union's natural capital.</p> <p>To turn the Union into a resource-efficient, green, and competitive low-carbon economy.</p> <p>To safeguard the Union's citizens from environment-related pressures and risks to health and well-being.</p> <p>To make the Union's cities more sustainable.</p> <p>To help the Union address international environmental and climate challenges more effectively.</p>	<p>Better implementation of legislation.</p> <p>Better information by improving the knowledge base.</p> <p>More and wiser investment for environment and climate policy.</p> <p>Full integration of environmental requirements and considerations into other policies.</p>

Table 2.4: Environmental Sustainability Development Strategy in Europe.

	ENVIRONMENTAL SUSTAINABILITY DEVELOPMENT STRATEGY	SOURCE
United Kingdom	<ul style="list-style-type: none"> • Reduce greenhouse gas emissions by 25%, from a 2009 to 2010 baseline, from the whole estate and business-related transport. • Reduce water consumption from a 2009 to 2010 baseline, and report on office water use against best-practice benchmarks. • Ensure government buys more sustainable and efficient products and engages with its suppliers to understand and reduce the impacts of its supply chain. • Beyond the targets: Climate Change Adaptation , Biodiversity and Natural Environment, Sustainable Construction and the People. 	UK GOVERNMENT (2014)
France	<ul style="list-style-type: none"> • Sustainable consumption and production • The knowledge society • Governance • Climate change and energy • Sustainable transport and mobility 	Ministry of Sustainable Development République Française, 2010

	<ul style="list-style-type: none"> • Conservation and sustainable management of biodiversity and natural resources. • Public health, risk prevention and management • Demography, immigration and social inclusion • The international challenges of sustainable development and the fight against global poverty 	
Netherlands	<p>Netherlands Green Plan</p> <ul style="list-style-type: none"> ➤ Surface Water Protection ➤ Processing Waste ➤ Air Quality • Development of Five Geographical Scale Model Plan: local, regional, fluvial, continental, and global. • Market-Oriented Instruments through taxes • Transition Management • Emissions, Energy & Mobility • Achieving Sustainable Agriculture • Chemical Substance Implementation Agreements 	(Statistics Netherlands, 2013)
Italy	<p>Italy's environmental action strategy distinguishes first its operational tools of general purpose within four broad priority subject matters, the same stated by the Sixth Environmental EU Action Plan, as follows:</p> <ul style="list-style-type: none"> • Climate change and ozone layer protection • Protection and sustainable valorisation of nature and biodiversity • Quality of the environment and quality of life in urban areas • Exploitation of resources and waste generation. This through the following: <ul style="list-style-type: none"> • Integration of environmental issues into other policy-making processes • The preference for an aware economic and environmental lifestyle • An increase in the global efficiency of resource usage • Refusal of the "end cycle" intervention approach and promotion of prevention policies • General waste reduction; stretching the lifetime of goods; ending of material cycles of production consumption • Development of local markets and local productions Promotion of typical products and traditional cultures; involvement of social parties in setting goals, commitments and sharing responsibilities 	Ministry of The Environment and Territory Italy.
Germany	<ul style="list-style-type: none"> • Resource conservation and Climate protection • Renewable energy sources • Land use and Species diversity • Government debt • Provision for future economic stability • Education and training • Mobility Air pollution 	Federal Statistical Office of Germany (2014)

According to London Remade (2012) and Bulkeley et al (2014), developed countries have responded adequately to sustainable environmental issues with evidence from the innovations and strategies being implemented in cities across Europe; particularly in England with the examples of the designation of national parks with its Sites of Special Scientific Interest and Areas of Outstanding Natural Beauty. The strategies have been able to provide a more sustainable urban space, and decrease the effect of rapid urbanisation on the environment through the clean energy system, sustainable transportation and waste management systems by means of effective collaboration between scientists, environmental experts and local stakeholders (London Remade, 2012). London Remade (2012) further emphasised the need for the proper understanding of these cities and environmental related issues through the executed projects in the developed countries with results revealing that cities can respond efficiently and effectively to these environmental challenges which range from inland flooding, rise in sea level, air pollution, waste and sanitation problems, tropical cyclones and water scarcity issues. Attention was also drawn towards environmental justice in the 2012 report by London Remade on how to achieve a sustainable urban environment.

Substantial evidence has shown that poor people tend to live in the dirtiest neighbourhoods, with the worst air quality (Neighbourhoods that are often closest to busiest roads) with the highest risk of flooding. They tend to have less access to green spaces, and for those who have them do so at poor quality. The rich in contrast, generally live further from the landfill sites, busy roads, and industrial areas with houses with lovely trees and nice parks. This is unjust, a sustainable and compassionate city would not tolerate this; in the sustainable London of tomorrow, no one should have to endure a worse environment than someone else just because they are poor (London Remade, 2012).

2.3.4. Sustainable Development in Developing Countries

Tackling environmental challenges in the developed world varies in comparison with the developing and underdeveloped countries. According to Adams (2006) the problems of environment and development are closely linked. The degradation of ecosystem services harms a larger portion of the population in Africa, Asia, Latin America, and the Caribbean with environmental related challenges. According to the former Under-Secretary-General of the United Nations Tibaijuka (2009),

Urbanisation brings about irreversible changes in production and consumption patterns. How we plan, manage and live in our expanding cities determine to a large extent the pace of global warming. The most affected today and in the future will be the world's urban poor and chief among them, the estimated 1 billion slum dwellers (Tibaijuka, 2009:16).

With the current and projected world's population statistics, Tibaijuka (2009) and Buss (2010) argue that urban residents in the developing world are not just victims of these environmental challenges, but are major contributors to the problem. The urban residents as shown in Figure 2.5 are at the same time victims of inadequate policies and ineffective enforcement of environmental laws from urban development institutions and policymakers, and contributors as sources of environmental waste generation.



Figure 2.5: Waste Management Challenges in Lagos, Nigeria. *Source: Buss (2010).*

According to environmental sustainability researchers such as Tuodolo (2009) and Osaghae (1995) with a focus on the Niger-delta region of West Africa, in practice, development decisions by governments, businesses and other actors do allow trade-offs and put greatest emphasis on the economy above other dimensions of sustainability. Both writers however argue that this is the major reason why the environment continues to be degraded and development does not achieve desirable equity goals. Tuodolo (2009) identified ineffective governance, oppression and the lack of an inclusive participatory process as major barriers in ensuring the protection of the environment in the developing world. Tuodolo (2009) supports this position using the case of the Niger Delta region where the major focus of the

multinational corporations such as Exxon Mobil, Total and Shell remains the extraction of natural resources with irreversible damage to the environment in many cases.

Nevertheless, although the discussions on environmental sustainability are vital, they have a great deal of uncertainty associated with them, with the sustainability agenda having only been properly recognised globally in the last two decades (Dovers, 2005). This is due to the fact that it reflects long-term problems, and environmental sustainability indicators have highlighted that many societies in developing countries are not yet sure of the actual implications of these problems, their causes and the best and most effective policy responses to tackle them. Dovers (2005) further emphasises the importance of improving existing policy, and creating new policy that is flexible and easy to understand along with institutional settings and human resource information in efforts to achieve environmental sustainability.

2.4: URBAN REGENERATION AND SUSTAINABLE DEVELOPMENT

Urban regeneration has become a major focus for global urban policy formation and implementation (Leary and McCarthy, 2013). These developments have been attributed to the inevitable ever-increasing global population and its substantial variability in different regions across the world (UN-Habitat, 2014b). In addition, there is the recognition of regeneration as a major element in global urban policy through its contribution to sustainable pattern of development that uses “the already developed areas in the most efficient way, while making them more attractive places in which to live and work” (Department of the Community and Local Government, 2015:158).

Statistics reveal that more than half of the world’s population today are concentrated in urban centres across the globe, and these have continued to experience a dramatic increase from 30% in 1950 to 54% in 2014 (United Nations, 2014). The *United Nations World Urbanization Prospects* (2014) statistics also project the world’s population growth and urbanisation to increase to 66% by 2050, making urbanisation one of the most challenging issues facing humanity (United Nations, 2014). In view of these demographic facts, cities are currently facing major challenges to their quality of life and to the range of opportunities that urban environments can offer their residents (Czischke et al, 2015). The recognition of both positive and negative benefits associated with urban growth has been highlighted through reports from forums, organisations and the government ranging from the World Commission on

Environment and Development (Brundtland Report) in the 1980s to *The Rio+20 United Nations Conference on Sustainable Development* in 2012 (WCED 1987; United Nations 2012; European Commission, 2014). These forums established the fact that urban development and planning are integrally connected to the three pillars of sustainability as earlier discussed in chapter two (2.3.1) with economic (institution, employment, commerce and productivity governance), social (inequality, cohesion and justice), and environmental (climate change, carbon emissions and resource use) components.

The reverse can also be the case with its negative impacts with the elements of rising inequalities and inequitable share of resources, the inability to manage urban expansion resulting in environmental impacts and sub-standard living conditions (UN-Habitat 2006/2007; 2007a; Czeischke et al, 2015). Similar to this position is the *United Nations Economic and Social Survey* (2013) which presents the negativities of urban developmental growth with examples of intense pressure on existing infrastructural development and public services of energy, water, sanitation, housing and health facilities as threatening sustainable urban development. A report from this survey emphasises the significance of socio-economic conditions as the focal point in ensuring sustainable urban development (United Nations, 2013).

The concept of regeneration from an urban developmental context has the potential to create an urban space that can become socially and economically viable and self-sustaining (Adair et al., 2003). Regeneration is largely regarded as the most essential form of intervention and action to solve the developmental needs of the people, by addressing existing needs for present and future generations (Granger, 2010). This concept includes a variety of initiatives which have been operated at different spatial levels, with an intervention aimed at addressing the deterioration of physical and environmental structures, as well as the socio-economic conditions of the community in a sustainable manner (Winston, 2009). HM Treasury (2007) also defined regeneration as the process of reversing the physical, socio-economic and environmental decay of an area through an interactive process that focuses on the development of structures of which human beings are an integral part.

The CLG (2010), however, emphasises that the closing of gaps remains fundamental in any effective regeneration scheme - this is most important as spatial socio-economic sustainability disparities are resolved. The CLG (2008) pointed out that the pursuance of regeneration

intervention can be justified for the reason that it helps to deal with equity issues existing within the society, particularly in situations where there are undesirable disparities in peoples' living conditions resulting from the inequitable distribution of socio-economic resources. The SDC (2004) further argued that if regeneration is properly implemented, it will play a fundamental role in promoting sustainable development as well as contributing to the overall quality of life of society.

Despite the recognition of urban regeneration and sustainable development as an integral part of urban policy, their integration has been viewed as complex and imbalance in practical terms, with more focus on economic regeneration than the integration of other pillars of sustainability (Couch and Dennemann, 2000). Barrie (2009) identifies this as a difficult process which impacts on the society based on how urban centres are viewed for their related issues of size, perception, activities, culture and status, but which remain home to multitudes of users. Leary and McCarthy (2013:9) further argue that urban regeneration requires a definition which “stands outside the day-to day struggles and contradiction of the politics and practicalities on ground”. As such, they suggested a new definition which encompasses positive details of regeneration strategy, policies and projects from national level to the global range to which politicians and practitioners can aspire and take into serious consideration. Leary and McCarthy (2013:9) proposed:

Urban regeneration is area-based intervention which is public sector initiated, funded, supported, or inspired, aimed at producing significant sustainable improvement in the conditions of local people, communities and places suffering from aspects of deprivation, often multiple in nature.

2.4.1. Urban Regeneration and Policy Development

Before the advent of urban regeneration in the second half of the twentieth century, urban policy intervened through physical measures of demolition, redevelopment and regulation (Leary and McCarthy, 2013). Strong political motivation compelled the state to intervene at local level through area-based initiatives in urban development. Urban planning practitioners Leary and McCarthy (2013) classified this motivation as the thread which has held urban regeneration in the field of research, policy and practice together. Recent international trends of urban regeneration major strategy and orientation are moving towards a more

comprehensive form of policy and practice that emphasises integrated treatments as highlighted in Table 2.5.

Table 2.5: Phases of Urban Regeneration in Europe

	(1950s) RECONSTRUCTION	(1960s) REVITALISATION	(1970s) RENEWAL	(1980s-1990s) REDEVELOPMENT	(1990s-2000s) REGENERATION
Major strategy and orientation	Reconstruction and extension of older areas of towns and cities often based on a “Master-plan”; suburban growth.	Continuation of 1950s theme; suburban and peripheral growth; some early attempts at rehabilitation.	Focus on institutional renewal and neighbourhood schemes; still development at periphery.	Many major schemes of development and redevelopment; flagship projects; out of town projects.	Move towards a more comprehensive form of policy and practice; more emphasis on integrated treatments. The introduction of the localism policy.
Key actor and stakeholders	National and local government; private sector developers and contractors.	Move towards a greater balance between public and private sectors.	Growing role of private sector and decentralisation in local government.	Emphasis on private sector and special agencies; growth of partnerships.	Partnership is the dominant approach.
Level of activity	Emphasis on local and site level.	Regional level of activity emerged.	Regional and local levels initially; later more local emphasis.	In early 1980s focus on site; later emphasis on local level.	Reintroduction of strategy perspective; growth of regional activity.
Economic focus	Public sector investment with some private sector involvement.	Continuing from 1950s with growing influence of private investment.	Resource constraints in public sector and growth of private investment.	Private sector dominance	Greater balance between public, private and voluntary funding.

Since the mid-1990s, European Member States have utilised regeneration as a mainstream policy area for urban development (Berg et al, 1998). Examples of these programmes include the Lisbon Agenda, the Gothenburg Agenda on sustainable development and the Warsaw Agenda on good governance (Berg et al, 1998). Through the European Union, European Member States have continuously moved in the same direction concerning its urban policy with the combination of social concerns with urban challenges, such as city competitiveness and demographic change, while emphasising urban intervention within its policy formation. For instance, European Ministers endorsed and signed the Bristol Accord under the UK Presidency in the year 2005 and the signing of the Leipzig Charter on Sustainable European Cities took place in 2007. The Bristol Accord initiated eight main characteristics of what a “sustainable community” should mean as shown in Table 2.6 (ODPM 2006).

Table 2.6: The Eight Key Characteristics of Sustainable Communities. *Source: ODPM (2006).*

	Sustainable Development Characteristics
Bristol Accord (2005)	<ul style="list-style-type: none"> • Active, Inclusive and Safe <ul style="list-style-type: none"> ➤ Fair, tolerant and cohesive with a strong local culture and other shared community activities. • Well Run <ul style="list-style-type: none"> ➤ With effective and inclusive participation, representation and leadership. • Environmentally Sensitive <ul style="list-style-type: none"> ➤ Providing places for people to live that are considerate of the environment. • Well Designed and Built <ul style="list-style-type: none"> ➤ Featuring quality built and natural environment. • Well Connected <ul style="list-style-type: none"> ➤ With good transport services and communication linking people to jobs, schools, health and other services. • Thriving <ul style="list-style-type: none"> ➤ With a flourishing and diverse local economy. • Well Served <ul style="list-style-type: none"> ➤ with public, private, community and voluntary services that are appropriate to people's needs and accessible to all. • Fair for Everyone <ul style="list-style-type: none"> ➤ Including those in other communities, now and in the future.

Urban regeneration in Europe is generally understood by considering an integrated approach to sustainable urban development:

The various dimensions of urban life – environmental, economic, social and cultural – are interwoven and success in urban development can only be achieved through an integrated approach. Measures concerning physical urban renewal must be combined with measures promoting education, economic development, social inclusion and environmental protection. In addition, the development of strong partnerships between local citizens, civil society, the local economy and the various levels of government is a prerequisite (European Commission, 2014).

Closer to the attainment of a sustainable urban development through regeneration, the European Union earmarked five headline targets through a ten-year growth development plan themed 'Europe 2020' launched in 2010. This strategy covers employment, research and development; climate/energy; education; social inclusion and poverty reduction, and aims to provide long-term solutions to the shortcomings of Europe's growth model and create the conditions for smart, sustainable and inclusive growth (European Commission 2014). Czischke et al (2015) argue that technical solutions alone are not enough to achieve sustainable urban regeneration; this with emphasis on analysing a variety of often clashing agendas at different levels and across sectors collectively in order to achieve coherence and long-term solutions.

According to Czischke et al (2015), the new realities of social innovation and co-production of the built environment through urban governance arrangement, cross-sector co-operation and citizen participatory process are factors to be considered. This involves an understanding of cities from societal and cultural levels, with a focus on people's behaviour towards the environment, while sharing lessons from what works as, often, similar issues will find diverse solutions due to the differences in culture, geography, climate economy and other factors. As such, such understanding and differences enrich the potential toolkit of solutions available to achieving sustainable urban regeneration.

In contrast with examples of urban regeneration initiatives in Europe, urban regeneration policy development in developing countries has focused more on poverty reduction, social inclusion, improving on social services, and the provision of urban infrastructure and housing

where informal development is prevalent (Heffron and Haynes 2011; Leary and McCarthy, 2013).

In developed countries, people no longer live in slums but live in “distressed areas” with “limited access to amenities” while in the developing world the poor still remain in slums, shanty towns or townships (Heffron and Haynes, 2011:7).

Winston and Eastway (2008) attribute this transformation to the change in classification of such areas in the developed world when the term “urban renewal” was first used in 1954 and replacing or upgrading poor quality housing was framed as a “regeneration” of a neighbourhood. The provision of the needed public infrastructure and social housing of the economically underprivileged household is a major challenge and of critical importance in cities across developing countries. Leary and McCarthy (2013) identify financial and technical factors as major constraints that affect the capacity of the government in this respect, because the approaches that facilitate their delivery are becoming increasingly market-driven. Examples of these approaches in the urban renewal process include developer exactions, planning agreement, delegation and land readjustment. A report from the World Bank (2000) emphasises that not only is the effect of social housing and infrastructure affecting the well-being of residents in cities across the world; it also determines that the effective operations of urban economy assist in the functioning of property market as well as social inclusion within urban society.

According to Heffron and Haynes (2011), some enlightened urban administrations in developing countries of the global South have recognised the limits of public resources both technically and financially, while embracing the basic principles of the ‘enabling approach’ to low-income housing and infrastructure provision. This sometimes entails the government provision of land with secure title and basic infrastructure on which householders construct dwellings as summarised in Table 2.4.3 below. Furthermore, urban renewal initiatives in developing countries with cases in Africa reveal the search for market-driven infrastructure and a social housing delivery mechanism by the central government who had previously acquired financial responsibilities through the adoption of the neo-liberal economic policies (Heffron and Haynes, 2011).

Turk and Atles (2010), however, attribute this development to the lack of appropriate resources which imposes pressure on the budget, while state involvement is reduced

strategically with new funding mechanisms and active participation through private sector initiatives. In the acceptance of the significant role of the partnership in urban regeneration, Ball and Maginn (2005) emphasise that the arrangement should be organised with the utmost care and focus on seeking solutions to the troubled areas

Table 2.7: Global Sustainability Development Initiatives.

Country	Initiative	Characteristics	Lessons
Brazil	Favela Bairro Project	A city-scale urban renewal programme launched in 1994 by Brazil's Housing Agency and Development Bank to address Rio's unplanned urban sprawl and severe housing problems. The objective is to initiate a longer-term process of "normalisation" and integration on a city scale by integrating areas of the city which have experienced exclusion in terms of physical infrastructure, services and ownership.	The regeneration process involves identifying the grass roots community groups before the process began, clearing the most deprived urban areas in consultation with the community, and handing the area to the residents, including ownership rights. Monitoring and evaluation are integrated into the development process. The development integrates infrastructure investments, improvement in the coverage and quality of social services, regulatory changes, and incentives and assistance to legalise all parts of the existing built environment.
India	Community Led Finance Facility, (CLIFF)	Representative organisations of the urban poor to help them carry out community-driven initiatives in infrastructure, housing, and urban services. Organisations of the urban poor develop the capacity to manage housing upgrading, resettlement, and infrastructure initiatives.	Revenue can be obtained for residents from sales of some residences, commercial space or plots. Provides a framework for financial institutions to develop partnerships with the urban poor.
Thailand	Baan Mankong Programme	Large-scale development, launched in 2003, in which government funds are channelled in the form of infrastructure subsidies to support community-based management of housing development for the urban poor. Hundreds of developments were made possible through the funding programme and new partnerships between poor communities, NGOs and local agencies,	Most households received long-term land security – for instance through cooperative ownership or long-term leases to the community or to individual households. The programme allows for different aspects of city management to be decentralised to communities to strengthen collective social processes which improve security and address other social problems associated with poverty

		to decentralise planning. Once the area is redeveloped, the ownership of properties is passed on to the residents as part of a land-sharing package.	in a comprehensive approach to the needs of a specific community.
Nigeria	Eko Atlantic Project	New urban development standing on a 10 million-square-metre reclaimed land from the ocean and protected by a long sea wall of 8.5 kilometres with a focal point for investors, capitalising on the rich development growth based on massive demand.	Foreign investment opportunities, ego and status.

2.4.2. Urban Regeneration and Public Private Partnerships

The term “public-private- partnership” (PPP) is generally used with reference to any type of operational agreement based on mutual commitments and responsibilities between public bodies and partners that operate outside the public sectors (Ball and Maginn 2005). The elements of time or duration of the relationship, method of funding (mostly from the private sector) and the distribution of risk normally characterise the public-private-partnership (PPP) projects (Ball and Maginn 2005; European Commission, 2014). Researchers and urban development stakeholders have presented conflicting viewpoints concerning the concept of the public-private-partnership (PPP) within the urban developmental context:

The first viewpoint relates to the budget constraints confronting governments globally with the need for private funding in the public sector through infrastructure provision (Clarke, 2007). Second, another explanation is the desire to benefit more in public life from the know-how and working methods of the private sector (Poggesi, 2009). Poggesi (2009) further argues that the concept of the PPP has also changed the role of the government in the urban development process from a direct operator to that of an organiser, regulator and controller. Third, Dixon et al (2007) highlight the other drivers of PPP in urban regeneration as strong financial returns over a medium/long term, the role of mixed communities as ‘social engines’ which implies mixed uses and services, and underinvestment in infrastructure and regeneration by the public sector.

Nevertheless, debate concerning community-centred regeneration through public-private-partnership has emerged over the years with the implementation of the above-discussed processes. Writers have set the wider discourse around urban governance and the derivation

of appropriate mechanisms to deliver genuine and legitimate interests of regeneration objectives. Robert (2000) emphasised that such objectives should be based upon a detailed analysis of the condition of an urban area, adaptation of the physical fabric, social structure, economic base and environmental condition, making optimum use of human and existing features of the built environment; while ensuring consensus through participation and co-operation of all stakeholders. However, some versions of the history of regeneration have identified the creation of tension and the inability to achieve an appropriate balance through the interaction of government, the private sector and the local communities (Doods 2011; Leary and McCarthy, 2013).

This tension has resulted in seemingly intractable problems of displacement, gentrification, and social segregation issues that undermine the attempt to achieve community-centred regeneration (Leary and McCarthy, 2013). For instance, Bezdek (2009) argues that a public-private partnership initiative which involves government authorities is that which is utilised to trade essential infrastructure at low or no cost in exchange for a profit-sharing stake or other anticipated return on the city's investment. Bezdek (2009) also points out that since the 1970s, the development of cities has involved the striking of some sort of deal - yet the scale, pace, complexity and bilateral character of cities and their authority depend upon the public-private-partnership (PPP). This dependence fails to assure the locals that the collaboration between the two parties concerned is in their interest, rather than just to serve a selected segment of the populace. According to Leary and McCarthy (2013), despite the collaboration between the public and private sectors through urban regeneration, evidence of innovative regeneration outcomes of benefits to residents in disadvantaged neighbourhoods remains elusive. Accordingly, Leary and McCarthy (2013) suggest public participation, citizen involvement, collaborative regeneration and community engagement as essential considerations towards achieving area-based regeneration.

2.5: URBAN REGENERATION AND SOCIAL SUSTAINABILITY

Given the scale on which cities, settlements and neighbourhoods are being planned and regenerated globally, it is important to ensure that their planning processes include both practical understanding and commitment towards achieving social, economic and environmental sustainability (Hall et al, 2011). According to UN-Habitat (2012/2013) urban

forms cannot be considered as sustainable, if they are not recognized and accepted by the people as places in which they can live, work and interact. However urban development policies must focus on the major concern of how individuals, communities and societies live with the aim of achieving their desired objectives of developmental models, while taking into account their physical boundaries of the place in which they exist through social sustainability (Colantonio and Dixon, 2009).

The significance of the social aspect of sustainability at more practical and operational levels have been defined by different writers from both traditional and emerging key themes, as highlighted in Table 2.8, below with actions from key thematic areas which encompass the social realm of individuals and societies through capacity-building, skills development, and environmental and spatial inequality.

Table 2.8: Traditional and Emerging Social Sustainability Key Themes. *Source: Colantonio and Dixon (2009).*

Traditional	Emerging
<ul style="list-style-type: none"> • Equity and justice • Poverty • Needs and wants • Employment • Housing and environmental health • Human right 	<ul style="list-style-type: none"> • Demographic change (ageing, migration and mobility) • Participation, empowerment and access • Social capital and the economy • Well-being, happiness and the quality of life • Social integration and cohesion • Health and safety

The integration of social concerns into the study of sustainability from both theoretical and practical terms has continually been undertaken from a conflicting viewpoint with no consensus on the definition of social sustainability. Table 2.9 summarises different definitions of and arguments relating to the social dimension of sustainability.

Table 2.9: Examples of Social Sustainability Definitions.

<p>Polèse and Stren (2000 :229)</p>	<ul style="list-style-type: none"> • Identify social sustainability as “policies and institution that have the overall effect of integrating diverse groups and cultural practices in a just and equitable fashion”.
<p>Polèse and Stren (2000: 15)</p>	<ul style="list-style-type: none"> • The development or growth that is compatible into harmonious evolution of civil society, fostering an environment conducive to compatible cohabitation of culturally and socially diverse groups which at the same time encourages social integration, with improvement in the quality of life for all segments of the society.
<p>Harris et al (2001:xxix)</p>	<ul style="list-style-type: none"> • Provides a more thought-out and satisfactory definition for social sustainability has a system that must achieve fairness in distribution and opportunity, adequate provision of social services, health and education, gender equity, and also political accountability and participation.
<p>Magis and Shinn (2009)</p>	<ul style="list-style-type: none"> • Identified and explored the four emergent principles of social sustainability as human well-being, equality, democratic government and democratic society.
<p>Biart (2002, :6)</p>	<ul style="list-style-type: none"> • Sustainability aims to determine the minimal social requirement for long-term development (sometimes called critical social capital) and to identify the challenges to the very function of society in the long term.
<p>Dillard et al (2009:22).</p>	<ul style="list-style-type: none"> • It also ensures the re-distribution of wealth, elimination of economic, social and legal barriers, the removal of excessive political power from the minority and the recognition of fundamental human rights.

The main argument is that ‘social sustainability’ is often conceived as a case of equity, without much thought as to what might be required or whether equity alone is sufficient for social sustainability (Dillard et al, 2009). According to Sustainability experts like Robertson (2014)

the discussion and the tripartite understanding of sustainability is sometimes referred to as the three 'Es' or 'Ps' which signifies environment, economy, and equity; or planet, people and profit. Robertson's (2014) identification of the 'Es' and 'Ps' in the field of sustainability infers that the recent problems which infringe on the planet earth cannot be resolved in isolation, but suggest the earlier-discussed Triple Bottom Line in chapter two (2.3.1) as the solution to the attainment of sustainable development through a collective process for everyone.

Writers of social sustainability such as Larsen (2009) emphasise the need for community involvement in the understanding of social sustainability, with the ideology that community engagement is necessary for the successful implementation of social and environmental policies in any urban sustainable development. Some environmental economists also focus attention on the issue of property rights, with the idea that clear ownership facilitates better environmental management. According to Alcon and Toledo (1998), these ideas may also result in adverse social consequences due to the fact that ecological advantages of collective management of group resources, without noting that the group governance is not democratic, but empowers only a small portion of the community.

An organisational-level analysis by experts particularly as they affect social and environmental accountability such as Dillard et al (2009) also explains certain concepts accountable for social sustainability with the identification of factors responsible for the relative neglect of the social aspect of sustainability. First, the economic aims most commonly exercised by business organisations are not cognisant of the wide-ranging social impacts of their activities in maximising the shareholder's wealth to the detriment of the people and the community. Secondly, social sustainability elements such as social cohesion, maintenance of human rights, and flourishing communities for all citizenry are often seen as of secondary importance and as solely related to the developing world. Thirdly, aspects of social sustainability are often observed as the responsibility of the state or government and civil society rather than as a platform for investment and business. Furthermore, social sustainability appears to present different and more varying challenges in specification, understanding, and communication than environmental sustainability, as there is no widely scientific basis for analysis; unlike the ability to debate other aspects of sustainability like population ecology and many more (Dillard et al, 2009). Accordingly, Dillard et al (2009) identified the social dimension of sustainability as that pillar which requires refocusing the

goal of development, revalidating the role of governance, restructuring the developmental process, and redefining indicators of success.

The “goal of development needs to be rearticulated” in which the people must be placed at the centre of sustainable development. But in the pursuit of human development, the environment must be protected and sustained. Secondly, democratic governance is required to drive or direct economic development, protect society, enforce accountability and ensure that growth is sustained and equitable (Dillard et al, 2009:19).

Colantonio and Dixon (2009) point out the significance of the ‘social’ dimension in urban regeneration by identifying both positive and negative effects, which vary depending on the standpoint adopted. They identify the positives with examples of social capital in regeneration, reduction of social problems through an increase in participation of the private sector and the improvement in local community image. On the other hand, the negative effects include gentrification, displacement, and social exclusion of particular groups within the local community.

2.5.1. Social Sustainability and Urban Regeneration Measurement in Developed

Countries

The social sustainability framework has continually been developed through practical understanding and assessment for new developments and communities in the developed world (Colantonio and Dixon 2009; Hall et al, 2011; Dixon and Woodcraft, 2013). According to Dixon and Woodcraft (2013), the discussion of social sustainability and urban regeneration covers a range of key areas (social equity, needs, capital and cohesion); but suggest neighbourhood and community as an appropriate scale for its measurement. Dixon and Woodcraft further argue that the measurement and analysis of social sustainability-related issues provides the linkage between household designs, and people’s well-being and sense of place in a neighbourhood.

For instance, in collaboration with the Berkeley group, Dixon and Woodcraft (2013) developed a practical and cost-effective measurement framework using a set of metrics to measure a wide range of factors that influence local quality of life and the strength of a community in four United Kingdom developments (the Granary Wharf in Leeds, Tibby’s Triangle in Southwold, Empire square in Bermondsey and the Imperial Wharf in Fulham).

The framework consists of the following dimensions as identified in Table 2.5.3 and Figure 2.6.

Table 2.10: The Four Social Sustainability Dimension: What they mean in Practice. *Source: Dixon and Woodcraft (2013).*

Amenities and Infrastructure	Public space; schools; playgrounds; provision for teenagers and young people; services for older people; healthcare; transport links; shared spaces that enable neighbours to meet; space that can be used by local groups; and whether a development/neighbourhood can adapt to meet future resident needs and aspirations.
Social and Cultural Life	How people feel about their neighbourhood; sense of belonging and local identity; relationships between neighbours and local social networks; feelings of safety, quality of life and well-being; how people living in different parts of a neighbourhood relate to each other; how well people from different backgrounds co-exist.
Voice and Influence	Residents' perceptions of their influence over the wider area and whether they will get involved to tackle problems. The existence of informal groups and associations that allow people to make their views known; local governance structures; responsiveness of local government to local issues.
Change in the Neighbourhood	Ability of places and facilities to adapt and flex to meet changing needs; public space that can be adapted to meet changing needs and wishes; future options for residents to shape public and shared space; flexible stewardship strategy; scope to local management and governance.

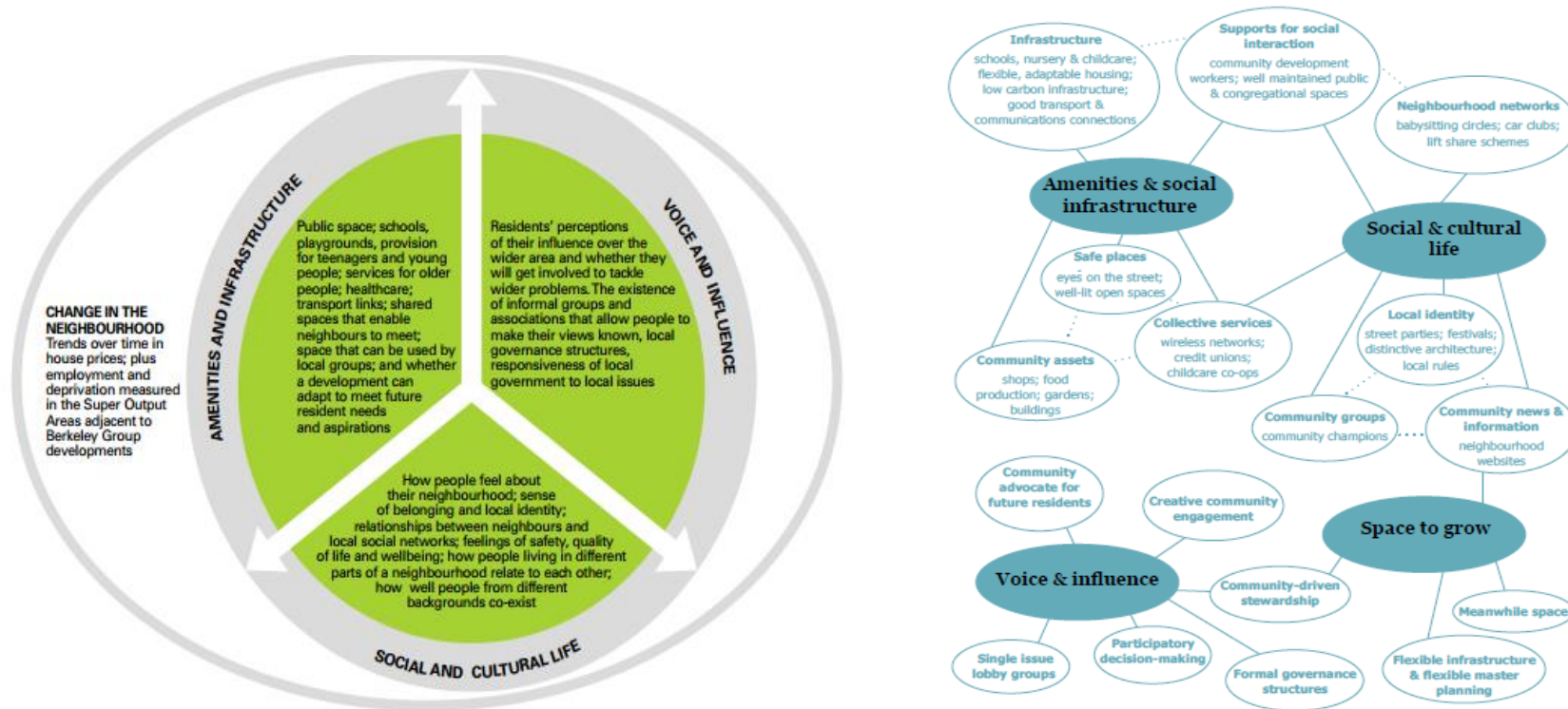
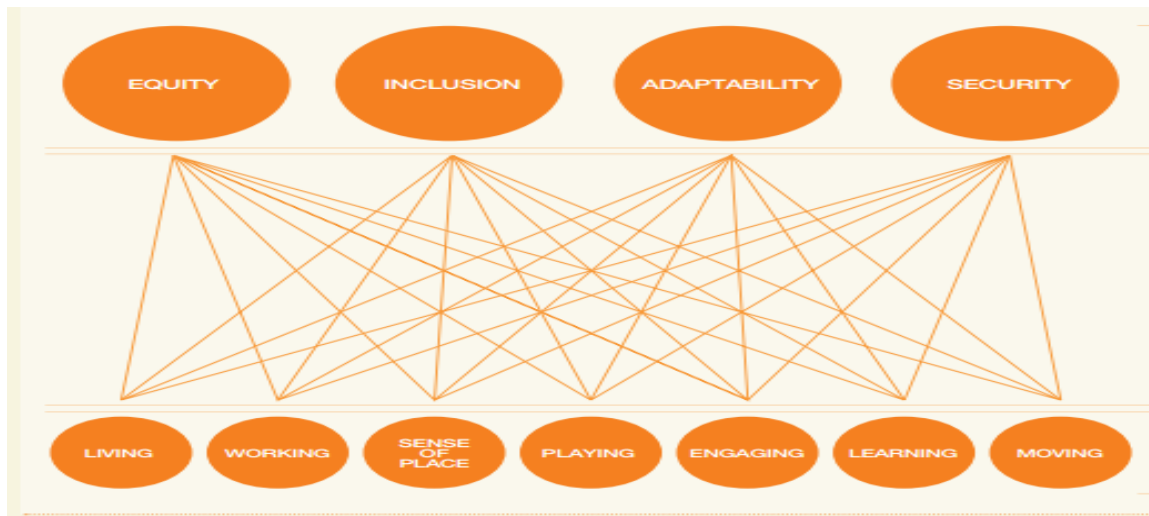


Figure 2.6: Social Sustainability in Practice: Acting on the Four Dimensions. Source: Dixon and Woodcraft (2013).

Outside the United Kingdom, however, the social development plan of Vancouver Canada developed in 2005 comprises three components of basic needs, individual capacity and community capacity; and four guiding principles of equity, inclusion, adaptability and security which shapes its social sustainability framework as summarised in Table 2.11. The aim of this framework is making Vancouver the ‘greenest city’ by the year 2020 (City of Vancouver, 2012).

Table 2.11: The City of Vancouver Social Sustainability Framework. *Source: City of Vancouver (2012).*

<p>Basic Needs</p>	<ul style="list-style-type: none"> • Appropriate affordable housing. • Appropriate, affordable healthcare. • Locally produced, nutritious food that is affordable. • Sufficient income for people to be able to financially support themselves and their families. • Safe communities and workplaces.
<p>Individual Capacity</p>	<ul style="list-style-type: none"> • Opportunities to develop and upgrade skills. • A variety of local employment opportunities throughout the region. • Affordable opportunities for life-long learning. • Affordable recreation, leisure and cultural facilities and programme. • Scope for individuals to contribute to the health and well-being of the community.
<p>Community Capacity</p>	<ul style="list-style-type: none"> • Support and encouragement for economic development. • The identity of the community reflecting its diversity. • Involvement in public processes and their results, and in government. • Opportunities and places for social interaction throughout the community. • Opportunities, resources and venues for a variety of arts, cultural and community activities. • Support and encouragement for community organisations and networks.



2.6: URBAN REGENERATION, COMMUNITY AND EQUITY

Most importantly, the discussions and movement on urban development and inequity have attracted universal concern over the continuous widening gaps ranging from the differentials in the access to opportunities, discrimination in the provision of basic services and infrastructures, livelihood and political opportunities, and the lack of involvement of the larger population in the participatory process of urban development (UN-Habitat, 2014b). The concepts of equity as an approach for urban development and practice have continuously been on the front-burner among urban development stakeholders. A close explanation of past World Urban Forums signifies the important role of equity in sustainable urban development as summarised in Table 2.12.

Table 2.12: Summary of World Urban Forum Discussions on Equity. *Source: UN-Habitat (2013)*

<p>The First World Urban Forum Nairobi (2002)</p>	<ul style="list-style-type: none"> • Promoted development interventions for city planning and practice that are more integrated, with consideration on synergetic and complementary aspects instead of sectional actions. The outcomes for this forum emphasised the need to deal with poverty and equity-related issues if any solution is to be attained.
<p>The Third Session Vancouver (2006)</p>	<ul style="list-style-type: none"> • Established the connection between sustainable urbanisation and inclusive city with a major focus on the role of urban planning.

<p>The Fourth Nanjing (2008)</p>	<ul style="list-style-type: none"> Placed equity as the major frame of the notion of social harmony by clearly stating that “a society cannot be harmonious if the larger section of its population are deprived from the basic needs while the other section live in opulence”.
<p>The Fifth Rio de Janeiro (2010)</p>	<ul style="list-style-type: none"> Presenting another viewpoint into equity with priority to the right to the city with the discussion of the fundamental principles that underlay human right along with the barriers that limits its realization.
<p>The Sixth in Naples (2012)</p>	<ul style="list-style-type: none"> Emphasised effective distribution policies and the role of government on wealth and resource distribution

In addition, UN- Habitat (2013) points out recent social movement across the world from Cairo’s Tahrir Square, New York’s Zuccotti park, Madrid’s Puerta del sol, and Gezi Park in Istanbul in the years 2011 and 2012 with clear demands and recognition for need of more equity and inclusion in urban centres by the larger urban majority. These place emphases on ill-balanced growth, urban disintegration from growing social division, and the failure to safeguard prosperity for all in the current practiced urban developmental policies (UN-Habitat, 2013).

This current urban menace, however, provided a platform for many urban development and sustainability experts to debate on the future of urban planning with a consensus agreement and objective to meet the demands of their inhabitants and also protect the general environments of cities globally (UN-Habitat, 2014b). Although urban planning researcher such as Campbell (2013) acknowledges the acceptance by various experts concerning urban “equity”, he presents another big question concerning its meaning, which creates different facets of the issue. The variation in its meaning ranges from being associated with the provision of equal opportunities and distribution of resources, human right and justice, the strict application of law and order and the implementation of inclusion and integration mechanisms (Campbell 2013; UN-Habitat, 2013). Campbell (2013) utilised the planner’s triangle in Figure 2.7 to illustrate the three fundamental priorities of planning (creating green cities, growing cities and just cities), its associated conflicts (resources, property and development), and its management. Planners define themselves implicitly by where they stand in the triangle.

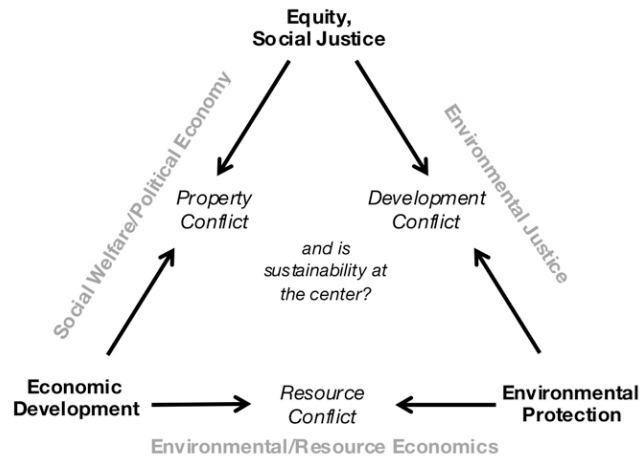


Figure 2.7: The Planners Triangle. *Source: Campbell (2013)*

Irrespective of this different viewpoint, UN-Habitat (2013) argues that the common denominator remains the establishment and attainment of “fairness”. In general, the trend of inequality has been in existence for decades, but has intensified at the beginning of the twenty-first century with evidence of its presence in almost every area of urban development (Stiglitz 2012). Byrne (2012) attributes these developments to ideological positions and conventional developmental approaches inherited from the ‘Washington Consensus’ by governments particularly in the developing nations who are the policy makers. In this case, equity is presented as a by-product after economic growth has taken place and, as such, the search for equity has remained on the fringes of urban developmental agendas for a long time with no clear policy or strategy to tackle it.

In response to this challenge, urban development stakeholders such as the World Urban Form consider “equity” in urban development as that which must focus on the effective distribution of opportunities, while creating a level playing field where everyone can benefit from urban advantage and the prosperity of cities through a fair and just manner in city developmental practice (UN-Habitat, 2010b). However, UN-Habitat (2010b) suggests that existing urban development must be analysed, with the intentions of adopting an appropriate policy and plan - if equity is to be established - at the centre of urban development.

Furthermore, UN-Habitat (2010b) undertook an exploratory analysis of the current state and general environment in the cities of Shenyang and Wuhan in China, New Delhi in India, Port Harcourt and Lagos in Nigeria and Meuraxa in Indonesia. These analyses revealed the inability of these case-study cities to tackle the challenges characterised by the problems of

management, exclusion, inequality, insecurity and environmental degradation; let alone provide solutions for future occurrence. The non-existence of an adequate urban governance policy, participatory urban planning, and the lack of institutional capacity, along with a high rate of inequality among the different socio-economic population strata, were identified as the major factors impeding the attainment of sustainable urban development in many cities in the developing world (UN-Habitat 2009; 2010b).

In the attainment of equity for any urban development, Sorensen and Okata (2011) identify the importance of establishing a conceptual framework which goes beyond just an ideology; instead it should be a useful tool that is required as an agenda for every stratum of urban governance from local, national and regional levels in ensuring a shared prosperity. They, however, suggest linking the concept of sustainable urban development with traditional authoritarian rule, the justification of political and economic agenda and the preservation of the prevalent socio-economic structure, thereby presenting an argument that the discourse and implementation of urban sustainable development in the case of emerging economies still has to answer questions on how decisions are made and priorities established; and who benefits. This is also accompanied by the fact that equitable development does not just happen, but can be attained with the support of certain key elements with the recognition of fundamental human rights, human development growth, priority for every group, participatory democracy, moral and ethical considerations and fundamental values of standards against which all policies are judged and held accountable. To this end, Sorensen and Okata (2011) suggest the neglect of policies that accord priority rather than efficiency; instead a focus on that which incorporates goals of spatial equity or territorial justice for the collective well-being and fulfilment for all is required for the attainment of sustainable urban development.

2.6.1. Human Social Development

The *United Nations Human Development Report* (2014) reveals that every society has a unique quality of life due to different values, income, security, education, infrastructure and technological opportunities available to them. The UNDP (2014) provides a broader approach to human development, with the argument that standards and quality of life vary according to how humans prioritise factors, along with a key question of why some people do better

than others in any society, and what structural forces leave some people more vulnerable than the others. The UNDP (2014:1) states:

Real progress on human development is not only a matter of enlarging people's critical choices and the ability to be educated, be healthy, have a reasonable standard of living and feel safe. It is also a matter of how secured these achievements are and whether conditions are sufficient for sustained human development. An account of progress in any society in human development is incomplete without exploring and accessing vulnerability.

The UNDP's (2014) argument on human development is based on the relationship between vulnerability reduction and advancing human development, by exploring vulnerability beyond its traditional definition of being open to risk, but it identifies vulnerability within the human development context as eroding people's capacity and choices. This report makes the case for the enhancement of individual and societal capacities, by ensuring that human choices are robust now and in the future while enabling people to cope and adjust to the adverse event; if the reduction of persistent vulnerability is to be sustained.

In addition, the United Nation's (2012) report on sustainable development classifies essential factors that sustain human survival as basic needs; this includes shelter that must be healthy, safe, and affordable with a secured neighbourhood with adequate public infrastructures and services such as pipe-borne water, sanitation, drainage systems, transport, healthcare, education and child development. This report also argues that achieving these factors implies a more equitable distribution of income between every member of the society within the society. Furthermore, conflict often arises over these social elements and goals and how to achieve them which often creates tension within societies. The unequal distribution of wealth creates imbalance in the quality of life particularly in developing countries by which one essential need is provided to some groups of people and not enough to others (Dillard et al, 2009). The United Nations recommendation on human settlement (1976) highlights the importance of reorienting development towards human well-being, which designates the world's poor as the primary beneficiary of development with the following principles and guidelines:

- The most essential and first objective of every policy on human settlement should be the quality of life improvement of human beings.

- The satisfaction of human needs should be enhanced by economic development, which is necessary in the achievement of a better quality of life, as long as it promotes more equity in benefit distribution among nations and people. In relation to this principle, specific attention must be paid to accelerated transition to underdeveloped countries from minor development to major development activities.
- The dignity of every human and the practice of freedom of choice in accordance with the general welfare of the public are basic rights that must be ensured in each society.
- Every country, most importantly developing ones must adopt conditions that would ensure complete integration of youth, and women in social, economic, and political activities based on equal rights. This is to attain an efficient and complete utilisation of human resources that are available.
- Everyone is entitled to participate collectively and individually in the implementation and elaboration of human settlement programmes and policies.

Dillard et al (2009) further emphasised the need to focus on the social basic need approach which has been categorised as primary with people's full physical, mental and social development. In addition, necessary consideration must also be given to non-material needs such as self-reliance, security, participation in decision making, and natural and cultural identity, with great purpose in life for every society. Dillard et al (2009) identify the link between basic needs and sustainable development; which seems advantageous for the approach to concentrate on needs that depend on scarce resources for the satisfaction of every individual in all societies. The result of these processes is based on the idea that human acquisition and exploitation of goods and services fall in two mutually exclusive categories of

- Basic human needs that are common to all the people in the society
- Human wants and preferences that vary between people or groups.

2.6.2 Human Needs and Wants

The pursuit of real goods that satisfy people's natural needs is the basis for living well and achieving a good life (Mckelvie 2010). This can be based on the understanding of human want and needs. According to Mckelvie (2010), essential knowledge of needs and wants can be instrumental in the pursuit of human happiness and life value. This is based on the fact that

human needs are natural desires that aim at goods that are truly utilitarian these also include goods and services that support human existence. Mckelvie further identifies these needs as real goods which every human-being requires for the pursuit of happiness, making them determinant factor for human behavioural acts or living standards. Nevertheless, Kotler and Armstrong (2010) point out that people actually know needs when they see them, or when they are deprived of them; such needs include food, drink, sleep and the protection from the environment (shelter). Both writers further identified the importance of distinguishing what constitutes needs and wants while thinking of “progress” in terms of first meeting needs and then satisfying wants.

Lesis (1988), though, described human wants as the acquired desires for things that appear to be good, but sometimes may turn out otherwise; they are also sometimes referred to as “apparent goods”. According to Lesis (1988:62), “the main difference between wants and needs is that wants express a person’s subjective desires (felt requirement), while individual needs are objective or basic requirements”. Lesis further emphasised that human wants can also be described as arbitrary desires that reflect personal idiosyncrasies, which makes needs limited and wants unlimited. This form of human desire takes shape by the influence of culture, geographical location, or human personality.

For instance, a Briton needs food but wants rump -steak sub with fish and chips. An American needs to eat food but would prefer or want beef burger or chicken; people demand or desire items or goods that add up to the most value and satisfaction. (Kotler and Armstrong, 2010:38).

Mckelvie (2010) further expatiates this distinction that when the primary needs are meant, human beings also desire higher human need in the pursuit of happiness; such needs include love and affection, friendship, peace, liberty, dignity, respect, knowledge in all forms and also association with and integration within the society. Avruch and Mitchell (2013) present another perspective to human needs from conflicts and resolution as the core idea associated with human rights and the need to be protected, which has been a threat to basic peace and order globally. Avruch and Mitchell (2013) cite social and political institutions as the ultimate in the assimilation of what makes people the same as well as what makes them different.

Mckelvie (2010) points to the fact that pursuing desires that make up individual wants is a major part of freedom and can be considered a right, as long as the rights of others are not

violated. Mckelvie holds the position that every desire of an individual or group of persons can be termed as appropriate for such individuals or persons.

For instance, there are numerous things and various human beings who pursue that which may seem good to them at the inception or desired stage, but may later turn otherwise. These apparent goods may differ from drugs, alcohol, excessive food, pleasure and comfort, fame, riches, power and many more. The habitual desires for these goods are regarded as vices (bad habits) and instead of comprising the pursuit of happiness; it can actually frustrate it (Mckelvie, 2010:25).

Górecki (1996) further presents the view that man's natural needs can be seen as the basis of universal human rights and the people ought to pursue what they need in order to achieve happiness. Thus, there seems to be only one category of needs and wants that is clearly universal: the physiological human necessities. People all over the world, in all societies demand a drive for food, water, air, physical activities and protection from the natural environment, which includes clothing and shelter for their survival. Russell (1996:26) states that:

Everybody requires the condition for life and health, and that most people require the condition of biological survival such as food, air, drink and shelter.

Modern thinkers also expand the list of items included and sub-divide them into various categories. As such, Russell (1996) argues that needs and wants are not just limited to physiological necessities, but also important in social integration and human survival in relation to membership in the society. This brings about the concept of appetites in societies as "a desire for life spent tranquilly in common with fellow men". In view of this, due to the fact that law and legislation exist in any society, Górecki (1996) suggests that universal need for justice follows with the example of need for political liberty, individual growth, and basic equality as necessary to justify most fundamental human rights. However, some of the categories of needs and wants may not be universal due to caste societies, religious differences and beliefs, traditional-oriented societies and male-dominated societies in which demand for freedom and equity is not widely accepted and experienced (Górecki, 1996).

2.6.3 Human Rights

The agitation for fundamental “human rights” from a global perspective has continually grown from the United Nations Universal Declaration on Human Right in (1948), to the World Conference on Human Rights in Teheran in 1968, followed by the UN Convention on the Rights of the Child in (1989), and the United Nations Human Rights Council in 2006 (Robinson and Alston 2005; UNDP 2010; UN-Habitat, 2010/2011). According to the UNDP (2010), fundamental human rights are gradually becoming more recognised across the world most specifically in the developing world with the increase in the trend of democratisation in many nations in Africa and Asia; however, the UNDP asserts that inequality continues to persist.

Osberg (2001) an economist, however presents the significance of human rights from an ideological viewpoint and political convenience and argues that it could either be used to defend freedom or to abuse or destroy it. As such, Osberg stresses the significance of drawing the distinction between human rights that are essential conditions for freedom and which safeguard individual interests, and those that have become human rights by virtue of being declared as such. Osberg (2001) also argues that basic human rights should be thought of as “needs”, and considers the major measures to “social progress” in any society as the total percentage of those who enjoy basic fundamental human rights. Further explanation by Osberg reveals that such percentage can be actualised through social indicators and analysis which shows interest in identifying and standardising the measurement of human well-being. The Human Development Report of the United Nations (2010), while constructing diverse arrays of methodologies such as quality of life indices, human development index, and index of social progress reveals that:

The goal is to achieve all human right on civil, cultural, economic, political and social for all people. There must be access to basic education, health care, shelter and employment which is as critical to human freedom as well as political and civil rights (UNDP 2010: 47).

According to UN-Habitat (2010/2011), human rights violations in practical terms are typically experienced by people without wealth and power, although there are exceptional cases where the capital class or wealthy are deprived of human rights such as freedom of speech, shelter or movement. UN-Habitat (2010/2011) contends that it is only the

marginalised group of the population who directly experience human rights violation on a daily basis, and further stated that:

The right to the city should be viewed as a new legalistic instrument, this due to the fact that if the government or states decides to ignore its human right obligations, the people in position of authority and power are not directly affected, only that the government typically face little or no sanctions other than the possibility of bad publicity. So far, few countries or cities have given formal, explicit recognition to the right to the city in those of their policies, strategies or legislation that look to narrow the urban divide (UN-Habitat, 2010/2011:123-124).

The United Nations High Commissioner for Human Rights also argues that at the core of the United Nation's action lies the intent to protect and promote human rights and fundamental freedom in the international bill of rights (UN-Habitat, 2014a). The Bills consist of three main instruments:

- The Universal Declaration of Human Right (1948)
- The International Covenants on Economic, Social and Cultural Right (1966)
- The International Covenant on Civil and Political Rights (1966)

The United Nations High Commissioner for Human Rights further states that these three documents define and establish human rights and fundamental freedom and also form the foundation for more than 50 additional United Nations human rights conventions declarations, which are set as rules and principles. Nevertheless, the basic idea of “what is the right thing to do” is crucial to voluntary compliance with the law, so a common understanding of human rights is considered essential to the rule of law. Osberg (2001:29) cites The General Assembly Resolution 32/130:

The full realization of civil and political rights, without the enjoyment of economic, cultural, and social rights is impossible,

with emphasis on the fact that

All human rights and fundamental freedom are indivisible and inter-dependent. The current urban developmental challenges in many parts of the developing world today such as lack of public infrastructures and services, homelessness and many other environmental issues being experience by the marginalized groups in the society can be considered as lack of awareness and attainment of human rights. For example, if any individual has no home or shelter, where do you expect such person to “live”?

In support of the General Assembly Resolution Osberg (2001) argues that with the adoption of the Universal Declaration of Human Rights in 1948, the right to adequate housing and public services joined the body of international, universally applicable and accepted human law. As such, since these periods, the right has been re-affirmed in a wide-range of additional human rights instruments; each of which is relevant to every group within society.

According to Rossi (1991:9), who has linked human rights and the global urban housing crises, “literal homelessness is a condition of extreme deprivation, but it is only a step away from being preciously housed”. Extreme poverty can be termed as the main root of both homelessness and lack of adequate and standard accommodation or shelter. A life of extreme poverty is however highly vulnerable to ill health, low life expectancy, poor economic growth and many more. In order to reduce the rate of such vulnerability, the International Covenant on Economic, Social and Cultural Rights states that:

The state parties to the present covenant recognize the right of everyone to an adequate standard of living for themselves and their family, including adequate food, clothing, and continuous improvement of living conditions (UNDP, 2000: 48).

Accordingly, the primary objective of any sustainable development must ensure the provision of a system that remunerates livelihood through human development, empowerment and the recognition of the people’s right through democratic participation in urban development policies in compliance with the International Bill on Human Rights (Streeten, 1981).

2.6.4. Social Justice, Cohesion and Exclusion

In his second inaugural address in 1937 Franklin Delano Roosevelt (FDR), America’s 32nd president spoke on behalf of the “forgotten man” with the determination to make every American citizen the subject of his country’s interest and concern:

The test of our progress is not whether we add more to the abundance of those who have much, it is whether we provide enough for those who have too little (Grafton, 1999: 61).

An important position established by the above statement is the need for government to act as a trustee to ensure the basic right of every individual in an equitable and just manner (Grafton, 1999). Referring to Roosevelt’s statement Grafton pointed out that, in the past, political theorists have explored a multitude of political and ethical questions, but not

necessarily in terms of creating an equitable balance in societal development. In recent years, more attention tends to focus on elements like the state, social contract, individuals and communities with discussions of social justice and contemporary democratic citizenship in this egalitarian social context. For instance, UN-Habitat (2010a) identifies the attainment of social justice in urban development and practice as that which should rest upon the contract between the governed and the government. Mill et al (2003) support this position, in conformity with the utilitarian philosophy which argues that an action is considered right if the majority of benefits and moral judgements aim at achieving the greatest good for the greatest number.

Mill et al (2003) through the “*Classical Utilitarians*” succeeded in utilising the doctrine of utilitarianism from practical and rational dimensions most importantly in a modern societal context in economics, politics and ethics.

The continuing vitality of the greatest happiness system is not difficult to understand – it embodies a very natural and compelling model of rationality. This model, which dominates much of contemporary economics (as well as decision theory, “cost-benefit analysis”, and “public choice theory”), sees rational action as an attempt to maximise net utility (Mill et al, 2003: vii).

Hence, an understanding of this doctrine reveals the objective of policies and institutions under a utilitarian framework as that which must develop and enforce laws that take into consideration the well-being and happiness of the society in providing social justice. Mill et al (2003) believe that philosophers who share the vision of the proper function of social institutions like legislation and morality may differ on more than the best methods to attain it; the authors describes Aristotle’s position as significant on the issue of social justice, with the widespread agreement that happiness is the goal; but considerable disagreement arises as to what constitutes happiness. Also, Bentham argues:

The answer is simple: happiness is just pleasure and absence of pain. The value (or disvalue) of a pleasure (or pain) depends only on its intensity and duration and can (at least in principle) be quantified precisely (Mill et al, 2003: vii).

In view of the above, Hall (2006:22) reconstructs Bentham's argument for the principle of utility with the following:

- The good of a society is the sum of happiness of the individuals in that society.
- The purpose of morality is promotion of the good of society.
- A moral principle is ideal if and only if universal conformity to it would maximise the good of society.
- Universal conformity to the principle of utility "Act always so as to maximize total net balance of pleasures and pains" would maximise the good of society.

The combinations of laws and regulations, institutions and processes play vital roles in achieving social justice, most significantly concerning social contract which revolves around the agreement of people in a state of nature to form a society and government that they will be obligated to obey (Hall, 2006). Rawls (1971:105) identified social contract as “primarily a theory of political obligation”, accompanied by the argument that every decision made for the society must be based on the moral principles of justice. UN-Habitat (2012/2013) advanced further the discussion of social justice with urban prosperity with emphasis on the strength of enforcement, as well as by the configuration, capacity and flexibility of the institutions responsible for steering urban development. UN-Habitat (2012/2013) argues that social institutions form the basic structures of societies which comprise of individuals with a wide range of circumstances and characteristics.

One important fact remains that it is not an easy task to alter many of these characteristics that form our personalities and physical abilities in any society (UN-Habitat, 2012/2013:59).

Rawls (1971) rested the responsibilities on institutions by arguing that it is possible to adjust the social institutions to favour those who are disadvantaged. Rawls developed two principles of justice in establishing a just society:

First Principle: *each person is to have an equal right to the most extensive total system of equal basic liberties compatible with a similar system of liberty for all.*

Second Principle: *social and economic inequalities are to be arranged so that they are both (a) to the greatest benefit of the least advantaged, consistent with the just savings principle, and (b) attached to offices and positions open to all under conditions of fair equality of opportunities (Rawls, 1971: 302).*

In consideration of this, Rawls (1971) argues that the concept of social justice is concerned not with formal equity of citizens, but with substantive inequalities between them. As such, Rawl's argument provides the basis for cohesion in a diverse society through public agreement concerning the question of political and social justice, which in turn fosters civic friendship and secures the bonds of association.

2.6.5. Measuring Urban Inequality

Inequality remains a major issue within urban areas and cities; and between city and country (Obeng-Odoom, 2015). Sutherland et al (2011) note that while urban inequality is both symptomatic of and caused by structural inequalities which exist in the economic and social sphere of a society, urban inequality can be closely linked with social and economic factors, and is mostly experienced within a neo-liberal agenda. This inequality is constructed through several processes that are multifaceted in nature and occur over time.

Sutherland et al (2011) support this argument with the viewpoint that locally experienced inequality is extremely rooted in a political, economic and social process which contributes directly to spatial networks of both national and global inequality. These networks, which link the urban poor and the elitists, comprise informal and sub-standard settlements with extremely low quality and standards driven by social, economic, political and environmental challenges in cities. Sutherland et al (2011:6) note that

Sub-standard settlements are considered to be good markers of the social, economic, political and environmental inequality of cities of the south and hence they form a useful lens through which to view and explore processes of inequalities in cities.

In view of this, different actors' constructs have responded to these challenges by analysing via discursive or constructivist approaches how to address urban inequality within their cities or countries.

For instance, much of the discourse on urban inequality from a discursive approach has debated the key questions of what constitutes inequality in cities and who gets to define it? According to Sutherland et al (2011) in the realisation of a socially inclusive and sustainable city, urban inequality needs to be critically explored, particularly in relation with justice and what constitute fairness or inequality. In achieving urban equality and justice, there has been various debate without reaching a consensus on the idea of justice (Sen, 2009). The debate

around urban justice has also raised questions on how possible is it to secure an agreement on what constitutes a just society and its associated rules and institutions, as different people have different ideas on what is fair and acceptable in every society.

For instance, Sen (2009) argues that it is possible to clarify a position on injustice that societies must address when it comes to issues that directly relate to the people. The point described as injustice in the argument considers priorities which are based on material qualities such as poverty and sub-standard settlements, which should be given adequate attention by policy makers. UNDP (2010) supports this position with the argument that the issues surrounding injustice are direct circumstances of economic, political and social incapacities. However, Sutherland et al (2011) point out that the perception of inequality and justice may vary from one society to another, particularly while focusing on the principles of social justice, environmental justice and spatial justice.

Since the discursive position is inspired by humanity, it is important to understand the history in both social and political terms of each city or country in reference to its policies and strategic plans been formulated in addressing the level of inequality and poverty involved. The approach enables the combination of wide-range of ideas and how various actors define, understand and construct how inequality can be tackled and how society shapes its space (Sutherland et al, 2011:7).

Sutherland et al's (2011) discussion on the distributive approach also identifies inequality based on a systematic unequal distribution in a society, suggesting spatial representation as a tool to analyse the unequal relations within a society that are deeply spatial in nature. The understanding of socio-spatial dialectic is also relevant as it reflects on how every society shapes its space (unequal social relations cause an unequal distribution of goods and bads across space).

Social and spatial relations are dialectically interactive and interdependent, social relations of production are both space forming and space contingents. This also implies that spaces that are termed as informal or sub-standard reflects the unequal social and economic relation of society, and at the same time, the opportunities and constrains of these spaces determine the social reproduction of citizens of their settlement; further entrenching social and economic inequality (Sutherland et al, 2011 :7).

In view of this, Sutherland and colleagues suggest exploring “to what extent inequality is constructed as a discrete variable or to what level is poverty spatially concentrated? Or how can urban inequality be simplified or reduced”. However, Bromberg et al (2007) and UNDP (2010) consider that the answer to such question lies in the understanding of inequality and how it should be tackled in an urban development context. This is because there is a one-sided focus on informal settlement whereby urban policy-making addresses the symptoms rather than the roots causes of inequality. The main issues and problems associated with the distribution of resources (which include economic, social, political, and environmental) are often avoided and rather more attention is drawn to the results or outcome of inequality as opposed to the production of inequality. There must be the development of a more profound understanding of a conceptual character of inequality which does not occur only when the symptoms of inequality are exposed. UNDP (2010) hereby suggests the need for policies that focus on the concept of justice and its mode of implementation, if the equal distribution of resources and infrastructure for every member of the society is to be achieved.

Bromberg et al (2007:1) hold the view that

Justice in any society can be analysed in both material (re-distribution) and non-material ways (happiness, liberty, security and opportunity); which also reflects the multi-dimensional definition of poverty.

One of the principles of justice emphasises that everyone should have equal rights and basic liberties within a total system that ensures that social and economic equality should be arranged to benefit the least advantaged among us. This normative idea needs to be extended to include spatial and social differences, and to consider in what space the shared notion of justice could be produced and activated. In the exploration of the concept of spatial justice, one must consider the understanding of socio-spatial dialectic, which reveals the relationship between socio-economic structures and the geography of injustice (Sutherland et al, 2011).

Understanding that space-like justice is never simply handed out or given, that both are simply produced, experienced and contested on constantly shifting social, political, economic, and geographical terrains. This means that justice, if it is to be correctly achieved, experienced and reproduced must be engaged on spatial as well social terms (Bromberg et al, 2007:2).

According to Bromberg et al (2007), the powers to shape and produce space through social, economic and environmental factors are inter-related and constructed through material practices and discursive engagement which are strongly rooted in the active deliberations between multiple actors and decision makers. The arguments raised by Bromberg et al (2007) remain; that in the creation of space, there must be collective opportunities to build solidarities across all differences, and enable space to be a process and product, thus allowing actors to negotiate and participate. Therefore, justice and space creation become a shared responsibility of every stakeholder in the socio-spatial system that each inhabits.

Furthermore, UNDP (2010) also postulates that the state has a major role and responsibility in ensuring an absolute reduction in barriers to an inclusion and empowerment in every society. This can be achieved by addressing urban divide and inequality particularly through access to human development by economic and social opportunities, legal protection, political participation, freedom of choice in social production, and access to resources. In the verge of deriving a lasting solution to urban divide and inequality in cities around the world, this situation must be encountered through a wide range of interventions and actions by different actors in tackling urban division and inequality. UN-Habitat (2010/2011) argues in support of this position based on the fact that there are various scenarios and cases which vary from country to country particularly through the main dimensions of an inclusive city (political, economic, social and cultural).

If the four dimensions of the inclusive city –social, political, economic and cultural are to be turned from a mere conceptual paradigm into reality, they must be implemented within a right-based framework, and one that is easy to enforce. Short of this, prevailing patterns of exclusionary development, selective benefit sharing, marginalisation, and discrimination will continue unabated in cities. Only through explicit and deliberately inclusive process will it be possible to identify the locally appropriate, innovative and high-leverage actions and policies which government, public officials and major institutions can deploy to set in motion self-reinforcing process that will bridge the urban divide (UN-Habitat, 2010/2011:12).

Accordingly, cities must hereby make all necessary efforts to design and implement strategies of inclusiveness through its four main dimensions, and must be based on a framework that is easy to enforce and can be integrated easily and concurrently into the day-to-day lives and activities of the population.

2.6.6 Urban Governance and Citizen Participation

The body of literature distinguishes the term ‘governance’ through four main aspects: governance as a broader term from government (a structure), governance as a set of rules (a process); and governance as an analytical framework (mechanism and strategy) (Heinrich 2011; Héritier and Rhodes 2011; Levi-Faur 2012). Governance as a structure implies the frame of institutions (formal and informal); as a process, it defines the functions through policymaking; its mechanism aspect focuses on compliance and control; and its strategy signifies the actor’s effort with the ability to govern and manipulate other apparatus (institutions) to shape choice and preference (Levi-Faur 2012; Obeng-Odoom, 2013).

In general, governance connotes the process of decision making and implementation: but, from an urban development perspective, the notion of governance approach is substantial like any other theory which receives attention from various writers and groups with emphasis on the perception of partnership, regulation, politics and participation (Arnstein 1969; Connor 1988; Newman et al 2005; Tewdwr-Jones 2012). One of the key lessons emerging from governance research in the past 20 years is the considerable change in the roles of institutions and their policy makers in steering and coordinating the local community with examples of the following definitions as summarised in Table 2.13 below.

Table 2.13: Urban Governance Definitions.

Sources	Urban Governance Definitions
Auclarc and Jackohango (2009)	<ul style="list-style-type: none"> Urban governance deals with management of an urban unit, which is characterised by activities such as financial management, accountability, resource allocation, decision making, transparency and equity. It is also significantly payable to the challenges linked with urbanisation, institutions, and policies towards achieving effective planning and administrative process of the city.
Obeng-Odoom (2013)	<ul style="list-style-type: none"> Urban governance involves a number of structures, skills, processes and tools in order to be effective and ensure sustainable urban development, this with a shift from hierarchies to network as a mode of coordinating affairs within an urban space.

<p>Chandler (2012) Peters and Pierre (2012)</p>	<ul style="list-style-type: none"> • The government in an urban development process is not a sole actor in the process of governance, but relates with other non-government actors.
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Brenner (2004) and Newman et al (2005) consolidate the above definitions as that which marries political, economic and social forces and also embraces different avenues of power which shape urban development. According to Baerenbrinker (2011), this is expected due to the fact that urban governance conveys activities which have immediate effects on the living situations in neighbourhoods and its residents, through the involvement of diverse actors ranging from the public to private sectors of the society. It has been argued that this collaboration has transformed the concept of urban governance in the last five decades with state spatial regulations and state-led projects composed of political strategies to embed cities' institutional hierarchies, and regulatory frameworks; which position cities within circuits of capital accumulation (Brenner, 2004).

Nevertheless, Baerenbrinker (2011) identifies urban governance as that which does not exclude the existence of a hierarchical structure; instead he emphasises its importance towards administrative action and processes such as the executive and legislative decisions which are required to ensure high political effectiveness in government modes and performance. Baerenbrinker (2011) further acknowledges the inability of the hierarchy process to deliver and achieve positive mechanisms and results in tackling urban challenges among collective actors through legislation by the government, which plays a crucial role in the involvement of private and non-state actors in the engagement of government models.

The traditional paradigm that left urban management exclusively in the hands of the state has been rendered obsolete and cannot address the emerging needs and realities of a more complex and sophisticated urban entity (Auclar and Jackohango, 2009:1).

For Auclar and Jackohango (2009), the involvement of non-state actors accelerates the decision-making process and also works as a stimulus that applies pressure in deriving the most efficient and appropriate solutions instead of depending on the solution driven by the state. Urban governance writers such as Peters and Pierre (2012) and Obeng-Odoom (2013) support this view from a global perspective, but have argued that efficient and appropriate solutions can only be achieved by non-state actors if the planning process involves an inclusive participatory process; where economic gain is not prioritised over social concern.

However, Brenner (2004) asked the key question of whether these actors have equal powers, therefore suggesting that urban governance in itself is an inherently unequal system deviating from its conceptual meaning.

Arnstein (1969) analysed the true meaning of equal powers in urban governance based on the notion of ‘powerlessness’ which is felt by the offended and embittered through the inability to deal with profound inequality and justice infiltrating urban lives. Arnstein reveals the gap in the appropriation of power and participation using its eight levels of citizen participation gradations. Arnstein’s gradations, illustrated below in Figure 2.8, signify the confinement of power one-sidedly as against the claims of an even distribution.

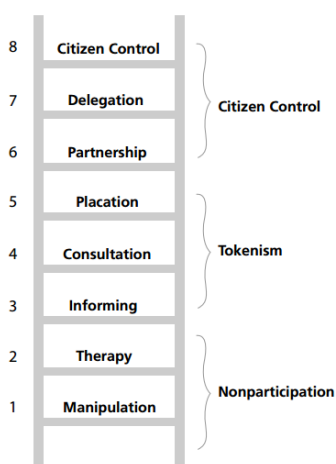


Figure 2.8: Arnstein’s Ladder: Degrees of Citizen Participation (1969).

Table 2.14: Arnstein’s Eight Rungs and their Objectives. *Source: Arnstein (1969).*

Eight Rungs	Objectives
<p style="text-align: center;">1 & 2 Manipulation and Therapy</p>	<ul style="list-style-type: none"> The inability of people to participate in planning or conducting programmes; but the ability of the powerholders to “educate or cure” the participants.
<p style="text-align: center;">3 & 4 Information and Consultation</p>	<ul style="list-style-type: none"> Citizens may indeed hear and be heard, but they lack the power to ensure that their views will be heeded by the powerful.
<p style="text-align: center;">5 Placation</p>	<ul style="list-style-type: none"> The ground rules allow have-nots to advise, but retain for the powerholders the continued right to decide.

6 Partnership	<ul style="list-style-type: none"> • Enables citizen negotiation and engagement in trade-offs with traditional powerholders.
7 & 8 Delegated Power and Citizen Control	<ul style="list-style-type: none"> • The have-not citizen obtains the majority of decision-making seats, or full managerial power.

The knowledge from the objectives of gradations as shown in Table 2.14 provides an insight into the vocal demands for citizen participation in social programmes and urban governance related issues; this with emphasis on the re-distribution of power that enables the have-not citizens excluded from the political and economic processes (Arnstein, 1969).

Connor (1988) however highlights Arnstein's limitations a decade after in key areas of racism, paternalism, ignorance and disorganisation among the deprived and the low-income communities. Accordingly, Connor identifies a new systematic approach towards the prevention and resolution of urban, sub-urban and rural setting development policies with its new ladder, as shown in Figure 2.9, which categorised the attainment of participation into two main areas for the general public and the leaders. The key element of focus for the general public identifies education, information/feedback and consultation, while that of the leaders focuses on mediation, litigation and prevention/resolution; if citizen participation is to be attained.

Education (providing sound knowledge base before issue arises which leads to prevention), information: An accurate appraisal of what each party knows and believes about proposals and one another. Feedback, consultation: An advisory solution within the gap of education and information-feedback programs. Joint planning: working through a shared definition of the situation. Mediation: A neutral, third party leads the others through a conflict resolution process. Litigation: The adversarial relationship inherent in a legal action and court decision often leaves both parties feeling antagonistic towards each other. Resolution/prevention: The recent development of public sector marketing is particularly relevant for government agencies (Connor, 1988:256).

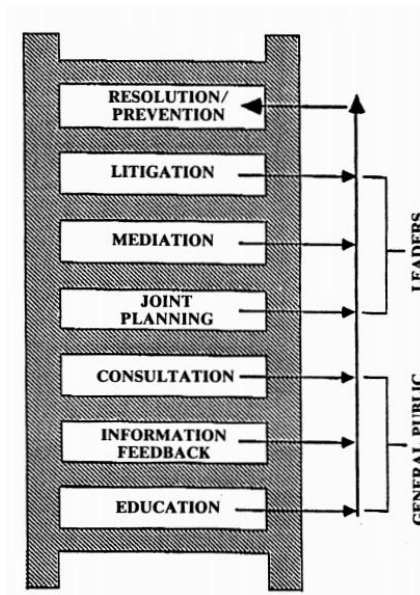


Figure 2.9: New Ladder of Citizen Participation. *Source: Connor (1988).*

In recognition of the importance of participation and the decentralisation of power, Tewdwr-Jones (2012) identifies the importance of government structures in collaboration with every participant in a democratic way towards achieving good governance. However, the concept of good governance has received a boost in the developed world, with examples from the EU law of the Charter of Fundamental rights (Article 41) which gives a right to good administration and for every member of the society to be heard (CFREU 2000). Also with the European Code of Good Administrative Behaviour introduced by the European Ombudsman and adopted by the European Parliament in 2001 gives a right to good administration and acts as an external mechanism of control, investigatory complaints about maladministration and the recommendation of corrective actions where necessary.

The awareness also functions as a resource to institutions, serving to improve their performance by directing attention to areas which require enhancement of services and high standards of administration provided to European citizens (European Ombudsman, 2005).

Urban governance emphasises that the more decentralized jurisdictions are, the better they can reflect the heterogeneity of preference and necessities among citizens (Baerenbrinker, 2011:39).

According to Baerenbrinker (2011), this is important in deriving a lasting solution for deprived neighbourhoods and the prevention of a segregated urban development through the

incorporation of policymaking by private actors in a regulatory framework set by the legislation. Baerenbrinker justifies this position with examples such as German Legal Instrument framework for social city in paragraph 17Le of the Federal Building Code. This legal instrument demonstrates the character of urban governance through the setting of a legislative framework that allows the actors in the deprived areas or neighbourhoods to independently derive the best solution for specific problems in their areas. Additionally, this also triggered the emergence of a new mode of governance aside from the previous urban governance instruments that are usually developed on a national scale to address challenges on a local scale.

Baerenbrinker (2011) also supports this framework with the argument that these instruments are more flexible and speedy in the adjustment to new challenges and save cost through new ideologies by stakeholders such as private organisations and NGOs with sufficient expertise on specific circumstances in comparison with the state authority.

The involvement of private sector initiative in urban governance creates the critical resource and competence that is required through working models of engagement of market based approaches, social responsibilities, public-private partnership, advocacy and promotion of stakeholder's dialogue that is private sector driven (Baerenbrinker, 2011:23).

The spirit of good governance therefore requires a constructive, purposeful interaction and engagement of the state, private organisations, and the people on the basis of an effective participation of all stakeholders, the rule of law, transparency, consensus orientation and strategic vision (UNDP, 2014).

Urbanization cannot be sustained without good governance, and urban governance cannot be considered as effective and reliable if it does not sustain urbanization (UNDP, 2014).

According to the speech by James Gustave Speth, the former (UNDP) Director:

Wherever change is for the better, wherever human condition is improving, people point to good governance as the key. This better governance is not just national, it is local, it is regional and it is global (UNDP, 2014).

Speth, though, argues that urban governance transmits actions in urban development with an immediate effect on the living situation in the neighbourhood; however, the actions can

only be effective if they are encountered collectively by all stakeholders in consolidation with hierarchy structures which cannot be ignored.

2.6.7. Urban Planning, Development and Localism

In recent years, there has been a significant growth in the advocacy for a 'localist' agenda which incorporates all stakeholders through urban planning reforms as against an over-centralised planning system with more powers designated towards the role of local planning authorities (UK Government, 2011). Example of this significant change in the spatial planning framework in the developed world include the promotion of a neighbourhood-based planning approach, the introduction of the Localism Act, and the National Planning Policy Framework in England which became law by replacing the previous government planning policy guidance in November 2011 (UK Government 2011; Tomaney, 2013).

Localism from an urban developmental context focuses on decentralisation from a system which imposes from above, with the removal of the excesses of regulation and bureaucracy towards one which enables participation, involvement and a matured debate at local level (Sturzaker 2011; Haughton and Allmendinger 2013; Shaw and Blackie, 2013). The focus on localism from an urban planning and development context emanates from the viewpoint that public participation in urban planning and development has been on a weaker side concerning planning and urban development decision-making processes (Shaw and Blackie, 2013).

According to Haughton and Allmendinger (2013), the concept of localism has become significant mostly with little active engagement of the 'general public' in the determination of development proposals in their neighbourhood. For instance, Shaw and Blackie (2013) argue that for local areas that are self-dependent upon strong social capital, it is important that they are given the privilege to create neighbourhood plans tailored towards the development of their areas in accordance to their needs as illustrated in Figure 2.10.

By involving communities more closely in design and planning processes, new developments would improve in quality and more accurately reflect what local people want. This – in theoretical terms – is a sound argument. Good design is ultimately about meeting the needs of the end user, whether a homeowner, a school teacher or a whole community. It results from an understanding of place, which can only be achieved in conjunction with the community. In this context, the design process also has a wider social benefit by bring people

together to engage in dialogue about priorities and decisions that may otherwise seem very abstract (Shaw and Blackie 2013:14).



Figure 2.10: Localism: Giving Power back to the People. *Source: Department for Communities and Local Government (2015).*

However, in acknowledgment of the goals of localism and the collaboration between the local and central interest in theoretical terms, Shaw and Blackie (2013) identify the challenge of achieving an appropriate balance between both parties in a practical fashion. An argument from Loakes and Studdert (2013) highlights issues surrounding national interest, leadership and accountability:

When there are issues where national interests need to prevail (such as in building homes in places to stimulate economic growth), the planning system ‘needs to provide a transparent and democratic way to strike the right balance’, and that ‘National Government should not hide behind the Planning Inspectorate when difficult decisions need to be made. People expect leadership on matters of national importance (Shaw and Blackie, 2013:18).

Nevertheless, environmental and spatial planning scholar Scott (2013) also emphasised the importance of a more coordinated and strategic approach towards planning, but argues that the lack of coherent spatial planning process produces ‘disintegrated development’ using England as a case where the co-ordination of numerous plans and decision is not synchronised by one body. As such, this supports the position that effective partnership and collaboration between all stakeholders - which includes the government, planners, built environment professionals and local politicians - away from their individualistic areas is required to amend disintegrated developments.

Hodder (2013) further suggests that localism can be achieved in practicability through the integration of neighbourhood planning within the local planning process, while providing the required mechanism through financial, capacity-building and design support towards a meaningful participation in a democratic plan-making process which helps to foster a sense of belonging locally. In view of this, Hodder argues that urban participation between the local communities and the professionals would yield the desired result, based on the robust understanding of the needs of the people. Whilst local people can take an active lead, it is the professional structures and leadership that will determine long-term success.

2.7: SOCIAL SUSTAINABILITY PROCESS AND URBAN SPACE CREATION

The discussion of space, urban form and sustainability continues to be debated globally in the body of literature ranging from individual perception to international urban development agendas with the main arguments by researchers and urban development professionals of what “space” is, and what the elements are that should constitute space (Lefebvre 1991; Harvey 1993; Jenks et al, 1996). For instance, French Marxist philosopher and sociologist Lefebvre (1991) and professor of anthropology and geography Harvey (1993) present an ontological perspective as solution towards this question based on the fact that space must be understood as an entity which exists, and its production analysed epistemologically from the knowledge which emerges from different activities and experiences in such space. Castree and Gregory (2006:275) analysed Harvey’s argument concerning the notion of space, while taking the position that

Space is neither absolute relative or relational in itself, but it can become one or all simultaneously depending on the circumstance. The major problem of the proper conceptualization of space is resolved through human practice with respect to it.

Therefore, the main question of “what is space” is replaced by the question of “how have different human practices created and utilised the distinctive conceptualization of space?”

2.7.1 Social Processes and Spatial Form

Lefebvre (1991) supports the ontological reality attached to space as highlighted above, but further identifies the social production of space as that which is an integral part of all social life, both affecting and affected by collective actions, which is dependent on social relations and structure. Lefebvre's argument is based on its analysis of the multiple ways in which space is being experienced from the theory of spatial triad of a perceived, conceived and lived perspective.

Harvey (1993) supports Lefebvre's position by arguing that the moment there is a definition for space, automatically the concern for its representation emerges with the analysis of urban phenomena by fitting the understanding of human activities into the general conception of space. In addition, Harvey describes the understanding of social processes and spatial formation as comprehensive; this with a focus on how human activities create the need for specific spatial concepts and how daily social practice identifies solutions to deep philosophical mysteries concerning the nature of space. Leven (1968:108) had presented the view that urban development research deals "with the problems in the city rather than of the city". He further argued that each discipline utilises the city as a laboratory in which to test propositions and theories, yet no discipline has proposition and theory about the city itself. Harvey (1993) also supports this position with the argument that there exists the difficulty in identifying the urban development challenges and the inability to conceptualise the appropriate solutions. This is based on the fact that urban city planners and professionals such as architects, geographers, sociologists and other urban development stakeholders often plough lonely furrows and live in their own confined world, particularly when seeking solution to urban challenges.

According to Goonewardena et al (2008), understanding the link between space and human social practice can be complicated, this based on the fact that space does not exist "in itself"; rather, it is produced.

Social space is a social product. In order to understand this fundamental thesis, it is necessary, first of all, to break with the widespread understanding of space imagined as an independent material reality existing "in itself". Against such a view, Lefebvre using the concept of the production of space posits a theory that understands space as fundamentally bound up with social reality (Goonewardena et al, 2008: 28).

Accordingly, Goonewardena et al (2008) support Lefebvre's spatial triad of spatial practice, representation of space and space of representation as answers to the key question concerning the production of space, which further generated the approach to spatial phenomenology. Phenomenology researchers such as Merleau-Ponty (2012) stress the fundamental significance of space creation through spatial phenomenology as the lived body in relationship with space; this by classifying the body as the perceiving subject, rather than being a perceived object as our being in the world. As such, Merleau-Ponty (2012) argues that a relationship is built between cities and its dwellers, neighbourhoods and their residents, and living spaces and its occupants. In addition, this process permits the capacity to judge events in other places, and the ability to utilise space creativity while appreciating the spatial forms created by others (Merleau-Ponty, 2012)

According to Harvey (1993), the interface between sociological and the spatial approach enables the recognition and importance of the spatial dimension in social process. This is achieved by researchers trained in the tradition of spatial consciousness having realised the extent to which spatial form can be influenced by social process. Harvey (1993) refers to city planners such as Howard and Abercrombie who have recognised the strength derived from the merging regional identity, natural and man-made environment to create a distinctive spatial structure in human organisation. Bramley and Power (2009) illustrates the various characteristics in which cities and urban centres are exhibited, this with emphasis on the way and manner that the inhabitants understand and view it.

We must also seek to understand the meaning people give to them by understanding the message which people receive from their constructive environment (Bramley and Power, 2009).

Bramley and Power (2009) further stated that to achieve this, a methodology is required for the measurement of spatial and environmental symbolism. Bramley and Power (2009) based their argument on that behavioural tendencies can be sampled by the mental state of the individuals or of a group of people and their perceptions of the space which surrounds them. Additionally, Bramley and Power (2009) identify techniques which can be employed for the evaluation of the cognitive state of the individual with respect to their spatial environment ranging from personal construct theory and semantic differential, through to more direct questionnaire techniques, and structured and semi-structured interviews. Bramley and Power

contend that social space therefore is made up of a complexity of individual feelings, images and reactions towards the spatial symbolism that surrounds an individual.

Each person seems to live in his personal constructed web of spatial relationship contained as it were in his own geometric system (Bramley and Power, 2009:37).

In the quest to relate urban form and social sustainability outcomes, Colantonio and Dixon (2009) emphasise the importance of identifying all the different variables that may be necessary in determining the outcomes of an urban space. For instance, the dissatisfaction with an urban space or a neighbourhood can be systematically related to a wide range of factors from socio-economic status, existing government policies and strategies, type and size of the neighbourhood, and household composition. Additionally, variables may also include the general level of deprivation versus affluence and socio-economic status and the tenure profile of the area (Bramley and Power, 2009). Bramley and Power further argue that these variables can be considered as external or originating from outside while others might be intervening factors that facilitate the formation of urban forms. This is based on the fact that variables play essential roles of control, and that adequate account of their influence must be taken and analysed to determine the level of influence in order to derive appropriate solutions.

2.7.2. Social Sustainability, Urban Development and Morphology

The general understanding and study of spatial structure and cities as human habitat through the formation and transformation of such space can be attributed to historical, cultural, social, political and economic factors (UN-Habitat, 2014b). This study examines policies and developmental processes relating to spatial structure; these are analysed from the formative years to its subsequent transformation, current identities and resources in order to anticipate the combinations and variations which may occur in an urban space. Urban morphologists have investigated and analysed these formation and transformation processes from different theoretical bases.

For instance, urban morphologists from America, Asia, Australia and Europe - in different disciplines such as architecture, geography, history and planning - created the International Seminar on Urban Form (ISUF) at Lausanne Switzerland in 1994 to analyse, evaluate and explain their findings (Moudon,1997). This coalition among ISUF members provided a consensus that city and town can be 'read' and analysed via the medium of their physical form.

Secondly, the integrational process by the various experts acknowledged that urban morphological analysis is based on the three principles of:

- Urban form as defined by three fundamental physical elements of buildings and their related open spaces, plots or street.
- Urban form at three different levels of resolution of building/lots, street/block, and the city.
- Urban form from an historical perspective which undergoes continuous transformation and replacement.

Moudon (1997) categorised these three components of urban morphology as form, resolution and time in that they can be identified in every built environment study. Additionally, Moudon (1997) recognises the 'cell' of the city as the combination of the two elements comprising the individual parcel of land, together with its building and open spaces, while the characteristic of the cell defines the urban form shape and density, as well as its actual and potential use over time. Studies by morphologists through the ISUF have shown that the attributes of the cell and its elements reflect not only a historical time span, but the socio-economic conditions present at the time of land development and building. However, it has been discovered over time that these elements are either used differently by various social classes or groups which transforms the physical, and eliminated or replaced by new forms.

The rate of change varies either in function or form of the cell, but also generally fits into transformation cycle related to economy and culture (Moudon, 1997:7).

The transformation exploration cycle of buildings and cities are vital in city planning and developmental process, but rarely studied particularly in contemporary cities (American Planning Association, 2006). However, Moudon (1997) presents morphological traditions which generate different theories such as:

- 1. Descriptive and Explanatory Purposes:** This is aimed at developing an urban form theory of city building, which studies are concerned with the main questions of how cities are built and why.
- 2. Prescriptive Purpose:** This focuses on developing a theory of city development that concentrates on how cities should be built.

3. Impact Assessment Purpose: This concerns the study of urban design form in the realms of design criticism, evaluation of past designs of buildings, making arguments and drawing distinctions between the theory of design as an idea and the theory which has been practiced. However, this also assesses the differences or similarities between stated directives about what should be built, and what has actually been built (Moudon 1997:9).

Kropt (2005) provides the link between urban morphology and the structure of urban form with the analysis of a piece of cloth,

Those with skill and experience understand that a material has a bias. It has strength and weaknesses, limits and potentials depending on the way it is cut, joined and the force of stress applied to it, in relation to the bias of the internal structure (Kropt, 2005:17).

Kropt (2005) argues that the understanding of the internal structure is essential to successful manipulation of a material; as such, the structure of urban form is the product of social and cultural processes making urban morphology essential to urbanism and urban development. Whitehand (2005) also emphasises the need to understand urban form in order to contribute to its design and development from both theoretical and practical terms. Whitehand argues that such understanding provides urban morphologists with the required information to address issues pertinent to urban design, development and management. According to the American Planning Association (2006:401),

An urban space or city which comprises of the integration of many individuals and small groups' actions governed by cultural traditions and shaped by social and economic forces over time. It is however important to reveal and analyse the physical characteristics, qualities and structures which admits affinity with distinct process of urban transformation between formal and informal, colonial and post-colonial, globalisation and local conditions, resources technologies and environmental request in order to make them interconnect and interact.

One of the many challenges of urban development in the twentieth century is the transformation of human settlement system which also results in urban growth management issues such as urban sprawl, growth pattern and various phases of development which impacts greatly on any urban form (UN-Habitat 2010a; 2014b). Urban form and its transformation has become a global trend with dramatic development of small towns transforming into cities and big cities into megacities with key elements of density, compactness, concentration,

diversity and mixture of building uses (Jenks and Burgess 2000). For instance, in 1950, there were two cities in the world with a population of more than ten million people - New York and Tokyo; by 1975 there were three, with the addition of Mexico City (United Nations, 2014). The number however increased with the addition of 16 more cities to make 19 cities with populations of more than ten million in 2007. Four were in developed countries and the other 15 emerged from developing countries. However, with the current increase in population and rapid urbanisation growth rate, the United Nations (2014) estimates that by the year 2025, the number of cities attaining the status of megacity would increase from 19 to 27, of which 22 will be in developing countries.

The continuous progress and quality of any urban space or community can be attributed to its past and present statuses through its external appearance, habitat and also its local urban society. The varieties of forms are inherited from different historical and cultural periods, as well as in response to successive change in social, economic and cultural requirements within a regional context. In a critical approach study on urban morphology, every property or building found in any neighbourhood contributes significantly to the character and quality of the urban space or environment. In addition, there is also a strong link among various urban stakeholders and the urban or city dwellers in creating, shaping and changing the townscape over a long period of time (Moudon, 1997).

2.8: SUMMARY

The discussions in this chapter offer an understanding of the contested concept of sustainability from its environmentalism origin as discussed in section 2.2 and the integration of 'development' which creates disintegration between its pillars (social, economic and the environment) with the development of different interest and perception in theoretical and practical terms in section 2.3. On the verges of achieving sustainable development, this chapter identifies the re-conceptualisation of sustainability through the various debates over the prioritisation of the pillars of sustainability from an urban development context. Discussions from this chapter in sections 2.3.2, 2.3.3 and 2.3.4 establish the position that the conventional concept of sustainable development has ignored the social perspective of sustainability, while stressing environmental sustainability (strong sustainability viewpoint) or economic sustainability (weak sustainability viewpoint) with limited focus on the people. Nevertheless, the Brundtland Report (WECD 1987: xi) notes: "the environment is where we

all live, and the development is what we do in an attempt to improve our lots within that abode". The Report further argues that environmental and economic sustainability cannot be separated from the people's thoughts and actions as it is the people's environment and development.

Nevertheless, existing knowledge as discussed in section 2.4.1 in this chapter reveals an uneven global sustainable development and practice between the developed Western countries and less developed Third World countries through the examination of the various developmental strategies and models employed towards attaining sustainable development (see Tables 2.6 and 2.7). Additionally, this chapter highlights the significance of the social pillar of sustainability to urban policy development in sections 2.5 and 2.6. This is achieved through understanding the social concern issues of urban exclusion, displacement and segregation as a result of the adopted urban developmental approach in the less developed world. Furthermore, related literature regarding the link between social processes, urban spatial formation and transformation has been analysed in section 2.7.

This position supports Colantonio and Dixon's (2009) argument that a city remains a complex creation of humans, where every structure in its fabric contributes to the general quality and character of such space. Hence, the collaboration between all stakeholders and city dwellers is significant in attaining social sustainability, while creating equilibrium among every pillar of sustainability that must be 'people' oriented.

Consequently, the concept of social sustainability in the urban context of this research study area of Abuja city is elaborated in Chapter three of this research.

CHAPTER THREE

SOCIAL SUSTAINABILITY IN DEVELOPING COUNTRIES: THE NIGERIAN CASE

3.1 INTRODUCTION

In view of Chapter two of this study which reviews sustainable urban development from a global context, this chapter explores the context of developing countries through the examination of the Nigerian case. As part of understanding the Nigerian case, this chapter further examines sustainable urban development in Nigeria's capital city of Abuja as the major focus of this thesis, through the exploration of its morphology, urban governance and management, institutional structure, policies, housing, plans and laws.

3.2 SOCIAL SUSTAINABILITY AND URBAN DEVELOPMENT IN AFRICA

The UN-Habitat (2010/2011) report identified Africa and Asia as continents that will account for 86% of the growth in the world's urban population over the next four decades. The urban space of African cities has been characterised as that which is faced with the challenges of urbanisation, spatial segregation, urban inequality and injustice in resource distribution. In addition, there are the challenges of infrastructure development and services, as well as the expulsion of vulnerable groups like the low-income members of the society from the urban development and planning procedures of their cities (Mutunga et al 2012; UN-Habitat 2010a; 2014a). Projections indicate that Nigeria, a nation with a continuous rising population of 170 million and the most populated in the continent of Africa will experience the fastest urban growth in the next 40 years. Nigerian cities are also expected to add another 200 million people to the country's existing population, and these cities are not exempted from the current urban development condition in Africa (United Nations, 2014). The UN-Habitat reports on the *State of African Cities* (2010a; 2014a) revealed that in spite of the significant overall growth from the continent's economic, technological and political transition; many of its cities are growing rapidly without effective environmental consciousness and long-term sustainable urban development agendas. Further studies by the African Institute for Development Policies have also shown that, despite the strong link between populations, sustainable urban development, only limited attention has been given to the issues of rapid urbanisation, and its impact, which are also not considered major priorities in the broader development policies and strategies in this part of the world. Researchers such as Mutunga et al (2012) also argue that the inability of many cities in Sub-Saharan Africa (SSA) to tackle this current global urban challenge can be attributed to:

- Weak coordination and governance mechanism.
- Conflicting policies among various government institutions and structures.
- The lack of technical capacity in government agencies to induce change, achieve developmental goals and design integrated programmes.
- Inadequate or lack of funding for the development and implementation of integrated programmes.
- Lack of collaboration between various stakeholders such as government institutions and private societies, professionals and organisations in achieving an inclusive sustainable society.

According to Mutunga et al (2012), one major setback experienced by many African cities is the inability to cope with the rise in the population growth in relation to the existing infrastructures and the unequal distribution of services and amenities.

Urban growth in Africa is happening so fast that it overwhelms government's ability to provide adequate infrastructure and services to meet the demands of the citizens. Majority of the residents reside in overcrowded informal settlements commonly referred to as "slums" which are characterized by inadequate livelihood opportunities and are hazardous for human existence (Mutunga et al, 2012:7).

In other words, there is insufficient infrastructure such as transport systems, roads, affordable housing, pipe-borne water, and efficient sanitation for its populace. However, an evaluation of African cities from reports such as Mutunga et al (2012) and UN-Habitat (2010a; 2014a) in relationship with the 10 principles established by the World Urban Campaign presents a continent whose cities lack sustainable urban development with high informal and slum development as represented in Figure 3.1. This is particularly noticeable when compared with cities of the developed world like those in Europe and America; which have rapid urbanisation accompanied by sufficient infrastructural development, concentrated delivery and additional economic opportunities. Mutunga et al (2012) however argue that several urban centres ranging from large cities to small towns and a substantial proportion of the population in the region of Africa is at risk of both natural and human-induced hazards; a situation that demands urgent attention.

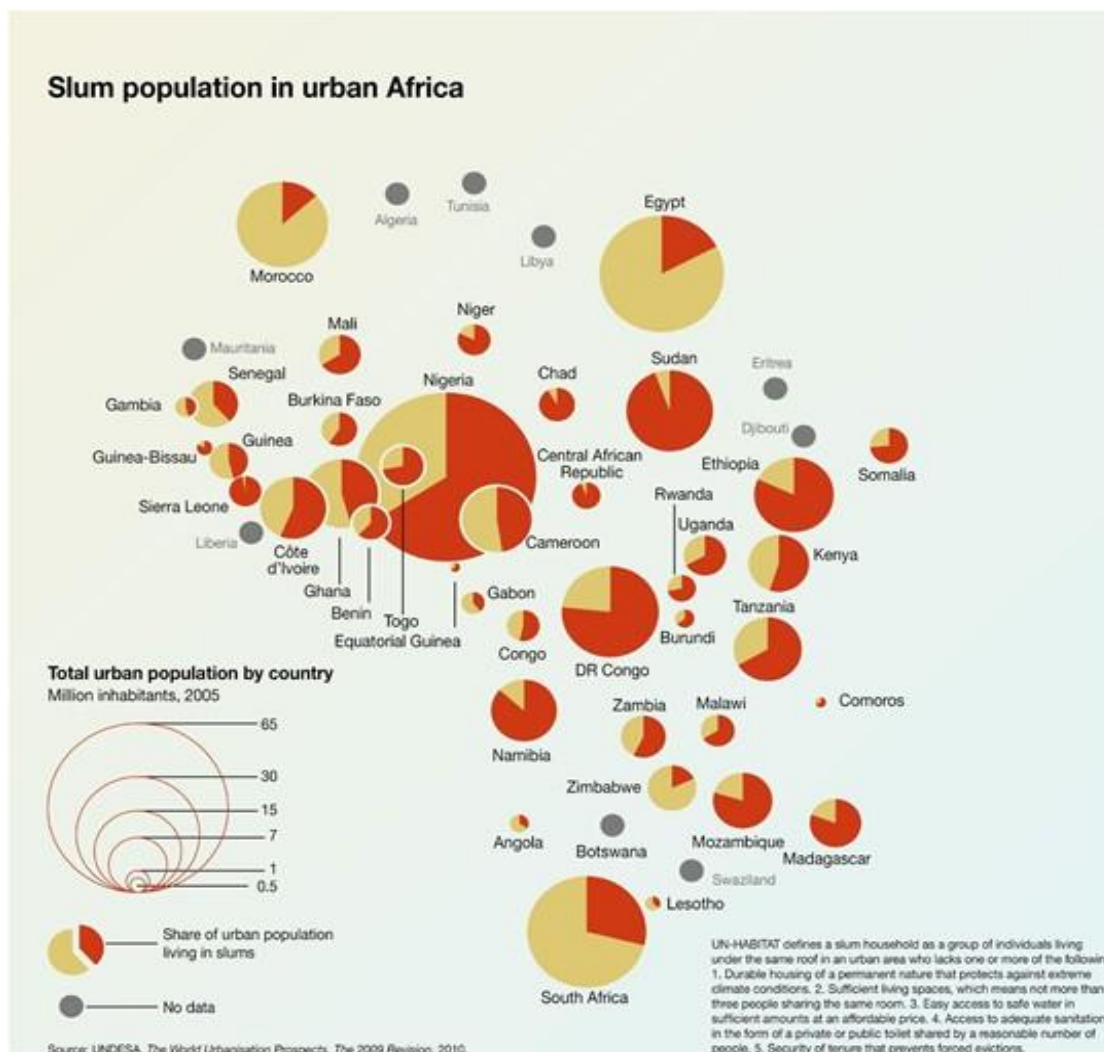


Figure 3.1: Urban Population and Informal Slum Development in African Countries.

Source: United Nations, States of the World Cities 2006/2007.

3.2.1: Social Sustainability and Urban Development in Nigeria

Like other African nations, the growth and development in Nigerian urban areas have been generally unplanned and haphazard (Daramola and Ibem, 2010). The failure of government to provide basic infrastructure, plan for imminent growth and expansion, the implementation of developmental plans, and the enforcement of developmental control measures have resulted in the gross degradation of the environment (Daramola and Ibem, 2010). Given the prevalence of poverty, there has been a steady yet unchecked influx of rural migrants to the urban areas, thus leading to an increase in urban population without the institutional and infrastructure framework to bear the resultant effects. Lagos, the erstwhile Federal capital of

Nigeria, which had expanded beyond its natural boundaries, is a typical example of this phenomenon (Jubril, 2006).

Today's Nigerian city, according to Mabogunje (2002) is typified by substandard and inadequate housing, slums, lack of infrastructures and services, transportation problems, poverty, urban segregation and disintegration, urban inequality and gentrification and many other challenges that infringe on urban development. Mabogunje referred to urbanisation as the root cause of the high rates of environmental degradation, pollution and social delinquency with Nigeria being ranked 151st on the Human Development Index of 177 countries on a global scale (Human Development Report, 2004).

In the quest to promote a more sustainable urban development, the United Nations Millennium Declaration was adopted in September 2000, with the commitment to eradicate poverty, promote human dignity and equality, and achieve peace and democracy through an inclusive and environmentally stable city, with the promotion of global partnerships for development (Lawanson, 2006). Urban development challenges in Nigerian cities can be viewed from socio-economic, political, and environmental perspectives (Aina, 1990). Aina (1990) described the urban developmental challenges in Nigerian cities as evidence of the lack of adequate management of rapid urbanisation and increase in population from the rural-urban settlement, resulting in the proliferation of slums and informal peri-urban development otherwise known as shantytowns. Additionally, these neighbourhoods are deprived and characterised by uninhabitable housing, excessive residential densities, and a lack of basic infrastructures and social services (Aina, 1990).

Social spatial segregation and deprivation remains one of the most discussed urban development issues within the scope of urban developmental studies in nearly one century (Aina, 1990). The idea of separation of some certain groups within the urban space seems to be on the increase in African cities most importantly in the case of Nigeria with a larger concentration of a social group in a certain city area (Aina, 1990). Bogus (2000) however explained that 'segregation' may seem like a self-explanatory phenomenon that requires not much in definition, but it is a complex system that requires more careful thought as every social division of space expresses forms of segregation and the use of this term as a concept depends on the theory adopted to explain the phenomenon.

According to Bogus (2000), social analysis of space emerged in the early twentieth century through the work of Robert Park and Ernest Burgess with the assumption of social ecology to derive an explanation of the distribution of population across cities. The main knowledge was that there were 'natural areas' where homogenous communities emerged with their own systems of values and specific symbolic relationships. Bogus (2000) further argued that these ecological models are supposed to reflect the major characteristics of cities, which are organised in concentric circles occupied by administrative, commercial, industrial and residential activities. In addition, urban way of life was understood to be influenced by spatial morphology that allows the identification of the communities which exist in the city, making up various neighbourhood units with social relationship networks based on reciprocity (Bogus, 2000). Park (1926), however, had argued that residential segregation can be considered as 'individual logics', which encourage inhabitants of a city to regroup in accordance with factors such as ethnic affinities, racial and social positions as a means of protection from fragmented effects of the individualisation of living in a city.

According to the Marxist sociology on segregation and social inequalities, the territory of cities replicates the unequal distribution and appropriation of land, goods and services by various classes in the society (Lojkine, 1972). Neighbourhood segregation is regarded as a common characteristic and specific to capitalist societies; but also as a social struggle which in turn accounts for the unequal appropriation of the territory, resources, consumer goods, infrastructure and services, and housing in various forms. On the other hand, an entrenched vein of thought from the neo-classical ideologies regards an individual's choice and ability as an influential determinant for the occupation of specific locations within a city's territory (Richardson, 1977).

Urban Marxist sociology, though, laid more emphasis on the responsibilities of the state as one of the major social driving forces that contributes immensely to urban development and structuring through its policies, institutions and laws (Lojkine, 1972). However, Lojkine (1972) contests this with his proposition that the state should not be considered a mere agent that acts on technical grounds, but one whose actions are guided by ideological imperatives. Based on this consideration, the state plays a vital role in the social creation and division of space in cities globally. In some cases, the state serves as a ruling or capital class representative, and analyses are also carried out where the state represents an arena where the class struggles takes place and where capitalist society contradictions are produced

(Harvey, 1989). In addition, Smolka's (2002) analysis of the impact of globalisation on residential segregation identified the following three main mechanisms as the major cause of this phenomenon.

- The driving changes in urban policy regulation models and the dissemination of liberal ideas as a result of globalisation which contributes to the liberation of the land market.
- Real Estate prices which determine the residential venues and spaces within the city, thus reinforcing the importance of income inequalities as concerns the appropriation of urban space.
- Privatisation, which transfers from state or public control ownership to private enterprises of urban services, also enhances inequality in the access to public services and infrastructures, most importantly with the quality of such services.

Smolka (2002) alleges that these factors influence social divisions, which is an effect of the restructuring, revitalisation and transformation been experienced in an urban space.

A typical case study is Nigeria's former capital city of Lagos presently undergoing a major urban revitalisation, with public infrastructure and services development and the greening process of new parks, old and new roads been tarred, and the planting of lined trees alongside them (Aribisala, 2013). Further transformation is the invention of urban renewal initiatives such as the Eko Atlantic City, a shimmering new 3.5-mile island multi-billion-dollar project provided solely by private investors and built literally on water behind the "great wall of Lagos". According to Eko Atlantic (2012):

A new Nigerian city which will rise from what was in existence over a hundred years ago, and is also expected to become the new financial epicentre of West Africa sub region by 2020.





Figure 3.2: The Eko Atlantic Multi-Billion Dollar New City Project in Lagos, Nigeria. *Source: Eko Atlantic (2012).*

But in the midst of this public-private collaboration, various criticism and argument has continued to beleaguer this restructuring urban process. Aribisala (2013) argues that, with the transformation in Lagos metropolis, a new immigration department has been opened in Lagos city.

Illegal aliens are being expelled and are shipped back to their homeland in the dead of the night. All this makes it imperative to determine who exactly is the Lagosian? Who is entitled to enjoy the new amenities that Governor Fashola and his team of dedicated public servants are bringing to Lagos (Aribisala, 2013).

Aribisala (2013) contends that this current urban developmental process in the city of Lagos Nigeria as encourages inequality, urban segregation and disintegration through its policies. Aribisala argues that the concept of the Eko Atlantic determines the precise identity of a true Lagosian, as just the capital class or group who can afford the luxurious neighbourhoods and pay high rates to access the new infrastructure and services provided.

Many of the urban poor have being served quit notices, as they are no longer wanted in the city with many of their neighbourhoods been reconstructed into multi-billion-dollar estates like the Eko Atlantic by means of privatization as the city emerges its megacity status (Aribisala, 2013).

Aribisala's article *Warning: poor people are not wanted in Lagos megacity* also raises the question of who will eventually speak for the urban poor, as the current leadership of the state is filled with enormous visions of transformation driven by policies that definitely speaks for the rich with its 'one sided' transformation agenda which has been considered as not socially sustainable (Aribisala, 2013).

They are tailor-made policies for the rich, and are grossly disadvantageous to the poor. As the urban poor have been relocated to the outskirts of the city, if they are non-indigenes; they are relocated completely back to their home stead (Aribisala, 2013).



Figure 3.3: The Informal Settlement Residents faced with Urban Segregation and Exclusion through Unscheduled Demolition of their Neighbourhood in Lagos, Nigeria. *Source: Photograph by Henderson (2013).*

The case of urban segregation and inequality in Lagos Nigeria - where slums and informal settlements have been demolished as shown above in Figure 3.3 and where residents have been evicted, and their spaces taken over with the erection of luxury apartments for the rich without any resettlement plan - explains further the phenomenon of social exclusion and its link with residential segregation (Shama, 2013). According to Castel (1995), segregation takes the form of spatial and social isolation due to the distance from neighbourhoods or urban spaces that are well planned, and well-equipped in terms of the provisions of urban infrastructures and services. Castel argues that the understanding of the social-spatial processes is significant in that it accounts for the structuring of cities and the mechanisms that produce interaction and sociability among different groups and social classes. In view of this position, Castel suggests the deep knowledge of spatial segregation and its manifestations in cities as a crucial tool to enhance public policies in tackling the expansion of spatial segregation and urban inequality. In addition, deriving a solution to this urban challenge, multiple forms of actions and mechanisms of space production are required through the expansion of public services networks, private enterprise support, land use, and occupation legislative review.

3.2.2. The Makoko Case Study

The 2000-2010 decade was identified by UN-Habitat (2014b) as that which witnessed tremendous urban transformation in Africa's developmental outlook, with a view held in some quarters that it was a 'turning point' for the continent. Arguments emerged to support this position with statistical indicators and positive perceptions, most importantly with the new political, socio-economic and technological opportunities which will develop Africa's economy in decades to come. For instance, Bean (2011), Adeoye (2012) and Fortin (2012) speculate that Africa's current development invites a complete rethink of developmental trajectories to further facilitate and sustain Africa's strategic reposition in the world.

Makoko, a fishing community which consists of a collection of stilt ramshackle structures built over Lagos lagoon is inhabited by very poor urban dwellers struggling to contain a rapidly expanding population (Bean, 2011). This slum settlement as shown in Figure 3.4 provides its residents with shelter to live and work with the lagoon serving as the main source of livelihood through the sale of fish to the rest of the city of Lagos populace. However, the government of Lagos has unfortunately identified the growth of this neighbourhood as illegal and dangerous, as the unhealthy environment continuously expands causing water contamination and flooding due to a lack of sanitation and waste management (Shama, 2013).



Figure 3.4: The Historic Water Community of Makoko, Lagos Nigeria. *Source: Baan (2012).*

The Lagos city urban development administration commenced the demolition of Makoko following a 72-hour advance notice of eviction with more than 30,000 residents evicted and displaced into a worse living condition with no assistance for relocation (Shama, 2013). Argument in support of the slum-clearing action by the government centred on the effort to clean up Lagos, as the unwholesome structures constitute an ‘environmental nuisance’, security risk, and an impediment to the economic and gainful utilisation of the waterfront. Additionally, the state government described Makoko as a slum that is easily visible from Africa’s longest bridge, the Third Mainland Bridge, which connects Lagos mainland to the city’s rich and business districts. According to the Lagos state government, “its scenery does not represent Lagos as a true emerging world class city in positive light” (Bean 2011; Adeoye 2012; Beski 2012; Fortin, 2012).



Figure 3.5: Displaced Residents of Makoko neighbourhood being faced with forced eviction in Lagos, Nigeria. *Source: BBC News Africa (2012).*

The demolition of low-income neighbourhoods - as illustrated in Figure 3.5 - by the Lagos state government and subsequent replacement with high-class residential and commercial districts has attracted criticism from the local NGOs against forced eviction and demolition. For instance, in an interview in the documentary by the France 24 International news, Nwanye (2013), a member of Social and Economic Rights Action Centre (SERAC) expressed the issue of social sustainability in Lagos metropolis with the analysis of Makoko and Badia communities as that which goes deep into the issues of security, land ownership and tenure systems. According to Nwanye (2013):

Development is not necessarily about the building of glass houses, it is about the people, eviction and demolition will not solve the problem as the people will continue to find somewhere else to leave. It is best to just find a solution to the problem once and for all (Nwanye, 2013).

Nwanye (2013) argues that the neighbourhood of Makoko should remain based on the generational existence of its inhabitants and age-long cultural integration on the lagoon for over 200 years with cultural values and ethnic affinities. This is supported by the argument that rapid socio-economic growth rate of Lagos with over 7% should not be a basis by which a group in the city would be deprived of the space which they are proud of; rather adequate infrastructure improvement should be provided based on the social relationship between the Makoko residents and their space of existence.

In view of this, collaborations between NGOs and the Makoko waterfront community conceived, designed and built the Makoko floating school initiative as highlighted in Figure 3.6 in 2012 (NLE, 2012).

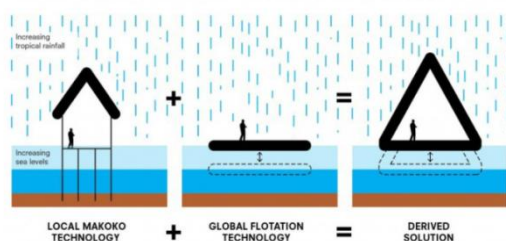
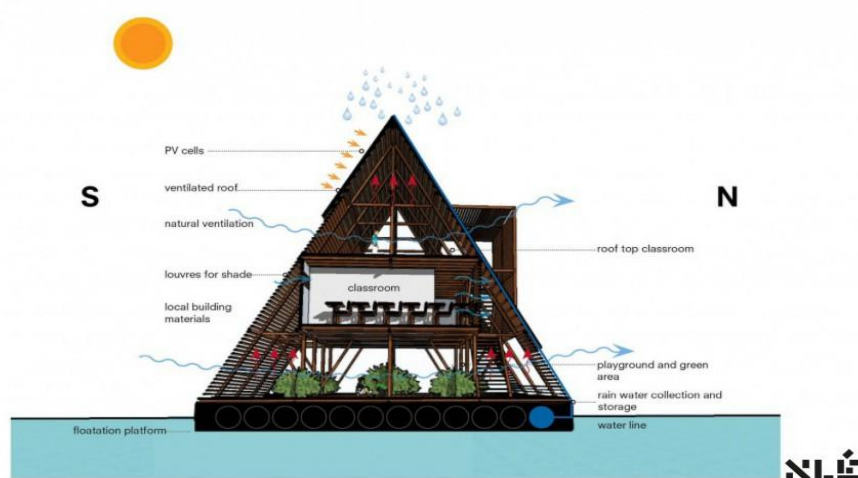


Figure 3.6: The Makoko Floating School as a Pilot Project for the Neighbourhood. *Source: Baan (2012).*

The floating school is a prototype structure designed by Nigerian architect Kunle Adeyemi, built as a pilot project to provide solutions to the social and physical needs of Makoko community in view of the impact of climate change and a rapidly urbanising African context (NLE, 2012). Its main aim was to generate a sustainable, ecological, alternative building system and urban water culture for the residents of Makoko as an alternative to prevent their eviction by the government of Lagos state.



Figure 3.7: Ariel view of the Makoko Floating School: Redefining the Makoko Neighbourhood.
Source: Baan (2012).

The Makoko case attracted global recognition, exhibiting the lack of social sustainability within Lagos urban development and practice with reports from international media such as the documentaries by France 24 International news, Aljazeera Africa and the 2010 BBC film 'Welcome to Lagos'. These documentaries revealed that the demolition of Makoko with its residents facing the fight for their future remains the result of the new drive and

transformational process by the Lagos authorities with emphasis on the need to clean up the city to meet global standards.

Generally, the argument concerning the role of modern urban planning, sustainability and the neighbourhood unit has continued, with many urban experts (Olesin 2013; Adetayo 2014; Odemigwe, 2014) having argued the need for neighbourhoods within cities to be revitalised with initiatives drawing on the knowledge-based approach to critical reform. In addition, Olesin (2013) argues that the adoption of the modern urban developmental approach by many developing countries is believed to be a welcome development in the right direction. This is particularly important with the negative stereotyping of urban Africa by an average westerner such as Koolhaas (2002) as somewhere which is characterised by poverty, crime, slums and unhealthy environment not befitting for human habitation. In view of this, Al-Abbar (2014) proposes the necessity for developing countries to prepare their cities against demographic facts and figures of future global urban population to be concentrated within their cities through revitalisation. According to Al-Abbar (2014), revitalisation from the urban context of African cities will create highly advanced brand-new neighbourhoods that meet global standards of sustainability. In an interview with CNN, UN-Habitat Programme Leader Professor Johnson Bade Falade supports Al-Abbar's position with the argument that:

Socio-economic factors contributed to the "astronomical growth" of Lagos, with limited attention to its physical planning in the past. A breath of fresh air has come over Lagos since 1999. The difference is clear with the improved landscape of Lagos (Falade, 2012).

In general, different arguments have trailed these sorts of developments in the past, ranging from Jacobs (1996), with its explanation of the state of any neighbourhood as that which is a result of urban policies and practice by referring to it as an "irreplaceable social capital" that gave cities their life. Jacobs identified the concept of modern urban planning along with its element of local government policies as a major tool utilised for neighbourhood displacement and gentrification with the sole intention to favour a particular group in the society. Bezdek's (2009) argument supports this through its investigation of the targeted redevelopment projects in central city neighbourhoods as that which cause more harm to the low-wealthy urban neighbourhoods than the physical insertion of unaffordable amenities and the physical displacement of longstanding residents and businesses. The results from the new-age development reviews the risks that deeply threaten displaced household, offer low chances of

relocating well, and result in loss of community value and engagement enjoyed in spaces and social resources.

Nevertheless, Bezdek (2009) emphasised the importance of neighbourhood structures that constitute a major part of cities, and where communities share a geographic space over time with an unavoidable network of social, political and economic relationships. Bezdek describes the residential neighbourhood as that space where ‘small scale, everyday life’ is established and which supports its residents to learn to manage themselves through working relationships and voluntary associations. On the other hand, Bezdek further criticised the new trend of urban development in many cities across the world by establishing a position that their results exhibit a high level of marginalisation and lack the attainment of equity between neighbourhoods. Bezdek’s argument was based on the fact that many approaches and initiated policies are linked with profit-oriented re-development, while neglecting issues relating to equity; resulting in disintegration and loss of communities, forced eviction with the redeployment of land use power, and laws and regulations which place priority on the minority group over the majority one.

The loss of communities is the predictable result of local government policies to deploy land use powers and sink public subsidy into for-profit redevelopment that disperse low-wealth residents, re-title the land, and reallocate urban blocks to remake inner city neighbourhoods. In effect these development practices specially tax existing communities in the path of development, sweeping aside their tangible and intangible capital and connections, while they cater generously to wealthier in-movers (Bezdek, 2009: 27).

According to Bezdek (2009), the private contract model of development agreement and public-private-partnership renders invisible the inequitable allocation of the benefits and burdens of the deals that redistribute urban territories. Low-wealth communities are replaced by new upscale housing and shops and a brighter urban image without much consideration of the displaced who bear the burdens which their compatriots do not. Bezdek further argues that these policies destroy the long-time neighbourhood and the social capital that have been built up there with the replacement of the old with the new, while the costs of the revitalisation of the restructured neighbourhoods are unfairly allocated to the current neighbourhoods and benefits are distributed to others.

Low (1996) also examines neighbourhood within an urban space from a theoretical approach of anthropology with a link with human experience and social construction through which people's interactions, memories, images and daily use of the material setting are converted into scene and actions that convey symbolic meaning. This examination further generated the argument that the social construction of a neighbourhood is dependent on its historical emergence, political and economic formations that may be conveniently reserved for phenomenology as the symbolic experience of such a space. An example to support this position comes from the detailed report of South American cities and social equity. Rode et al's (2009) understanding of Sao Paulo is of a city that has undergone drastic transformation from its establishment in the sixteenth century as a Jesuit mission into the changing economic and political geography of the nineteenth and twentieth centuries. The pace of growth, combined with political and financial instability in the city of Sao Paulo creates spatial polarisation where different sections of the society have dramatically different experiences of the city. Rode et al (2009) attribute these developments to the unequal access to the rights, spatial planning opportunities and benefits that can be realised from life and public amenities.

Blum and Grant (2006) also share a similar opinion concerning neighbourhoods in that its identity relates to its sociological context, rather than just being a mere element based on topography, land use or administrative categories. According to Blum and Grant (2006), neighbourhoods have always had a strong physical reality when examined at a deeper level - most importantly in terms of their relationships with social, economic and environmental requirements. Therefore, the perceptions of a neighbourhood as represented by different civic and user groups must be taken into account, most importantly concerning issues relating to neighbourhood life, consciousness, social and political participation, and collective management.

3.3: SOCIAL SUSTAINABILITY AND ABUJA URBAN DEVELOPMENT

As Nigeria's Federal capital city, Lagos suffered several setbacks that made its continued existence as Nigeria's capital untenable (Jibril, 2006). Reasons for this include inadequate land for expansion, urban crises, lack of proper cosmopolitan orientation, lack of implementation of the Master-Plan, and urban congestion, as shown in Figure 3.8. These identified factors resulted in the quest for a new national capital.



Figure 3.8: An Aerial View of the Informal Settlement and Slum Generation from the Third Main-Land Bridge in Lagos, Nigeria. *Source: Enyekwe (2012).*

As a result of the inadequacies of Lagos as Nigeria's capital, the Federal Government of Nigeria decided to establish a new capital in a location, "with easy accessibility from all parts of the country by road, rail, and air which would facilitate the administration of the country... serve as a symbol of our unity and greatness and from the view point of national security, be less vulnerable to external aggression as it would be practically immune to sea-borne attack (Jibril, 2006:2).

The vision of the creation of Abuja in the mid-1970s focused on the attainment of a city based on a more-people centred urban planning and developmental approach (Jibril, 2006). The city was established on 4 February 1974 by the military-led government of General Murtala Mohammed, under the Justice Akinola Aguda panel recommendation with the intention of creating a city of "equal citizenship", where no individual or organisation can claim any special privilege of indigeneity or preference (FCDA, 1979). It was envisioned that the city would provide a sense of place for every Nigerian, irrespective of their tribe and status in the society (Afolabi 2013; Ebo, 2013). The idea was to create a city with a paramount role of integrating and serving as a symbol of unity and greatness, as illustrated in Figure 3.9, with sustainable urban development as its watchword (Jubril, 2006).

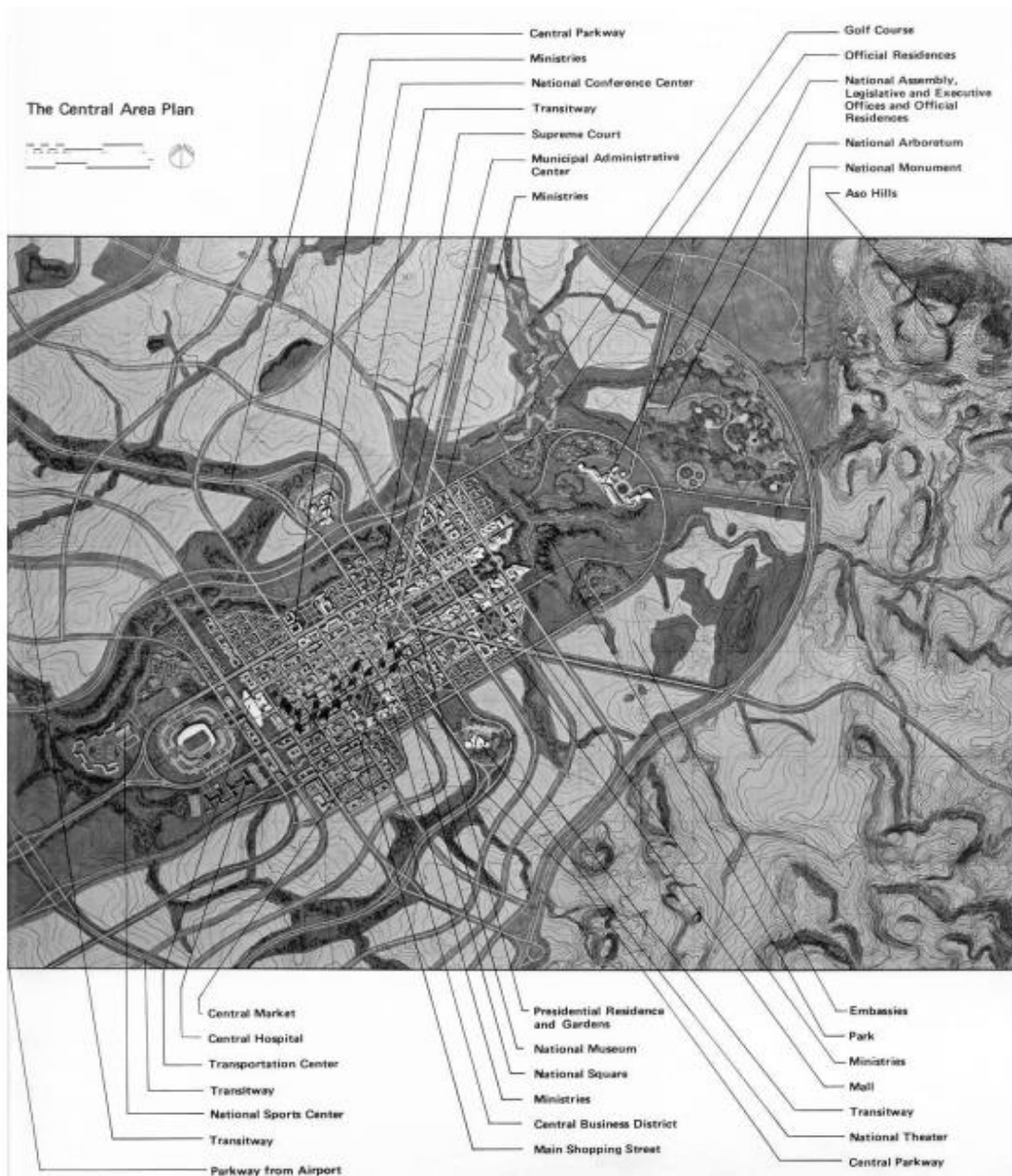


Figure 3.9: The Master Plan for Abuja Source: *The Federal Capital Development Authority (1979)*.

Table 3.1: The Vision towards creating the City of Abuja: Key Ideas. *Source: (FCDA 1979).*

SOURCE	ABUJA CITY CREATION : THE KEY IDEAS
Federal Capital Development Authority (FCDA, 1979).	<ul style="list-style-type: none"> • Seat of Government • A place of and a symbol of unity • A melting pot of Nigeria’s diverse cultures, and a magnet of diverse peoples and nations • A place of physical beauty and an exemplary physical environment • A city where no one can claim any special privilege of indigeneity as against the case with Lagos, its former capital

Table 3.1 identifies the sense of aspiration for the city of Abuja which emerged from the urban problems experienced in Lagos, and also acted as a pilot for the policies and strategic guidelines for the urban development of the new capital city. The fusing of every Nigerian in respect of their ethnic, religious and social background became the main priority for the Abuja Master-Plan advisory recommendation panel. This idea has continuously been endorsed by several writers and researchers; for example, Ikoku (2004:35) argues in support of the recommendation for the city of Abuja’s creation based on its intention of unifying every Nigerian with its description of the history of Nigeria as a “vast conglomeration of diverse nationalities brought together to form a British Colony at the dawn of the 20th century”. The diversity in Nigeria’s ethnic groups became a fundamental reason for the choice of Abuja as Nigeria’s new capital city, based on its ethnic neutrality and centralisation within Nigeria’s land mass that is accessible easily from every part of the country (FCDA, 1979). The Justice Aguda Recommendation panel noted in its report:

It is needless for us to state the obvious - that we are just in the process of building a nation of the many ‘nations’ which occupy the geographic area known as Nigeria. It is our belief that one way of forging the idea of unity of this nation is by building a capital city which will belong to every Nigerian, where every Nigerian will be rest assured that he has opportunity to live in parity with every other Nigerian, and where no Nigerian will be regarded either in law or on the facts as a ‘native foreigner’ (The Abuja Master-Plan, 1975: 38).

The Abuja Master-Plan was ready in February 1979, with the submission of the final Central Area Urban Design by an appointed team of both Nigerian and international firms (Benna Associates, Olumuyiwa Associates, Nsiegbe Associates and Kenzo Tange and Urtec of Japan), guided by the nationalistic aspiration with seven main principles as shown in Table 3.2.

Table 3.2: The Principles of Abuja Master-Plan Development. *Source: FCDA (1979).*

Source	Principles of the Abuja Master-Plan Development
Federal Capital Development Authority (FCDA 1979).	<ul style="list-style-type: none"> • The principle of equal access • The principle of equal citizenship • The principle of environmental conservation • The principle of city beautification • The principle of functionality city • The principle of effective regional development • The principle of national economic growth (FCDA, 1979).

The UN-Habitat reports on the state of cities globally from 2006-2014 have continually emphasised the close link between population dynamics and sustainable urban development. Population dynamics has been described as an important component for national and urban sustainable development, based on the fact that an increase in the total population will automatically result in an increase in the demand for goods and services; and in turn impose mounting pressure on environmental and economic resources. In recent years, the vision of the Nigerian government in creating an African utopia in the city of Abuja has been infringed by the elements of rapid urbanisation through economic, social and political factors which have impacted on the built environment (Ade and Afolabi 2013; Ebo, 2013).

3.3.1. Abuja Urban Transformation

The World Urbanization Prospects (2014) reveals that Africa remains one of the most urbanised regions in the world with 40% of its respective population living in urban areas.

Ujoh et al (2010) identify urban settlement as that which represents the most profound human alteration of the natural environment through a spectrum of urban land-use activities of residential, commercial, industrial, institutional and recreational. Ujoh et al (2010) support this position by arguing that the increase in demand for urban land use often results in an expansion process which fundamentally transforms to an unplanned, incremental urban development characterised by a low-density mix of land uses on the urban fringe if not properly checked, managed and monitored.

It can be postulated that the urban growth of the city of Abuja today is 'keeping up with the joneses' with the likes of Tokyo, Mumbai, Kuala Lumpur and Brasilia with its socio-economic and population growth, coupled with the fact that it is the capital city of Nigeria, Africa's largest population and economy (William 2012; Ade and Afolabi 2013; Burnell et al, 2014; United Nations, 2014). According to Jinadu (2004), the city of Abuja has been recreating the errors it was meant to correct with maladies and mayhem that characterised the city of Lagos with congestion, distortion, overpopulation, pollution and all manner of chaos and pandemonium.

Jinadu further argued that these elements of rapid urbanisation have resulted in enormous challenges against the nationalistic aspirations of the Justice Aguda recommendations and its intention of creating a befitting capital city for every Nigerian as highlighted in Table 3.2. Writers such as Kalgo and Ayileka (2001) Jinadu (2004) Owei et al (2008) and Okoye (2013) describe the urban transformation and realities of the city of Abuja as experiencing Master-Plan distortion with illegal developments, inequality in the share of infrastructure and services, urban divide and segregation, gentrification, the lack of participation, empowerment, and access in the developmental planning process.

The current development of the city of Abuja can be linked to its geographical location being a trading centre in-between the North and South of Nigeria in the pre-colonial period (Meek, 1925). According to Thurley (1931) the Gbagyi tribe were the first to migrate from Borno (north eastern) part of Nigeria into the Abuja region due to conflict with the Kanuri, while engaging in the trading activities of clothes, mats and also the technology of pottery. Rapid urban growth which fuels socio-economic and political advancement has been the case with the city of Abuja particularly with the movement of the seat of government from Nigeria's

formal capital of Lagos in the year 1991. This influenced the migration of the majority of urban dwellers - more specifically government civil servants - into the city from neighbouring cities, towns and communities to secure a livelihood and also experience urban life in Africa's first modern city along with its recommendation as identified by the Master-Plan (Ebo 2013; FCDA, 2015). The influx of settlers expanded the economic opportunities, while mounting pressure on public infrastructure and existing settlements of the indigenous groups to accommodate them. Further into this development, the indigenous cultural groups gradually suffered identity crises due to the impact of urbanisation and acculturation (Mohammed Mai et al, 2012).

3.3.2 Urban Exclusion and Division

In recent years the city of Abuja has continued to expand into two main contrasting developments; some segments of the city with examples like Lugbe, Karu and Yanya are characterised by large, peri-urban areas with expanding informal and illegal patterns of land use facilities, unhealthy and hazardous environment with little or no adequate infrastructures (Okoye, 2013). The other form of neighbourhood developments are those that are characterised by residential zones for high- and middle-class groups with highly valued real estates and retail complexes such as Maitama, Asokoro and Gwarimpa that are well connected to their residences with more than enough public infrastructure and amenities to support the well-being of its residents (Ikpefan 2013; Okoye 2013; Itua, 2014).

According to Ebo (2013), while quoting the former Minister of the Federal Capital Development Authority (FCDA) Alhaji Iro Dan Musa in an interview in 1983, where he claimed that the government wanted a capital city which "belong to all Nigerians" best achieved by "starting afresh in Abuja"; Ebo describes the city of Abuja's development in recent years as one of affluence with the dreams of being the 'jewel of Africa' based on its status as Africa's first modernist capital city, but one which also incorporates the realities of physical and economic exclusion among its dwellers. The access to basic amenities and infrastructure is a daily challenge to the residents of informal neighbourhoods.

Exclusion and division also form a central part of state planning policy at Abuja's peripheries. For example, several satellite towns around Abuja were built specifically to house the employees of various multinational companies including Shell, and Julius Berger. Despite the fact that

the conditions in these towns are poor, only the employees of these companies are provided housing while those without employment must deal with “self-help” initiatives (Ebo, 2013:22).

Itua's (2014) report on informal neighbourhoods in Abuja with the theme: *'How Nigerians languish amid plenty'* portrays the deprived neighbourhoods as another side of the city that “will break your heart”, as the original settlers at the Federal Capital Territory (FCT) have been “robbed” of their prized assets: their land. Additionally, arguments have been established concerning the planning system introduced by the colonial authority which was - and is still - a tool for social segregation and exclusion (Ogunsola, 2012). Analysis on the changes in neighbourhood character, quality and design in Nigeria's Government Residential Areas (GRA) at the University of Lincoln, United Kingdom in (2012) provided evidence that the introduced planning system also has its positive impact on the African population through the introduction of legislation and institutions to enforce environmental and urban planning laws.

The introduction of the physical development plans with emphasis on plot sizes, area ratio, building heights and design patterns were all major influences of the imported planning system (Ogunsola, 2012). Moreover, Mabogunje (2010) further argues that the growth of professional organisations and specialists in the built environment such as architects, civil engineers and many more has led to the development of African cities and are positive contributions by the colonial authorities in developing countries. He does however maintain the position that the imported physical development plan also had its negative impacts particularly on the existing social structure, by which the African population found it extremely difficult to absorb the culture of the west.

The vision of Abuja city “belonging to all Nigerians” irrespective of their ethnic and social status to live and work in the comfort of beautiful homes and offices surrounded by a nice environment with trimmed lawns, and paved roads is today a dream for the larger urban population with Murray's (2007) description of their neighbourhoods as:

The dirt track leading to his small shack is rutted with water gullies, dusty and littered with old polythene bags. This stands in sharp contrast to the wide, well-planned tarmac roads and flyovers in the city centre, which are often virtually, empty (Murray, 2007:15).

The rise in the level of inequality in resource distribution, infrastructure development and services among different neighbourhoods and areas in the city of Abuja has been attributed to factors that have resulted in the development of the city's fragmentation (Murray, 2007). More attention and resources have been committed to the development of some neighbourhoods over others, while neglecting the principle of the Master-Plan (COHRE, 2008). UN-Habitat (2008/2009) establishes a position on this phenomenon, by suggesting that a society cannot be termed sustainable and harmonious if the larger percentage of its population is deprived and marginalised while a minute section lives in opulence.

3.3.3 Housing in Abuja

The provision of affordable housing to the ever-increasing global population remains a world-wide subject for sustainable urban development (United Nations 2012; 2013). The United Nations (2012; 2013) report signifies its importance and complexity beyond just shelter to humanity within socio-economic habitat of the physical environment; but also the task of having to achieve sustainability for the global population; while ensuring equity in its provision. Okoro (2009) argued that the challenge of housing in urban developmental processes can be understood from personal experience and observation of the everyday life of urban and rural dwellers through acute shortage, age and condition, cost of building materials, the accessibility of housing finance and the demolition of developed structures. Okoro (2009) based his argument on the inter-relationship between housing, the physical environment (of neighbourhood, settlement and cities) with the human sense of belonging, as that which the society's basic unit of the family develops. In addition, Okoro emphasises the significance of housing as that which affects every facet of human endeavour and the development of the society and economy through desirable comfort, psychological satisfaction and generation of employment opportunities. These are indications of an intention, a guide to action, which encompass values that set priorities and relations; and which usually determine present and future decisions (Okoro, 2009).

Over the years, the delivery of mass housing to serve the ever-growing Nigerian population has remained a major challenge for its government. The National Housing Policy of Nigeria (2012) identified pockets of uncoordinated initiatives and programmes as the major issue which affects effective housing delivery by successive governments. Nigeria, like many other

developing countries still depends largely on an informal housing delivery system for its growing larger population. According to Alao (2009), the housing delivery in the city of Abuja as shown in Figure 3.10 can be grouped into three categories:

- Initial government schemes
- Re-settlement scheme
- Private intervention
- Indigenous housing

The initial government scheme is mass housing initiated to meet the projected housing needs of the city of Abuja urban residents in accordance with the Abuja city Master-Plan with examples of the Federal Housing Estate Lugbe, Kado and Gwarimpa (Alao, 2009). The resettlement scheme was undertaken by the government to accommodate the displaced settlers away from their place of origin, in accordance with the Federal Capital Territory Act of 1976 which placed the entire landmass of the FCT under the control of the Federal Government (Ukoje and Kanu, 2014). The idea was to create a capital which did not have a particular cultural tie, and was ethically neutral. Housing delivery through private intervention in partnership with the government involved the sale of large hectares of land to private developers by the government at subsidised rates to meet the housing challenge in the city (Alao 2009; Ukoje and Kanu, 2014).



Figure 3.10: Abuja City Housing Delivery Schemes showing the Government, Private Development and Indigenous Housing Types. *Source: Alao, (2009).*

However, the Indigenous housing scheme comprises of vernacular housing-type patterns with physical identity with long indigenous cultural values which comprise of a cluster of rooms around a courtyard, with a centrally placed family granary, with examples in Karu and Jikwoyi villages (Mohammed Mai et al, 2012).

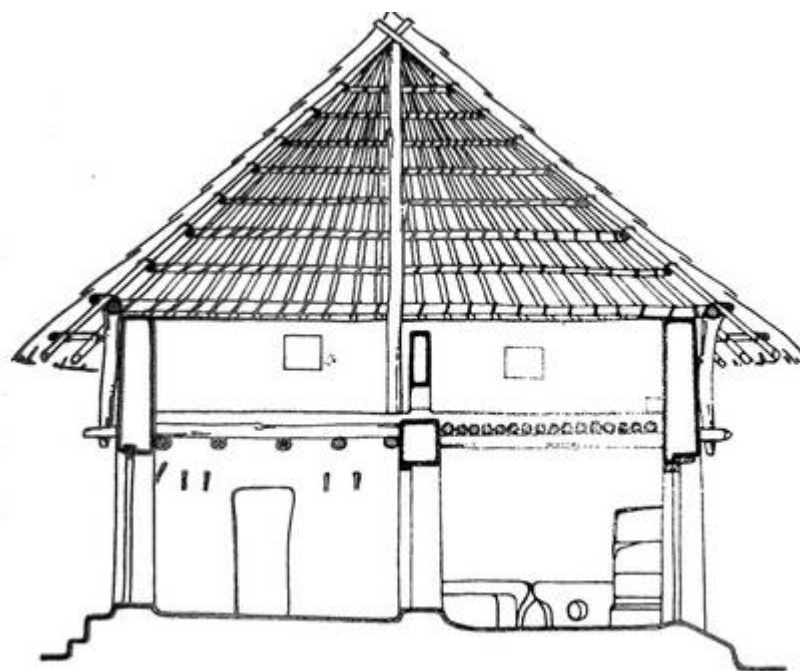
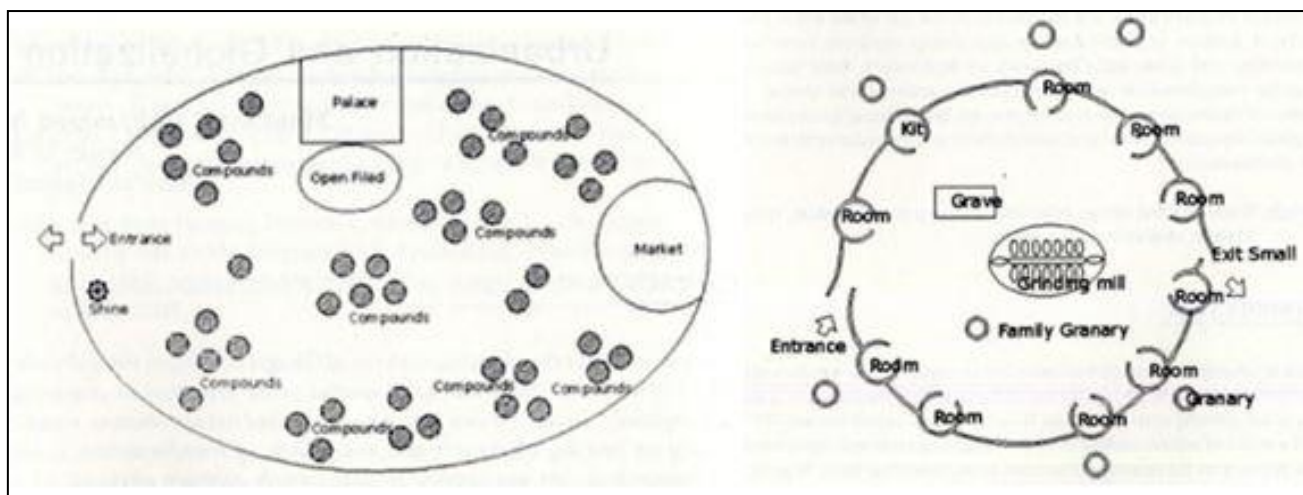


Figure 3.11: Gbaygi (Abuja City Indigenous) Traditional Settlement and Rural Compound and House. *Source: Balogun (2001)*



Figure 3.12: Gbaygi (Abuja City Indigenous) Traditional Extended Family Setting.

Various debates among researchers and urban development stakeholders have emerged concerning the present housing challenges and delivery system in the city of Abuja. Oghifo (2012) points out that the socio-economic advancement in the city of Abuja as a result of its status as Nigeria’s capital city has resulted in the increase in the migration of people into the city with a direct impact on the prices of land and properties. Oghifo (2012) further clarifies that a large portion of Abuja residents live in dehumanising housing environment; while those that have access to average housing and quality public infrastructure do so at extremely high cost.

The majority lands and neighbourhoods earmarked for low-income earners have been transferred to the high income earners as a result of the rapid urbanization in the city (Oghifo, 2012:10).

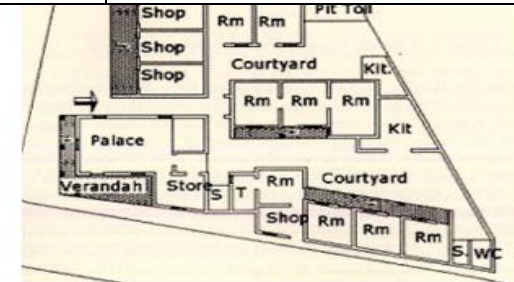
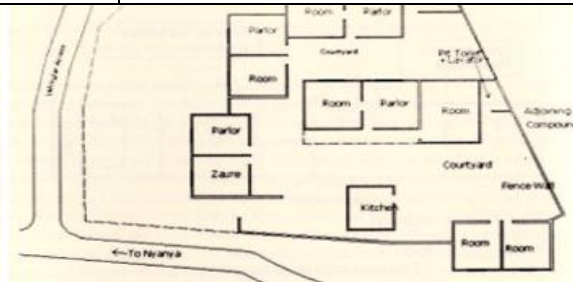
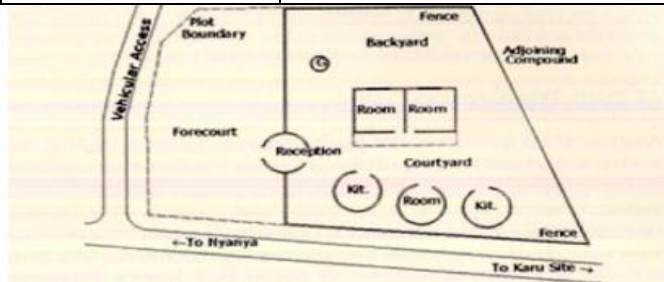
Accordingly, the Federal Capital Development Authority (FCDA), Abuja city's urban development institution, has been widely criticised by COHRE (2008), Ibezem-Ohaeri (2013) and Itua (2014) for its failure to implement key provisions of the Master-Plan regarding government responsibilities towards housing delivery mechanisms for all classes of Nigerian resident in the city. According to COHRE (2008), it can be argued that these inabilities on the part of the urban development institutions are a major contributing factor to the growth of informal settlements and the contrasting neighbourhood setting in the city of Abuja. In particular, the Abuja Master-Plan notes:

Housing represents the most basic of human needs and has a profound impact on the health, welfare, and productivity of individuals as the closest point of contact between city residents and the City, the success of the new capital in the eyes of the residents will be judged on the basis of the quality of the residential environment. Future residents will judge the city not only on how the organization of the city fits their everyday needs, but also on how the demands for housing are provided (COHRE, 2008: 23).

In addition, the resettlement plans of the indigenes have not been fully implemented and the exercise is becoming extremely expensive for the government to undertake. Instead, the original indigenes have been allowed to remain in their settlements, against the requirement of the Master-Plan (COHRE, 2008). These settlements have expanded over the past 20 years, with the indigenes allocating the land and constructing structures without authorisation by the building control and planning authority to accommodate the non- indigenes who are unable to access affordable formal housing (Ukoje and Kanu, 2014). Adebisi (2014) identifies the cost of rental property in Abuja like many other cities in Nigeria as about 60% of an average worker's disposable income, which is far higher than the 20-30% recommendation by the United Nations. Mohammed Mai et al (2012) also emphasised the change in cultural components - norms, lifestyle, housing pattern, layout, character and the loss of identity of the Gbagyi indigenous settlers - as due to socio-economic development and the influx of migrant poor who cannot be accommodated by the continuous hikes in accommodation prices in the city. Mohammed Mai et al (2012) reveal from Table 3.3 below the transformation process of the indigenous settlers from the inception (1976-2008).

Table 3.3: The Transformation Phases (1976-1986), (1987-1991), (1992-2008). *Source: Mohammed Mai et al (2012).*

	Inception (1976-1986)	Intermediate (1987-1991)	Consolidated (1992-2008)
Behavioural and Cultural Transformation	<ul style="list-style-type: none"> • Original family compound and rural housing norms. • Mainly farmers, fishermen and traders. 	<ul style="list-style-type: none"> • Change in traditional family values with human behaviour moderated by Christianity and Islamic beliefs. • Articians, skilled and unskilled workers. 	<ul style="list-style-type: none"> • Loss of customary identity with ancestral spirit. • Development of individualistic lifestyle and urban housing norms. • Drastic reduction in agrarian residential features.
Housing and Spatial Transformation	<ul style="list-style-type: none"> • Conversion of reception to bedroom for rent to migrants. 	<ul style="list-style-type: none"> • Accommodation shortage • Mixed development with the conversion of room adjacent to street to lock-up shops. • Dwelling subdivision to generate more income. 	<p>Extension of dwellings to meet family needs and admission of tenants. Face-lifting of dwellings as a status symbol.</p> <p>Sale of available land, farms to migrants for housing construction.</p> <p>Private developer encroachment.</p>



The increased demand for housing has been a driving force for the housing market in Abuja city, while its residents are faced with the challenge of the continuous rise in prices, independent of whether a household decides to buy or rent (Ukoje and Kanu, 2014). This challenge remains a problem for the low-income earners, who are the major victims of the high housing cost which also forms part of the foundation of the society and communities. This current situation has been identified by Ibezem-Ohaeri (2013), Adebisi (2014), Itua (2014) and Ukoje and Kanu (2014) as factors which result spatial segregation and neighbourhood contrast among the residents of Abuja.

Nwaka (2005), however, also traced spatial segregation and neighbourhood contrast to the early colonial period in Nigeria's urban development housing policies which prioritises adequate housing for expatriates, colonial masters and selected elite and educated Nigerians. Nwaka (2005) attributes this development to the protection of communities occupied by these groups away from the larger African population using urban development tools such as land use control, planning and zoning as well as infrastructure allocation mechanism. During this period, the Government Reserved Areas (GRA) were created, as a neighbourhood solely occupied by these group of people, without any consideration to build either for sale or rent for the larger general public, with little or nothing done to encourage the growth of settlements outside this formal neighbourhood setting (Federal Ministry of Lands and Housing, 2012).

The private sector recognised the impact of socio-economic development with high demand of housing for the increasing urban population. The inadequacies on the part of the government to meet housing demand had resulted in 85% housing provision through public-private-partnership (PPP); with the government only providing the land for urban housing in Abuja.

The FCTA allocated the mass housing districts within parts of phases II, and III of the city of Abuja where private organizations are required to develop large scale residential apartments and sell to the public. There are 360 private developers who were allocated 12,691 hectares of land within the 22 districts in the mass housing zones (Ukoje and Kanu, 2014: 211).

The analysed results from the data collection process undertaken by Ukoje and Kanu (2014) concerning private developers' involvement in the delivery of housing systems reveals that there has been limited positive outcome for the Abuja city low-income earners through the

collaboration between the government and private developers. This is based on the fact that the private developers depend largely on financial institutions for the execution of the mass housing projects for the citizenry, which makes this more of a profit-making venture and thus relatively impossible for low-income earners to have access to quality housing due to its high cost.

The global call on human settlement emphasised the need for every individual to have access to adequate housing that is safe, secure, accessible and affordable. For instance, the United Nations Habitat Agenda Committee on Economic, Social and Cultural rights supports this position with its general Comments No.4 (1991) and No.7 (1997) which identifies that access to housing is a fundamental right which has been universally accepted as the second most important human need (UN-Habitat, 2014b). Additionally, the UN General Assembly in 1948 identified the right to housing with Article 25 of the declaration, which states:

Everyone has the right to a standard of living adequate for the health and wellbeing for himself and for his family, including food, clothing, housing and medical care, and necessary social amenities and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond control.

Subsequently, the 1976 International Covenant on Economic, Social and Cultural Rights - which is now binding on more than 149 countries, including the Nigeria state, by Section 16 (1)(d) of the 1999 Constitution under the Fundamental Objective and Directive Principle of State Policy - mandates the State “to provide suitable and adequate shelter for all citizens”. This responds to the above question raised by Okoro (2009) concerning the challenge posed by the urban development inadequacies which rests upon the legislations and policies proposed and implemented by the government towards bridging the gap between the different levels of social status in the society.

Okoro (2009), however, argues that the delivery of adequate housing should be a fundamental objective for the Nigerian State; this conforms with global practice and standard as a right. Unfortunately, though, it is not part and parcel of the constitution enforceable by Nigerians, as these objectives of state policy are presently not actionable in law as no citizen can enforce them as a right (Okoro, 2009). The constitutional provision which should be actionable should be such that all strata of our society including the less privileged members, the old and the

disadvantaged can own or have access to decent, safe and sanitary housing accommodation at affordable disposal price, or houses occupied with secure tenure (Okoro, 2009).

In addition, housing provision involves various actors and stakeholders, which must incorporate partnership, collaboration and information sharing, through housing finance which serves as the engine that drives the housing sector and remains a critical factor in any housing delivery framework (Dye, 1992). Dye (1992) however argues that the accessibility to a large pool of long-term funds at cheap rates is imperative if mass housing development is to be achieved; but it is impossible to mobilise such funds and utilise them effectively in the absence of a well-developed, efficient and structured institution and financial system.

3.3.4. Master-Plan Distortion and Illegal Development

Urban development writers have presented several viewpoints concerning the urban developmental growth of Abuja city in recent years. Following an assessment of Abuja's city development, Ade and Afolabi (2013) argue that successive administrative governments in the city have neglected the main guiding principles as illustrated in Table 3.1, thus paving the way for a series of distortions to the concept, direction and implementation of the Master-Plan. Ikpefan (2013) and Atonko (2014) also described Abuja city's recent development as struggling to cope with the results of rapid urbanisation and its development practice engraved with ineffective land delivery system, lack of proper and equal provision of infrastructural facilities, and inequality in resource distribution and access to land.

The above criticism of Abuja's recent development centres on the fact that a large section of the growing population are subjected to inadequate services, poor housing, sanitation and the general depreciation of urban life quality; but the influx of people into the city continues. Satellite neighbourhoods like Karimu, Lugbe and Nyaya, where the majority of the migrants to Abuja reside, have become giant slums and a challenge to government and urban development stakeholders (Atonko, 2014). According to Ebo (2013), the Abuja city planning and developmental institution of the Federal Capital Development Authority (FCDA) has continually discouraged the distortion of the Abuja Master-Plan. The demolition of slums and informal neighbourhoods which commenced during Abuja's former minister Mallam Nasir El-rufai's administration (2003-2007) left many stranded and displaced.

The UN- Habitat (2010a) identifies the enforcement of negative regulatory laws as a control mechanism being utilised to tackle urban informality at all costs in cities in developing countries, which was also argued to be a major factor leading to acquisition and sub-division. Additionally, various factors have been attributed to the change in physical character of some of the areas in the capital city. These include:

- Ineffective institution capacity for managing urban development and practice.
- Indiscriminate sales of land by traditional chiefs, ineffectiveness, and corruption among the Federal Capital Territory Development (FCDA) workforce in land allocation process.
- The lack of consistent policy for implementing the Abuja Master-Plan (Owei et al., 2008:8).

However, the arguments established above concerning Abuja's urban development in relation to its Master-Plan distortion and illegal development, contrasting neighbourhood setting, urban exclusion and the right and access to the city (Afolabi 2013; Ebo 2013; Ibezem-Ohaeri 2013; Ikpefan 2013; Okoye 2013; Itua, 2014) centre around ineffective urban developmental policies and practice. The study of sustainable urban development and practice depends on the role of the state and institutions in creating more than just a geographic space, but one that links the economic, social and political fabric of the city while ensuring a more balanced society (Pugh, 2000).

3.3.5. The Abuja Urban Development Institutional Approach

The approach towards the provision of infrastructure and housing for Abuja city in the last two decades has been dependent on the public-private-partnership initiatives (Atonko 2014; Olaitan 2014; Odemiqwe 2014; Ukoje and Kanu, 2014). Urban development stakeholders have presented conflicting positions with arguments for and against the presently utilised concept.

First, are the issues concerning creative and ambitious development supported by Adetayo (2014) and Olesin (2013) which emphasise strong political and economic tools to secure foreign investment, promote international attention and indeed signal a new economic awakening and pride for the country. These writers centre their argument on the government's lack of available resources to embark on infrastructure and service delivery in which the collaboration with private investors and organisation through the public-private-

partnership (PPP) presents a solution to the challenge. The second viewpoint focuses on the promotion of urban development away from the major population concentration, with a disconnection driven by negative policies and control systems leading to subdivision, segregation, forced eviction and social inequity, as attested to by Aribisala (2013) and Ukoje and Kanu (2014). These writers also argue against the results of the public-private-partnership (PPP) and its policies from the Nigerian and Abuja urban development context as allowing the community power structure to be determined by the business and elitist groups who regulate all the major urban planning decisions in their interests over those of millions of other city inhabitants.

Nevertheless, through its urban development institutions, the government supports the position that the private sector is needed at this critical resource and infrastructure deficit period. This is achieved through the conception of the 'Land Swap Initiative' based on successful global standards from the likes of China, Japan, France and Germany with an expected return in foreign investment and creation of jobs (Odemiqwe 2014; FCDA 2015). The Land Swap Initiative programme allocates large hectares of land to private developers for the development of infrastructure, services and housing in exchange for a percentage of the land in the earmarked district (Ibezim-Ohaeri, 2013). Engineering infrastructure is required to be provided in a 48-month timeframe through a memorandum of understanding (MOU) in strict compliance with the Federal Capital Development Authority (FCDA) specification and standards (FCDA, 2015).

The Land Swap Initiative (LSI) as an urban infrastructure delivery mechanism for Abuja city has been analysed from various perspectives by different urban development stakeholders. For instance, Ibezim-Ohaeri (2013) argued that the concept of Land Swap provides an opportunity to rethink the normative definition of "public purpose" identified in the Land Use Act, particularly in the context of an increase in the "rush for land".

In the process of exchanging massive land grant to develop the districts into fully-serviced estates, large hectares of land owned by 22 (twenty-two) indigenous villages and communities have been compulsorily taken and handed over to 13 private property developers as a solution of meeting the demands of urban infrastructural development (Ibezim-Ohaeri, 2013:12).

COHRE (2008) further argued that the government often utilised urban development policies and laws to achieve their aim of forcefully transferring land ownership without any

compensation. COHRE supports its argument with the Abuja Master-Plan Restoration Program (2003-2007) as a case study, which utilised the restoration of the original Abuja Master-Plan through urban renewal and mass housing delivery to take over land from the original natives.

This strategy was implemented to rectify the distortion of the built environment in the midst of the boom in real estate, and the value of land which resulted in forced eviction and large scale displacement of thousands of the urban poor along with their properties as evidence to support her position (COHRE, 2008:19).

Existing knowledge (Agbaje 2012; Igbo 2013; Atonko 2014) also reveals that the current land dispossession due to the Land Swap Initiative (LSI) has created wide local agitation by the original owners and indigenous communities which raises an important question of how effectively – or otherwise - the housing and infrastructure delivery mechanism meets the needs of all strata of citizens in Abuja city. Ibezim-Ohaeri (2013) further identified the need for all land acquisitions to be guided by the provisions of the law and the recognition of fundamental human rights in Nigerian constitution, the African Charter on Human and Peoples Right and Article II of the International Covenant on Economic Social and Cultural Rights (ICESCR).

The Abuja city administration further argued in support of the utilised strategy as that which is informed by the National Urban Development Policy for cities in Nigeria and has attracted huge interest in terms of investment from local and international interest to the tune of N500 billion (2 billion pounds) from primary investment. This is expected to generate N3.2trillion (13 billion pounds) in secondary investment (Adepegba, 2013). According to FCDA (2015), the Land Swap Initiative promotes a potentially dynamic system that is a clearly defined, planned and well-managed urban settlement in accordance with the Abuja Master-Plan. Evidence to buttress the Abuja Land Swap Initiative (LSI) in terms of foreign investment is substantive with the emergence of the several private developments such as the Abuja Centenary City, a new “smart city” to be built in celebration of Nigeria’s centenary from scratch on more than 1,200 hectares of land in Abuja City (Adepegba 2013; Imam, 2013). According to Al-Abbar (2014), the concept of this development can be attributed to the successes of Dubai, Monaco, Shenzhen and Singapore as a social, political and economic tool in the derivation of foreign investments, positive international attention and indeed one that signals an economic awakening. This ongoing project as shown in Figure 3.12 is also to

become the second largest “private city” development in history after Songdo International Business District in South Korea (Imam 2013; Al-Abbar 2014; Umeh, 2015).



Figure 3.13: The Abuja Centenary Project, Land Swap Initiative Project. *Source: The Abuja Centenary City (2014).*

The developer for the Abuja Centenary City (ACC) envisions the development as a leading financial and entrepreneurial hub for Nigeria and the entire African continent (Al-Abbar, 2014). According to Adetayo (2014), significantly, the Nigerian government has welcomed the project as one that will enhance the economic and environment pillars of sustainability for urban development in the city of Abuja. This is because the proposed Centenary City has attracted foreign investment to the tune of 18 billion US dollars (N2.8 trillion) from Eagles Hills, a real-estate development industry from the United Arab Emirates and a major player in the development of Dubai. According to Al-Abbar (2014)

The Abuja Centenary City (ACC) is a smart green city that is designed to tackle the present state of rapid urbanization and associated environmental challenges in the city of Abuja with the concept of sustainable urbanism as its main objective. The Master-Plan is designed to

incorporate 50 percent of green, with natural beauty and architecture icons merging in the creation of an environment that is alive and productive.

The Abuja Centenary City's modern innovative design along with its features as shown above in Figure 3.12 is meant to introduce the Abuja urban fabric and character into the world of the green city with zero-waste management, urban grid, independent power source, water management, public and residential areas with outstanding infrastructure and business environments expected to be completed within a decade (Al-Abbar, 2014).

In partnership with some urban development and financial experts such as Odemigwe (2014) and Al-Abbar (2014), the Federal Government of Nigeria have argued that the development of the Abuja Centenary City (ACC) - as the largest foreign direct investment in the history of Nigeria - has positive impacts on the development of Abuja and Nigeria at large. Odemigwe and Al-Abbar supported their argument based on the projection that economic advancement would boost trade and investment, employment opportunities, and the promotion of urban sustainability agenda for Nigerian and African cities. Odemigwe (2014) stated in an interview with CNCBAFRICA:

In the development of future cities across the world by Eagle Hills, Africa seems to have potential beyond every other continent in terms of human capital increase and development. Building the Abuja Centenary City in Nigeria serves as a good model for replication for various other countries that can provide similar or better investment opportunities for the investors. Nigeria presents a careful investment story, based on its potentials as Africa's power house by being the most populous and largest economy in Africa, as well as its steady democratic system.

Nevertheless, as interesting as the Land Swap Initiative (LSI) might seem to investors and Abuja's urban policy makers from the context of the Abuja Centenary City (ACC), the reverse seems to be the case for the larger urban population who are the original land owners by inheritance or the length of time they have settled on the land (Agbaje 2012; Igbo 2013; Atonko 2014). Conflicts and arguments abound relating to the Centenary City project as many concerned actors believe that necessary consideration and measures have not been taken concerning the landowners and settlers (Atonko, 2014). Agbaje (2012) reveals that residents of many villages and neighbourhoods affected by the 'Land Swap Initiative' live in a state of fear and tension as their fate lingers due to the fact that they are not involved in the negotiations between the government and private investors concerning their urban space.

Many of the landowners have protested against the Abuja Centenary City project as focused on the capital class without any consideration for the urban poor and original land owners.

In support of the landowners and settlers Atonko (2014) further argued that there is no clarity on how many structures would be erected on the proposed Centenary City along with the formulae for sales which specify cost and mode of payment. However, the present concerns and efforts of the government and the city developers are geared towards the eviction of the existing communities presently occupying the designated project site.

Deliberations from the United Nations Conference on Sustainable Development (2012) established the need to achieve an equilibrium in global urban development with an integrated equitable delivery and access to land, housing, basic services and infrastructures (United Nations, 2012). In creating such equilibrium, the report argues that the objectives of the current urban policies and development should be examined, posing the key question of to 'whose advantage and benefits' are these developmental policies and plans? As such, there exists a complex sociological problem of trying to achieve equilibrium between the power groups in the society and among other groups. According to Branne (1956), in the attempt to operate a planning machinery in a society with a kind of balancing scale between the state and the individual, the major challenge remains how to maintain an 'equilibrium' towards which all goals within its planning process must be directed.

3.3.6 Rights and Access to Abuja City

UN-Habitat (2010a) reviews the wave of democratisation in the continent of Africa from both internal and external pressures since the early 1990s. This is set against the argument that the present political transition does not automatically transmit to transformation of its cities as genuine democracy cannot be imposed from outside; rather it should grow from within and be country-specific. This position raises the key question of fundamental human rights in the case of Abuja's urban developmental context as housing rights have been ignored, while forced eviction has become the order of the day for successive governments (Murray 2007). The former Federal Capital Territory (FCT) Minister (from 2003-2007) was once famously quoted as having said:

When I have finished putting Central Abuja in perfect shape, the bulldozers will roll into the suburbs to clear the shacks, the garbage and any other illegal structures. "Abuja is not a city for the poor" (Murray, 2007:5).

In the year 2003, Abuja city's urban poor fell victim to the massive urban demolition programme with little or no progress in resettling the roughly 800,000 people who were displaced (COHRE, 2008). Deanna Fowler, the Coordinator for the Global Forced Eviction Programme for COHRE deemed the Nigerian government as being "consistently one of the worst violators of housing rights in the world," with over 24 settlements demolished around the city of Abuja, many by force and with no form of notice. The Abuja Master-Plan holds explicit positions concerning resettlement-related issues, but the reverse seems to be the case with the current development, with the neglect of laid-down rules concerning resettlement and compensation (COHRE, 2008). The Social and Economic Right Action Centre (SERAC) has argued that the actions undertaken by the government concerning the informal neighbourhoods by demolishing homes and displacing their former occupants with no resettlement plans have contributed to the 70 % of Abuja city's population living in the slums and poor neighbourhoods (COHRE, 2008). The high cost of accommodation has pushed the majority of the low-income city workers far from the city limits to neighbourhoods that are growing rapidly with little or no infrastructure or housing support offered by the government authorities.

To this end, for the city of Abuja to develop its vision that integrates everyone and achieve "social justice" as identified in Tables 3.1 and 3.2, there must be the understanding of urban sustainability through the adoption of an organically integrated triple bottom-line model as previously discussed in chapter two (2.3.1). This integration takes into consideration of human economic, environmental and social development, which must be developed from a mere conceptual paradigm into reality. The realities as suggested by COHRE (2008) involve the collaboration of all stakeholders and city dwellers in the development and implementation of a rights-based approach in ensuring sustainable development.

3.4 SUMMARY

The discussions from this chapter identify the current urban developmental challenges of cities in the Third world developing countries, most significantly the research study area of Abuja city. Subsequently, this chapter in section (3.2.1, 3.3.1-3.3.6) discusses current urban developmental issues in this region which reverse the opportunities and positive impacts that sustainable development, regeneration, urban governance and management offer to city dwellers. However, this current development validates the UN-Habitat's (2012/2013) position on the prosperity of cities; that the success of any urban space is no longer measured by the extent of development but by the kind of progress attained by the space.

The examination of the Nigerian urban developmental system with various case studies within section (3.2.1) suggests that while Nigeria remains a sovereign nation, its urban planning and operational processes are still based on the colonial laws to a great extent. This, in terms of land tenure systems with regulatory decrees that are one-sided in developmental terms. As part of understanding the Nigerian case and Abuja city urban morphology, this chapter discusses social sustainability-related issues, by revealing the present phenomenon of inequality, social segregation and marginalisation of the larger population which characterises the urban development outlook of the city.

The United Nations (2012), however, suggests that the essential conditions and elements required for cities in developing nations to thrive depends on the development of appropriate policies and actions tailored to the context of their development through effective institutions and local engagement; for the benefit of 'all', not a few at the detriment of the majority. In view of this position, arguments within this chapter reveal a gap within Abuja's urban development context through the concept of social equity with its foundation rooted in social justice and fairness; while leading to social segregation and exclusion. This underscores the need to explore current urban development practice and social sustainability-related issues within Abuja city through the theoretical and conceptual framework of this research in chapter four.

CHAPTER FOUR

THEORETICAL AND CONCEPTUAL FRAMEWORK

4.1 INTRODUCTION

This chapter discusses the “theory lens” that guides the empirical, analysis and discussion processes of this thesis. It introduces the importance of theory to research studies and identifies phenomenology as a suitable theory lens for guiding the research work. It develops the arguments in favour of phenomenology and makes a case for the application to the exploratory approach regarding social sustainability in the Abuja urban development context. Additionally, the chapter presents a conceptual framework of the research, capturing the key assumptions that guide the data inquiry and analytical processes for the research. The conceptual framework is built on the assumptions about social sustainability in urban spaces as captured by the literature, as well as the incorporation of phenomenology theory as a lens through which to explore the Abuja urban space. This establishes a critical link for the discussion and eventual contributions of this study in terms of academic and practitioner knowledge as presented in chapters seven and eight.

4.2 PHENOMENOLOGY THEORY

The theoretical framework of phenomenology has been analysed through various research endeavours and theories developed by different researchers. Among such are the works of Edmund Husserl (1931, 1970), with the phenomenological movement of logical investigation into factual knowledge and the theory of consciousness; Martin Heidegger (1953, 1962, 1977) with the derivation of the concept of *dasein* and the question of “being,” with an emphasis on a close connection of ontology and epistemology from a phenomenological viewpoint as object and procedure; and examination of the works of French philosopher Maurice Merleau-Ponty (1945, 2012) with grounded theory and human lived experience alongside its meaning. Additionally, there are the ideologies of social theorist Henri Lefebvre (1991, 1996) who perceived phenomenological philosophy as a movement that must communicate with political practices in the production of space. The phenomenological contributions of Christian Norberg-Schulz (1980, 1996) and Hans-George Gadamer have also been considered essential to this research, with their development and interpretations of Martin Heidegger’s ideologies that contributed to the world of hermeneutic phenomenology with the generalisation of how understanding is conditioned by and dependent upon consciousness.

4.3 THE NATURE OF PHENOMENOLOGY

In the early twentieth century, Edmund Husserl criticised the prominent philosophical tendencies of psychologism and historicism. Husserl's conceptual development stance approached philosophical inquiries from various perspectives of being an account of phenomena, a full study of the nature of 'being' from human experience, and the relationship between the world of thinking and the empirical world (Nesbitt 1996; Merleau-Ponty 2012). Phenomenology has also been defined as the theory of consciousness, and the relationship between the lived bodies and the worlds in which they exist among many others (Leach 2009; Seamon 2013a; 2013b).

Nesbitt (1996) identifies the works of phenomenological philosophers such as Edmund Husserl - commonly referred to as the father of phenomenology - and Christian Norberg-Schulz with emphasis on the word "consciousness", as a key element of humanistic psychology. This involves consideration of ideas, imagination, desires and feelings which are diverse in kind and content, that emanate from a lived experience which makes up a subjective life. For instance, Norberg-Schulz's argument of phenomenology in the context of a place or environment explains the logical meaning, which emerges from such space either as an occurrence, a lived experience, or through systematic investigation. The phrase "return to things" was utilised by Norberg-Schulz in Chapter nine of Nesbitt's (1996) *Theorizing a New Agenda for Architecture* to explain how the human mind reflects and understands the activities, characteristics and events which manifest in a place or environment.

Husserl's explanation of the process of consciousness is based on the ideology of an internal act of something, a certain situation or occurrence making the concept a fundamental structure of a subjective experience; while reducing philosophical knowledge which emerges from contradistinctions into factual knowledge which cannot be logically proven (Husserl, 1970). Consciousness is the grounded inception of intentionality from becoming aware of something, and the ensuing awareness always has an objective leaving consciousness as an element of the structure of lived experience that is instilled and characterised by one's social milieu (Husserl, 1970). In the development of Husserl's perspective of phenomenology, Martin Heidegger emphasised the phenomenon that reveals itself to the consciousness with the aim to portray them directly as they appear with its description of phenomenology in its etymological sense of giving an account (logos) just the way it appeared (Heidegger, 1977).

This approach however views the phenomenon of the world as the determinate for the ontological meaning of all entities within it. Heidegger also argued that although human beings refer to themselves and things as being “within the world”, the world also needs human beings to observe it. As such, phenomenology admits that the world as an entity is also a *dasein* as it consists of human existence and their activities making it a lived or life-world. This brings about the critique of conventional philosophy by Heidegger through his work: *The Being and Time* (1962) on how people relate to their world with his examination of the contrast between idealist and realist perspectives.

In an idealist view, the world is a function of a person who acts on the world through consciousness and, therefore, actively knows and shapes his or her world. In contrast, in realist views the person as a function of the world in that the world acts on the person and she or he reacts (Heidegger, 1962:58).

Heidegger’s viewpoint towards idealist and realist ideologies in the context of human- beings and their world attests to the fact that neither conforms with the nature of human life, as they believe in the separation and directional relationship between the person and the world. These does not exist in the world of real experience as the unity between the people and the world can be said to be indivisible, as they both coexist as one in a holistic relationship. Phenomenology as the theoretical framework for this thesis supports the indivisibility with the opinion that human experience and consciousness are a whole part of the world as their object (Heidegger, 1977).

Viewpoints from other phenomenological knowledge and interpretations emerged from philosophers like Merleau-Ponty (2002) using the description of phenomenology as an essential quality of human experience and the world in which that experience happened (Merleau-Ponty, 2002). This amounts to the study of essence concerning perception or consciousness with the understanding of human experience from no other point other than their ‘facticity’. This process offers an account of time, space and the world just as it is lived through an exact description of the experience (Merleau-Ponty, 2002). Edmund Husserl also shed more light on this with his analysis of ‘phenomenon’ and its essence from the position of *European Science and Transcendental Phenomenology* (1936) which described phenomenology as ‘pure’ and seeing the ‘truth’ (Husserl, 1970). In recent times, in his article *A Way of Seeing People and Place* the phenomenologists David Seamon explained further the definition of phenomenology as the exploration of phenomena:

Any object, event, situation or experience that a person can see, hear, touch, smell, taste, know, understand or live through is a legitimate topic for phenomenological investigation. There can also be a phenomenology of light, colour, architecture, landscape, place, home, travel, learning, jealousy, relationship, power, economy and lots more. All these things are phenomena due to the fact that human beings can experience, encounter or live through them in a way (Seamon, 2013a:1).

Seamon however argues that the main purpose of taking any phenomenological attitude is to recover human experience on a very large scale by using Husserl's terminology "to go back to the things themselves". As explained above, the works of Norberg-Schulz support Seamon's arguments with the position that the human everyday life consists of concrete 'phenomena' which transmit various meanings and influence different thoughts either from an account of a lived experience or by investigation. These viewpoints explain the link between the people and their world, as spaces, particularly in the urban context which are observed or perceived beyond a mere location where people exist or live, but that which conveys different meanings to various individuals or groups.

The examination of people's intentional relationship with their worlds can be closely linked to the notion of life-world and place, which are essential and considered by Husserl as fundamental for epistemological enquiries. In these senses, Seamon (2013a) classified both life-world and place as the determinant that bonds the people, the world and their mode of existence. Accordingly, these underscore the importance of the adopted phenomenological theory in tackling today's urban developmental challenge, most importantly in the context of physical spatial formation, the provision of an inclusive urban planning, social integration, cohesion, urban governance and equity all within a sustainable urban practice.

As a theory, and through inductive approach, phenomenology allows the researcher to fully understand, participate and integrate with the investigated phenomenon either as an experience, situation or scenario (Cloke et al, 1991). The researcher's first-hand and grounded contact with the phenomenon allows for personal sensibility and awareness, rather than just engaging the observable fact from the second-hand construction of a positive science point of view (Seamon, 2013a). These viewpoints interpret theory inductively, rather than generating logical deductions from *a priori* assumptions.

Consequently, following Cloke et al (1991) and Seamon's (2013a) arguments, phenomenology as a theory through the inductive approach is suitable for this research based on its ability to

provide an avenue to investigate and understand the urban development realities, deeper phenomenon and facticity in the Abuja urban space. The identification of phenomenology from a qualitative-oriented point of view is essential and adequate, most importantly in a descriptive account, but without ignoring the various differences and similarities involved in a qualitative perspective. For instance, both ethnographic inquiry and symbolic interactions examine a particular person or group in a particular place and time, while allocating a symbolic meaning to their existence. However, in the knowledge of phenomenology, the ability to study a real-world situation and the full utilisation of the specific instance as a foundation allows for the identification and realisation of a deeper, more generalised pattern, structure and meaning. According to Seamon:

The perspective of the symbolic interactionist, however most typically emphasized the more explicit, cognitively-derived layers of meaning whereas a phenomenological perspective defines meaning in a broader way that includes bodily, visceral, intuitive, emotional and transpersonal dimensions (Seamon, 2013a :3).

Seamon further identified phenomenology as a concept with one unique style of qualitative inquiry which involves a particular conceptual and methodological foundation with the identification of two key approaches. The first links the person and the world as a subject matter of phenomenology and the second is a radical empiricism in which the subject matter can be understood.

The essence of phenomenology as a methodological approach is not to idiosyncratically describe the phenomenon; rather the descriptions are ground stone from which to discover underlying commonalities that mark the essential core of the phenomenon (Seamon, 2013a :2).

The thoughtful phenomenological ideologies of each of the above-discussed researchers ranging from Husserl, Heidegger, Merleau-Ponty, Lefebvre, Norberg-Schulz, to the arguments of Gadamer and Seamon set the foundations for empirically discovering the lived experience, its meaning and the relationship between urban development stakeholders of policy makers, planners, investors and residents of Abuja city. This remains a significant approach in understanding the Abuja urban development context through valid and reliable accounts of the life-world of residents and the essential nature of the phenomenon in the actualisation of a socially sustainable city. In the creation and sustenance of urban spaces as an entity that must be understood from an inclusive perspective, Lefebvre's and Gadamer's

political and institutional perspectives of phenomenology identifies the engagement of adequate institutional frameworks which determine the incentives for inclusive elements of social equity, civic engagement, transparency, and accountability in its creation.

With the current global agenda of ensuring the sustainability and transformation of the built environment as discussed in chapter two (2.4), phenomenology as an approach explains and argues that there must be the understanding of a given phenomenon simultaneously from various perspectives with the incorporation of the past which resulted in the present state of urban challenge. Norberg-Schulz (1996) argued against the presentation of phenomenological potential of architecture and the built environment as that “phenomenon” which consists of the everyday life of human beings and further incorporates more phenomena such as emotions, feelings, and the sense of security and identification. These are established from the memory and meanings which emerge from the lived experience in relationship with spatial structures which are objects of human orientation.

4.4 PHENOMENOLOGY, URBAN ONTOLOGY AND EPISTEMOLOGY

The involvement of all stakeholders concerned in urban development and practice through a participatory process enables the availability of a wide spectrum of information from local practical terms to general urban theory (Teller et al, 2009). This section discusses phenomenology as a theory with its significant impact on the life-world, and its linkage with urban development and the built environment.

Lewis (2002) describes phenomenology from an ontological perspective as the simplest representation of the real world which acknowledges its foundation character as the ultimate horizon for all cognitive activities. Husserl’s ideology of phenomenology through the concept of consciousness focused on the concerns and understanding of individuals from their thoughts and actions in connection with their world. This individual consciousness is therefore a condition which requires the knowledge of the ‘subject’ as well as something that is been discovered from such a process (Husserl, 1931). Husserl’s phenomenological viewpoint was further analysed and supported by Lewis using the illustration of the knowledge of a tree.

The true nature of knowing a tree, for example cannot be adduced by examining the tree or by simply assuming that the tree exists. The phenomenology of the tree is embedded in the consciousness of the knower (Lewis, 2002).

From Lewis's analysis of the phenomenology of a tree, it can be argued that there is no collective perception about a situation or an experience; various perceptions simply emerge from different investigations and the lived experience of different individuals or groups. Husserl also described the life-world as 'intersubjective' with emphasis on the fact that the world cannot exist for isolated humans, but must be viewed as a world for the human community (Husserl, 1970). Heidegger further developed the works of Husserl on phenomenology and ontology with the description of the life-world as a shared horizon from both personal and intersubjective perspectives resulting in a more complex idea in the world of phenomenology. These hereby support the fact that there exists a close relationship between phenomenology and ontology within the frame of the theory of consciousness, as human experience of the world is informed by the understanding of the activities or occurrences around actions, perceptions, emotions and thoughts through their ontology either implicitly or explicitly in the description of the experience (Smith, 2004).

The world is understood more from daily occurrences and experiences which emerge from empirical discoveries and hypotheses. Phenomenology in relation to ontology as a philosophical discipline seeks to analyse and distinguish between various properties of mental activity ranging from material domain of nature (physical), culture, tradition and religion (the social), and consciousness (the intentional). Smith (2004) also argued that fundamental ontology plays a vital role in drawing distinctions among the various properties of mental activities, with the ability to develop a unified account of mind. For instance, an event or occurrence is shaped by the process of temporal transition, while "entity is formed by the process of becoming an entity" where an entity is ontologically dependent on a variety of other entities. Both phenomenology and ontology have been identified by Smith (2004) who argues that they are crucial to the unified system of knowledge of an integrated world, as they present ideologies beyond a deterministic view of human life and action. Smith (2004) further viewed the world as an inclusive entity with a strong argument that the results of phenomenology and ontology are not simply collected through empirical processes in natural science alone, but that in order to see the world as a whole, natural science must be integrated with fundamental ontology. Using the illustration of natural science to explain further, he argues:

Much as physics needs mathematics to structure its empirical content, so natural science in general needs ontology or metaphysics to structure empirical content (Smith, 2004:6).

The place of consciousness in the world can only be clearly understood from phenomenological and ontological perspectives with close relations with the fields of humanities and natural sciences in the context of the human mind. This is due to the empirical analysis of human consciousness which is pursued specifically and logically by the concept of phenomenology, but ontology defines the type of relation between the mind and its grounding in brain activities (Smith, 2004).

It may be surprising to identify ontological philosophy within the urban development and practice context, but certainly from a phenomenological perspective which diagnoses the human experience of the natural world, culture, traditions, policies and most importantly the structure of our consciousness. In the course of analysing the nature of consciousness and its place in the world, Smith (2004) illustrated three basic ontological distinctions which is grounded in a theory of the world in which every entity has a nature that is fundamentally divided into three main 'facets' of form, appearance and its substrate which define the place of consciousness in the world.

1. *The form of an entity is how or what it is: its whatness or quiddity - the kinds, property, relation that make it what it is.*
2. *The appearance of an entity is how it is known or apprehended: how it looks if perceptible (its appearance in the everyday sense), but also how it is conceived if conceivable, how it is used if utilizable, how it is experienced or 'intended'.*
3. *The substrate of a thing is how it is founded or originated. How it comes to be, where it comes from, its history or generic origin (Smith, 2004:17).*

Smith's presentation of ontology's three facets and classification as categories defines the nature of any entity through the three main distinctions of the intentionality of consciousness (its form), the manner at which consciousness is experienced (its appearance) and consciousness from the physical, cultural and biological perspectives (its substrate). Phenomenology which demands a full ontological potential of human experience is not limited to visual domain, but has heightened receptivity to all senses.

According to Smith (2004), the real life-world can be termed as structured around the three ontological categories which inter-relate and define the act of consciousness with the argument that the human's inner thoughts from an experience, situation or place are connected to their emotion, perception and actions which are in turn informed by the understanding of the world in which they exist. In the context of urban spaces and

development, neighbourhoods, towns or cities cannot just be perceived as abstract or neutral entities but as spaces of lived experience viewed by its citizenry from various perspectives and ideologies. However, in the understanding of urban development and practice which deals with the creation and division of urban spaces, there must be the consideration of other senses and perceived with all its phenomenological associations making phenomenology as an approach ontological, and ontology itself phenomenological.

4.5 PHENOMENOLOGY, SPACE DEVELOPMENT AND DWELLING

Space design and its formation are key elements in the realisation of any city development. UN-Habitat (2007b) suggests that an inclusive engagement is crucial in any urban developmental process through adequate understanding, communication, negotiation and argumentation among all actors and stakeholders. In proffering the best solutions in achieving sustainability and also for tackling current and future urban challenges, Nolmark (2007) asserts that knowledge exchange remains an important element in the urban developmental process. This is based on the argument that various actors from diverse groups and networks with behavioural acts, cultural, religious and class status differences are involved; which provides a more profound understanding of the social context of the environment. However, this requires an ontological-based system for urban development and planning with formal explicit specification of a common understanding of some domain which will easily be communicated across all stakeholders. This section of this research presents the relationship between phenomenology as a theory, and urban space development.

Space development is a fundamental activity of human beings, facilitated by the human ability to join spatial figures and shape its spaces in response to the spirit of age (Barrett and Zhang, 2009). Earlier discussions captured within the literature in chapter two reveal that today's age is characterised as that of science and technology with modern innovations and strategies in the derivation of a more sustainable development for human existence. Also identified along with current trends of today's world are the plights of rapid urbanisation, homelessness, inequity, social justice, segregation and gentrification; which are all phenomena within the context of Abuja's urban development (Aribisala 2013; Olesin 2013; Adebayo 2014; United Nations, 2014). Heidegger referred to these assertions as follows.

However hard and bitter, however hampering and threatening, the lack of houses remains the real plight of dwelling which does not lie merely in a lack of houses. The real plight of

houses is indeed older than the world wars with their destruction, older also than the earth's population and the conditions of the industrial workers. The real dwelling plight lies in this that mortals ever search anew for the nature of dwelling that must ever learn to dwell. What if man's homelessness consisted in this, that man still does not even think of the real plight of dwelling as the plight. Yet as soon as man gives thought of his homelessness, it is a mystery no longer. Rightly considered and kept well in mind, it is the sole summons that calls mortals into their dwellings (Heidegger, 1947:339).

Heidegger's argument concerning the fundamental objectives of space creation and that of architecture in general does not solely pacify the urge for the availability of more dwellings for the homeless, but also incorporates deepest considerations on the satisfaction of man's existential needs and aspirations. Heidegger's statements imply that besides immediate satisfaction, we must also discover our place in the world; by finding the exact meaning in our lives through a great sense of place in every society or environment in which we exist. As such, today's urban practice and developmental activities allow the gathering of elements of our existential space which are concretised in our environment.

Jeremy (2009) asked a fundamental question concerning urban development practice: On what basis should the design decisions and strategies be made in tackling today's urban challenge of social injustice and inequality in the share of infrastructure and resources? He also postulated that the answer to such a question has to emanate from the understanding and evaluation of the "others". The "others" in the urban developmental context is every individual within an environment that is affected by the choice, planning strategies, and design with a close link with phenomenology as the grounding and ethical reflections in ethos (the conditions of human life and the essence of our being in the world) (Heidegger, 1947).

4.5.1 Phenomenology and Spatiality

There exists a strong relationship between phenomenology and space; this takes into account the specifics of a lived experience of a given spatial entity (Heidegger, 1962). Heidegger's thoughts and ideologies proceed along the same platform as his ideas regarding the nature of "being". He however regarded spatiality as a mode of human existence, rather than separating it as an independent entity. This was done by describing the process as "making things available" to ourselves by "making the farness vanish" and also ensuring that "things are brought close" in a sense of being engaged in something, working on something, or thinking

about it (Heidegger, 1962:105). Phenomenology and space have also been examined from a poetic conceptual analysis by phenomenologist and French philosopher of science Gaston Bachelard. Bachelard's (2009) *Rethinking Architecture* stressed the dialectic link between rationalism (the world of thinking) and realism (the empirical world). Bachelard's concept of phenomenology raised the question through the poetics of space in the context of the house.

In order to understand the house, we must go beyond mere description and beyond the limited constraints of realist (Cartesian) conception. We need to resort to the world of the day-dream where memories and imagination remain associated (Bachelard, 2009:85).

The close examination of a house from a phenomenological perspective observes the various values of an inside space, while considering both its unity and complexity, and ensuring that all special values are constituted as one fundamental value. Bachelard however argued that homes furnish their occupiers with disseminated images and a body of images at the same time. This was proven through the transcending of memories that "imagination augments the values of reality" with the example of transcending our memories to all the houses in which we have lived, above the houses we have wished we occupied. The main difficulty remains that we isolate an intimate concrete essence that would be a justification of the uncommon value of all our images of protected intimacy (Bachelard, 2009).

Bachelard's phenomenological perspective of the house goes beyond its physical description from which various judgmental reactions emanate, either being objective or subjective, which could be an element of facts or impression. These take place in the quest to derive the "original shell" in the life-world, which creates the efforts required to "seize upon the germ of the essential, sure, and immediate well-being" being described in various types of dwellings and urban space. This is essential as shelter and urban spaces are vital elements of urban development which supports human existence in every city and, as such, we need to identify how spaces are being inhabited in accordance with the dialectics of life. Bachelard also emphasised the close relationship between phenomenology and space creation through his poems,

For the house is our corner of the world. As often been said, it is our first universe, a real cosmos in every sense of the world. The house shelters daydreaming, the house protects the dreamer and the house allows one to dream in peace. Thoughts and experience are not only things that sanction human values, the values that belong to daydreaming mark humanity in its depths (Bachelard, 2009:86).

Existing knowledge from a global perspective on urban development, community and equity as explained earlier in chapter two highlights the importance of urban developmental institutions as the bedrock of spatial policies initiations, implementation and sustenance in achieving a space in which every citizenry can derive a great sense of belonging, inclusiveness and satisfaction. Lynch (1960) maintained that not only are the abstract characteristics of space most important; so are the “mental images” that people have concerning these spaces.

The image is both the product of immediate sensation and of the memory of past experience which is used to interpret information and to guide action” (Lynch, 1960:4). Mental images are organised structures of recognition and relationship, they are also suffused with meaning, feeling and value, and these meanings are more complex and subtle than are the dry bone of structure (Lynch, 1960:112).

This is also evident in the built environment, as the neglect, lack of engagement and non-inclusiveness of the dimensioning of space creates a gap between built environment professionals - mostly architects, policy makers and the space users. According to reports and discussions in 2011 from the conference by Writing Cities with the theme *Distance and Cities: Where Do We Stand* at the London School of Economics and Political Science, the way and manner in which an expert or a policy maker views and thinks about urban space creation does not mostly correspond to the way the space is perceived by those who utilise or live in it (Frug et al, 2011). The conference presented urban challenges and the core views of city dwellers concerning the spaces which they inhabit such as the huge gap between policy and practice, urban development and design politicking (when an urban design is saying ‘yes’ and the politics that surrounds it says ‘no’), increase in the distance between policy makers and the citizenry, tension between physical proximity and social distance and, most importantly, egalitarianism (Frug et al, 2011).

Vattimo (2009) relates phenomenology with postmodernity in *Rethinking Architecture*, while pointing out that in an age of virtual reality, the very corporeality of the body cannot be ignored when addressing the experience of space. Therefore, urban spaces and dwellings are vital in achieving a more socially sustainable development as all individuals must be incorporated in its design, division and utilisation. According to Heidegger’s outlook of spaces and their relationship with human existence, which are dependent on the world ‘bauen’, this means that dwellings and spaces should be cherished, protected, preserved and also cared for. The experience of space or dwelling in the context of human thinking remains part and parcel

of the inner mind even if the individual is not presently at the location or place of occurrence of lived experience. This implies that people are integrally intertwined and defined by the spaces that they inhabit through their experience, actions and the meaning that the space conveys. The inter-relationship between space and human bodies have been further described by phenomenological philosopher Casey who stated that the lived body is typically an integral constituent of place and its experience and, as a result of that, lived bodies belong to place and also help in its constitution.

Places belong to lived bodies and depend on them just as simultaneously places belong to lived bodies and depend on them (Casey, 2009:25).

As such, following Casey's argument, it is important to note that nothing is experienced in isolation as there must always be interconnectivity between people and spaces and the creation of these spaces with the series of events leading up to it, with the memory of past experience (Lynch, 1960). Lynch also acknowledged this fact as one main element which transpires in the minds of citizenry in connection with the image of their city

Every citizen with a long association with its city, has its image soaked in memory and meaning (Lynch, 1960:1).

The development of spaces into cities is interpreted by different individuals at various occasions in accordance with the meaning transmitted to their inner-minds, but can be subjected to partiality and fragmentation with a mix of other concerns. The city structure comprises various elements such as people of diverse groups and character and their everyday activities, but remains a product of various built environment experts with constant modifications to suit diverse purposes (Casey, 2009). In view of this, phenomenology as theory intends to understand Abuja city not just as an entity, but in how its inhabitants perceive it in terms of its origin, size, morphology, complexity and liveability. This follows the position that the structuring and identification of space or the environment remains a crucial ability among mobile animals, most importantly from all sensory clues of both immediate and past experiences which is required in the interpretation of information and also serves to guide actions (Leach, 2009).

Consequently, Lynch (1960) described the city as a powerful symbol of a complex society, while relating its significance to its citizenry as having a strong expressive impact and meaning if visually well set forth in terms of its planning process and developmental practice.

Although life is far from impossible in the visual chaos of the modern city, the same daily action could take on new meaning if carried out more in vivid settings (Lynch, 1960:5)

This explains the importance of ensuring that most cities adequately serve the people who live in them, in terms of the policies and strategies implemented to ensure its liveability and sustainability. Although arguments have emerged against the role and importance of physical legibility, the human brain is spectacularly adaptable to every situation it encounters in the most disintegrated and featureless surroundings. For instance, Lynch (1960) argues that there is always a mental image process which emerges and develops between an observer and his environment; through the mode of selection, organisation and establishment of meaning of what is being experienced or seen which may also vary accordingly. Lynch supports this argument with the suggestion that as much as individuals create and attach meanings to the space in which they exist, there seems to be a consensus among similar groups making the focal point for city developers and planners in creating a city that focuses on the needs and aspirations of its citizenry.

4.5.2 Phenomenology and Sense of Place

The relationship between human beings and their space is that which involves concrete phenomena and a strong psychological component from its everyday life (Castello, 2010). Space must be understood beyond its physical appearance, but that which represents the true manifestation of human activities and a human's identity depending on his or her belonging to such space (Norberg-Schulz, 1980). A space for human habitation such as dwellings, villages, towns, and cities incorporates certain characteristics and qualities which are the object of "man's" identification that allows the establishment of a sense of existence and also the "spirit of place" (Norberg-Schulz, 1980).

Accordingly, this research presents the essence of a place or space to its users or occupiers, by means of their experiences, perceptions, or investigation "phenomenologically". This follows the earlier discussion concerning the choice of phenomenology as a theoretical lens through which the facticity, concrete realities and relationships between the people and their environment in terms of their feelings, understanding, perceptions, attitudes, connections and acceptance within the Abuja urban developmental process can be explored.

The identification, perception and understanding of space or an environment is derived from the expression of the phenomena of its users, making such a space an integral part of their existence. According to Castello (2010), human activities that occur in a spatial environment renders such a space both, an object of experience and an entity which is being perceived differently by various individuals or groups. Castello (2010:2) argues that:

The relationship between people and their space can be linked to individual inner mind, as every individual as an 'independent' being possess a genius (its guardian spirit).

According to ancient Roman belief, this guardian spirit gives life to people and place, and leads them through their life circle. As such, the genius remains a living reality which signals what a thing is, or what it wants to be, making man experience definite character in the context of his environment (Norberg-Schulz, 1980). Norberg-Schulz further supported his argument on the phenomena of everyday life and genius with the illustration from the growth of an individual, from a lived experience perspective that

It is evident, that the eye is educated by the things it sees from childhood on (Norberg-Schulz, 1980:18).

To further explain Norberg-Schulz's position concerning the meaning which is being transmitted into a single or collective mind, Nesbitt (1996) utilised the return visit of German-born architect Gerhard Kallmann to his native Berlin after a long absence following the Second World War.

He wanted to see the house where he had grown up, as must be expected in Berlin, the house had disappeared, and Mr Kallmann felt some-what lost. Then suddenly recognized the typical pavement of the sidewalk: the floor on which he had played as a child, and he experienced a strong feeling of having returned home (Nesbitt, 1996:424).

Kallmann's reflection on his past experience of his home explains the relationship between observers or an occupier with their environment, which symbolises meaning from what is seen or experienced. This further explains the fact that our space or built environment in which we exist is not just merely occupied or observed space, but a structure which embodies and transmits meaning and which is an object of identification. This position can be affiliated to the context of this research area with contrasting neighbourhood settings: one where residents of some neighbourhood "languish" in informal settlements with little or no infrastructure and urban facilities to serve the populace, and the other with access to adequate

housing, urban infrastructure and more than enough facilities to support their well-being (Jinadu 2014; Itua, 2014). This situation being experienced by the people living in both neighbourhoods invariably creates an image development, which is composed by their senses in collaboration with their environment.

Additionally, this clarifies the close tie between the observer and his environment which is subject to adaptability in which an individual can construct a meaning out of what is being experienced or observed. Lynch's (1960) ideology of an environmental image was analysed based on identity, structure and meaning with his illustration centred on the identification of an object, its relation to the observer and other objects, and the meaning it transmits to the observer either in practical or emotional terms. In the determination of the character and essence of a lived space or place, it is critical to understand and come to terms with the genius of the locality. This focuses on the manner in which the space is being understood by its users while making the experience or investigation a living reality.

4.5.3 Space and its Character

The understanding of the phenomena of any space entails its comprehensive property, which can be regarded as the major element that defines such space (Nesbitt, 1996). The structure of a space has been given deeper consideration by Norberg-Schulz (1996) with his idea that "character" is at the same time a more general and concrete concept than space, as real presence is intimately associated with a character. Norberg-Schulz believes that every space has a character in which different actions demand different places with different users.

A dwelling has to be "protective", an office "practical", a ball room "festive" and a church "solemn" (Norberg-Schulz, 1996: 420).

He further emphasised that certain questions must be raised concerning how the character of a place is constituted and determined:

We must therefore ask: how is the ground, on which we walk, how is the sky above our heads, or in general: how are the boundaries which define the place (Norberg-Schulz, 1996:420).

Judging from these arguments, the character of every city can and should be questioned by its citizenry: they must therefore ask and be involved in the determination of how the space

in which they exist emerges and how it can be modelled to suit their activities and desires (Silver et al, 2010). This is crucial as the collective ideas among significant members supersede individual thoughts and differences, as the common and collective mental picture of a situation, experience or perception creates a holistic viewpoint (Ratner, 2013). This standpoint is applicable to the context of the lack of social sustainability within the Abuja urban development, as phenomenology provides the platform to determine the general public image and identity from Abuja city urban citizenry. The focus is on the improvement of the existing urban development framework and the awareness of the policymakers of the concerns of every city dweller in the modification of Abuja urban development policies to the satisfaction of all concerned. The character of any entity is determined by and dependent on the technical realisation in relation to “how things are made”, which makes the phenomenology of an urban development to encompass the thoughts concerning mode of planning and construction with their relationship to formal articulation (Nesbitt, 1996).

Adopting a phenomenological theoretical framework in relation to the above discussions means to accept the real life-world of the citizenry. This takes place in the midst of this menace which is composed of a social, cultural and historical realm in which the citizenry lives prior to reflective analysis, a background against which all things appear to be in a perfect and meaningful state (Frug et al, 2011). In the context of this study, phenomenology as a theory tends to infiltrate the inner world of the lived experience of the Abuja city residents within their neighbourhoods, with a close examination of the activities of the government officials who serve as the policy makers in Abuja city development by means of qualitative methods.

4.6 RESEARCH CONCEPTUAL FRAMEWORK

The research conceptual framework is critical to the understanding and analytical process of any research (Gartner, 1985). Given the assumptions captured by the literature concerning the attainment of a socially sustainable urban development with key themes of community engagement, social integration and cohesion, equity, fairness, participation, empowerment and access as discussed in chapter two, the ‘people’ remains the pivotal point for urban developmental models. Also, as the adopted theory, phenomenology permits the inter-relationship between citizenry and their built environment, as such making the environment meaningful to its occupiers, and also possibly an inclusive system. This follows the argument

that cities and spaces for human existence should not be observed as abstract, but as spaces of concrete phenomena of emotions, thoughts and resulting from lived experience in which the social needs of the present and future generations can be achieved (Lynch, 1960). However, as discussed above, the current status of Abuja's urban development and practice is characterised by rapid urbanisation with the elements of urban exclusion and division, inequality in the distribution of infrastructure, rights and access to the city, Master-Plan distortion, forced eviction, homelessness, social injustice and the lack of collaboration between urban development stakeholders. All these factors create knowledge gaps in terms of the application of social sustainability guiding principles of equity, inclusion and adaptability (see chapter three).

Using the above information, the conceptual framework diagram in Figure 4.1 presents the assumptive structure of the state of Abuja city as a socially sustainable city or an urban space. The analysis of the described phenomena in the study area based on the perceptions of Abuja's urban development stakeholders (indigenous population, individuals and groups, government institutions and the private sector) will provide the platform from which appropriate guidelines can be derived to tackle the current challenges of the lack of social sustainability and prevent future negative implications; this reflects the proposed contribution to knowledge for this research project.

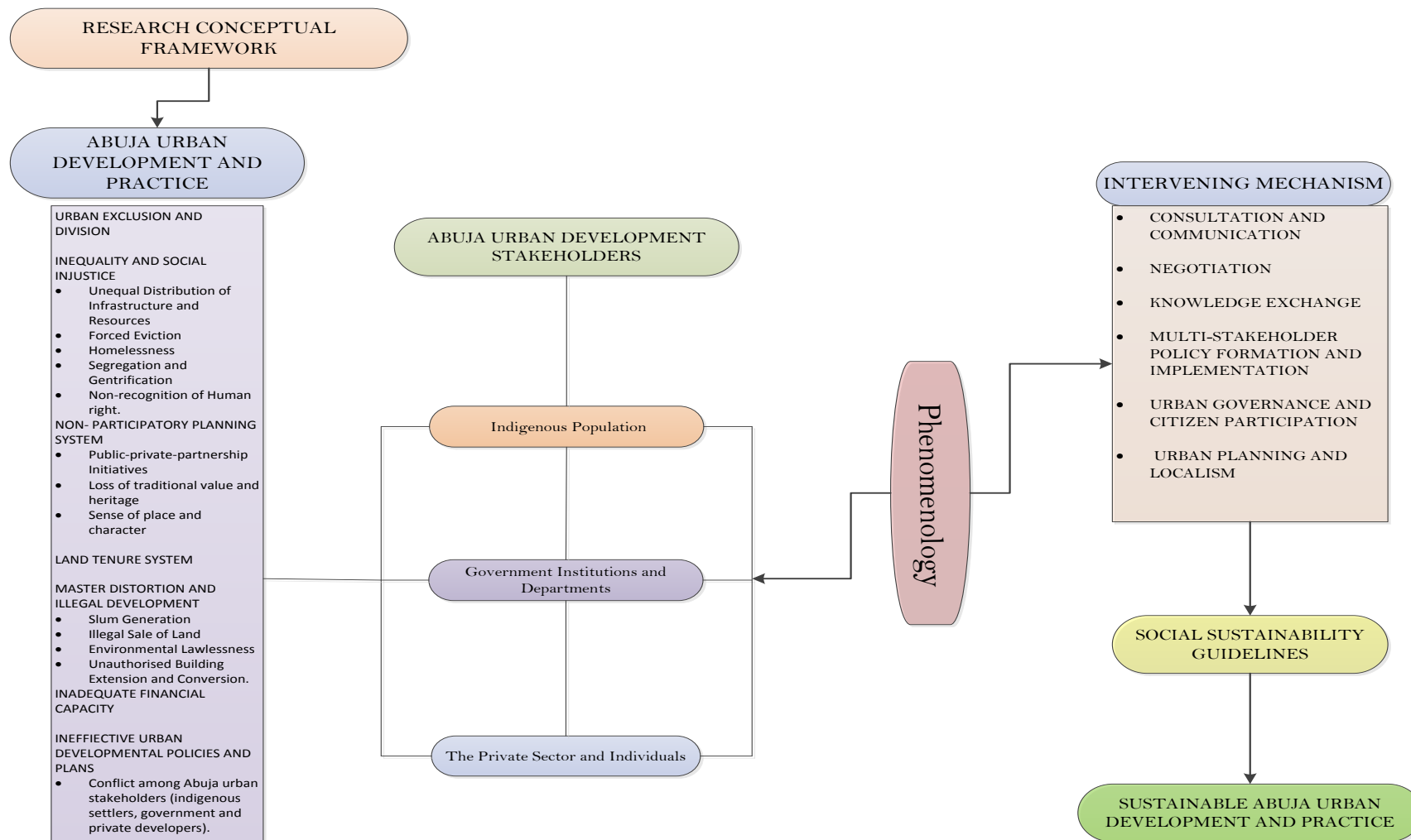


Figure 4.1: Research Conceptual Framework.

4.7 SUMMARY

The review of the works of different phenomenological theorists (Husserl, Merleau-Ponty, Lefebvre, Schulz and Gadamer) - linked with the nature of phenomenology, urban ontology and epistemology, space development and a sense of place - signifies the position of understanding the realities of social sustainability-related issues confronting the city of Abuja as identified in the problem statement of this thesis (chapter one). It is argued in this chapter that the current social sustainability issues require the investigation of the living facticity and deeper phenomenon of the residents in the selected neighbourhoods for 'deep' information and perceptions through inductive and qualitative methods. This is significant in order to unveil the concrete phenomena of emotions, thoughts and feelings resulting from the lived experiences of the selected neighbourhood communities, as phenomenology remains a way of viewing ourselves, viewing others, and of viewing everything that comes in contact with our lives.

In this sense, phenomenology as a "theoretical lens" presents a system of interpretation that helps us perceive the social sustainability issues in the context of Abuja city development. This follows Wagner's (1983) position that phenomenology is based on a paradigm of personal knowledge and subjectivity, and emphasises the importance of personal perspective and interpretation. Therefore, it is a powerful tool for understanding subjective experience, gaining insights into people's motivations and actions, and cutting through the clutter of taken-for-granted assumptions and conventional wisdom. Additionally, Wagner argues that:

Phenomenology remains an inside approach, one that is moderated by an initial acceptance of the reality of the outside world as the general everyday life and the existence of the world in general is taken for granted (Wagner, 1983:19).

Based on this position, this chapter establishes the importance of mental-image processing which emerges between the observer and its environment; by bringing to the fore the experiences and perceptions of the residents of Abuja concerning the city and the urban developmental policies from their own perspectives and therefore challenging any normative assumptions. In the following chapter, the research methodology is presented.

CHAPTER FIVE- RESEARCH METHODOLOGY

5.1 INTRODUCTION

The purpose of this chapter is to discuss the methodological choices and the research approach employed throughout this study in order to achieve the aim and objectives of this thesis as outlined in chapter one. This chapter also presents a detailed account of the research process undertaken to attain the essential data and information to address the research questions. This is summarised in the following key points:

- **Research Approach:** This presents the research approaches of the qualitative research methodological process through an exploratory method from an inductive perspective. This is engaged to capture the Abuja urban phenomenon and its interpretations in a holistic fashion, through the generation of detailed information by fact-finding means under the natural conditions in which they exist.
- **Research Strategy:** In the desire to examine and understand the social phenomenon of the Abuja urban developmental context, this chapter provides justification for the adopted research design strategy of ethnography, case study and sampling approach.
- **Techniques and Instrumentation:** The data collection instruments employed for the extraction of empirical facts for this study include the collation of notes from semi-structured interviews, field notes, pictures, video and audio recordings, documents and a comprehensive summary of events which were utilised in the derivation of a surface meaning; while seeking an explanation to the phenomenon which helped in ensuring the quality and validity of the research findings.
- **Research Design:** Finally, this chapter outlines the procedures adopted across the three phases of the research design and data analysis for this study as shown in Figure 5.9.

5.2 RESEARCH METHODOLOGY FRAMEWORK

The procedural framework within which the research is designed and implemented is referred to as the research methodology. Sexton (2000) argues that a systemic research methodology is based on a series of interrelated elements. Sexton (2000) further notes that these elements include the research philosophy, approach, strategy, and methods. Keraminiyage (2009) provides a detailed and integrated perspective embedded in the “nested mixed research methodological framework” as shown below in Figure 5.1.

The nested approach illustrates that the research methods are led and informed by the research strategy, and the research strategies are informed by the research approach which is guided and informed by the research philosophy (Wapwera, 2013:113).

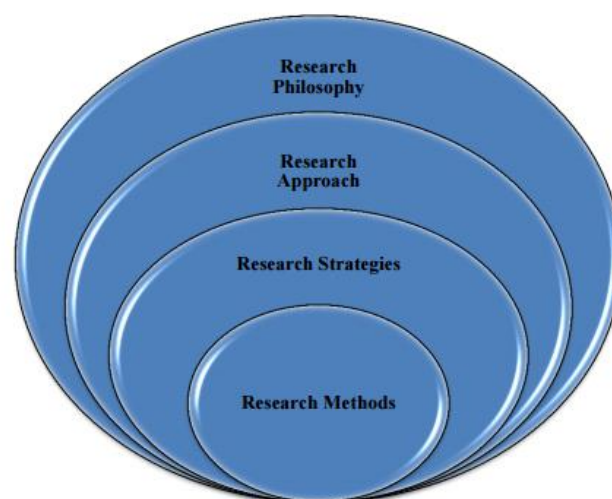


Figure 5.1: Nested Mixed Method Research Methodology Framework. *Source: Keraminiyage (2009).*

5.3 RESEARCH APPROACH

Research approach refers to the methodology implemented to carry out the research. Saunders et al. (2009) point out that the extent to which the researcher is clear about the research theory at the beginning of the research raises an important question concerning the research project design. Research approach can be considered from the following perspectives

- qualitative and quantitative, and inductive and deductive - while the choice of any of these approaches is determined by the questions raised (Neville, 2007).

5.3.1 Qualitative Research Method

Qualitative method places research in the real world, through the investigation of occurrences and concerns from participants' viewpoints on why a situation has occurred (Bryma 2015; Flick 2014; Gray, 2014). According to Creswell (2007), a naturalistic approach understands, and is sensitive to the 'person' and place under study. Burke (2007) further argues that qualitative research method's central objective revolves around the understanding of the opinions, behaviour and experience of the participants, which is an essential path of exploring social-based phenomena. In view of its interactive approach to investigation, IDEO (2009) argues that qualitative research adopts a relatively open-ended data collection approach, which presents advantages in unveiling a phenomenon in its real context; while providing more profound understanding.

Qualitative methods can help unveil people's social, political, economic, and cultural opportunities and barriers in their own words (IDEO, 2009: 21).

In view of the above arguments, this research adopts qualitative methods based on their capacity to fully capture and produce more detailed explanations of human phenomena in which researchers are both, active participants and independent observers in their natural settings (Petty et al, 2012). In addition, the choice of qualitative method is essential to this study based on Creswell's (2007); Harrison and Reilly's (2011) arguments that the people's own perspectives which comprise their experiences and beliefs are accepted and the depth of their understanding is acknowledged as that which informs and drives the approach utilised by a researcher in building a theoretical framework for their research. However, Harrison and Reilly identify the hallmark of qualitative studies as that which adopts an inductive process through data collection techniques of interviews, field notes, participant observation and documentations; through its traditional use of case studies and grounded theory methods in extracting rich information with the formulation of a theory from the results collected.

5.3.2. Inductive process

Inductive reasoning in a research process, informally known as “bottom up”, utilises direct observation to broader generalisation and theories (Bradford, 2015). This is opposite to the deductive approach which starts from a more general idea, statement or theory that is examined to draw a more specific or logical conclusion (Neville, 2007). Bernard (2006) identified the work of Francis Bacon (1561-1626) who emphasised the inductive approach based on its capacity to confirm ideas and the linking together of observed facts through empirical process to form theories or explanations of how natural phenomena work. Bacon argues that these activities are essentially humanistic, which allows the researcher to engage in critical thinking. However, this thesis employs the use of qualitative method through existing and empirical knowledge as its methodology, as shown in Figure 5.2. This is based on the explicit position established concerning global sustainable urban development, regeneration, policy formation and implementation in relationship with Abuja city development and practice as discussed in chapters two and three. Further knowledge emerges through the utilization of the inductive approach with the engagement of an empirical process concerning social sustainability-related issues through ethnography, the case-study approach and data collection techniques, the aim of which is to understand the urban development realities which envelope the Abuja urban context.

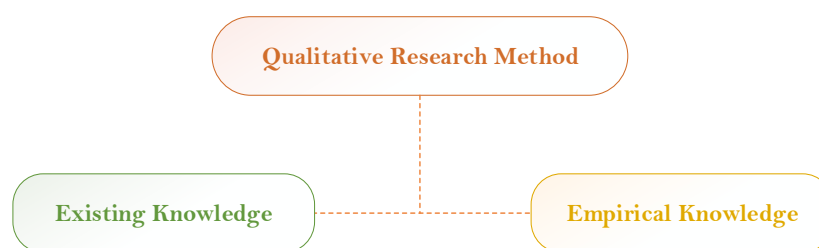


Figure 5.2: The Applied Data Collection Sources

5.4 RESEARCH STRATEGY

Research strategy is an overall plan and idea on how the research questions are likely to be addressed (Saunders et al, 2009). Yin (2014) indicates that various research strategies exist with gaps between them, and further advised that research strategy should be selected based on an appropriate conformity to the particular research study. Some of the common research strategies adopted in social sciences include ethnography, case studies, archival research, action research, narrative enquiry and grounded theory (Saunders et al, 2009).

5.4.1 Ethnographic Field Approach

Ethnography evolved from anthropology and the close study of human behaviour and societies with its best ways of understanding them (Wilson 1977; Whitehead 2005; Neville 2007). As pointed out by Malinowski (1922:25), the goal of ethnography is “*to grasp the native’s point of view, to realise the vision of the world*”. Ethnography is usually described as participant observation, based on the ability of the researcher becoming a working member of the group or situation to be observed in their natural, real-world setting (UK Government, 2014). The aim of an ethnographic approach is to provide an understanding from the situation and the realities, while gaining insight from the viewpoints of the observed. This involves how people live, what they do and what they require to support their daily and professional lives; while sharing the same experiences as the observed or subjects (Neville, 2007). According to Wilson (1977:249):

Those who work within this tradition assert that the social scientist cannot understand human behaviour without understanding the framework within which the subjects interpret their thoughts, feelings, and actions.

However, ethnography through participant observation can be overt (everyone knows it is happening) or covert (when the subject(s) being observed for research purposes are unaware it is happening) (Wilson 1977; Flick 2014; Bryma 2015).

Whitehead (2005) further categorised ethnography methods into classical and non-classical with their distinction based on the social setting to be studied.

Classical ethnographic methods are those that have been traditionally used by anthropologists, such as secondary data analysis, fieldwork, observing activities of interest, recording field notes

and observations, participating in activities during observations (participant observation), and carrying out various forms of informal and semi-structured ethnographic interviewing.

Non classical methods includes the physical mapping of the study setting, conducting household censuses and genealogies, assessing network ties, and using photography and other audio/visual methods (Whitehead, 2005:2).

In ethnography, primary data collections are actualised through fieldwork. Whitehead (2005) argues that fieldwork is essential to ethnography on the verge of achieving 'emic validity' that ethnography promises. Whitehead's argument centres on the fact that fieldwork as a form of inquiry and a process of discovery requires the personal involvement of the researcher in the social activities in the field setting. This also requires spending considerable time (24 hours a day, 7 days per week and different seasons of the year) if the host community is to be properly understood. According to the UK Government (2014a) the timescale of an ethnographic research depends on the requirements of and approach to the study but argues that six to eight weeks from briefing to result can provide rich insights as enough time is required to build trust with participants.

Data collection can range from a 4-5-hour contextual interview, through to following a participant for several days, or even a longitudinal study over several weeks or months to investigate (UK Government, 2014a: 2).

In this way, Whitehead (2005) identifies the importance of timescale through which the ethnographer not only becomes familiar with the spatial dimensions of the research setting and its socio-cultural dynamics, but also how those dynamics may change at certain times of the day, week or year.

Based on the above arguments, this thesis adopts ethnography as an essential method through a case-study approach within the city of Abuja's current urban development. This aim of using this approach is to understand the urban spatial settings, their residents' everyday lives and the social sustainability realities which underpin their thoughts concerning the space in which they live.

5.4.2 Case-study Approach

Case studies can be classified as an important methodological tool in every social research endeavour; due to their involvement in studying the phenomenon of social settings, organisations and individuals (Pole and Lampard, 2002). The case study research method as an approach provides the platform on which the researcher can acquire an holistic view of real life events or occurrence, while drawing wider conclusions regarding “societal trends and development” through pieces of valid evidence collected from various research methods (Fisher 2004; May 2011; Yin, 2009). Yin (2009) further provides a simple definition for the case-study approach by consolidating all the different views into the following description:

A case study is an empirical inquiry that investigates a contemporary phenomenon in-depth and within its real-life context, especially when the boundaries between phenomenon and context are not clearly evident (Yin, 2009:18).

Like many other studies in the field of social science, case studies draw on the qualitative research method which allows data to be collected systematically through interviews, documentary analysis and participant observation, with emphasis on the understanding of social issues and the relationship between a phenomenon and the context in which it is occurring (Gray, 2006). According to May (2011), these data collection processes can either be applied individually or collectively depending on the nature of the research question raised. In view of this, some (e.g., Yin 2009; May 2011; Gray, 2006) have argued that the case study is the platform on which the researcher can engage critically with the participants on the field in extracting the “truth” in detail and understanding the realities and wider issues which envelope their daily lives and behaviours. Another fundamental importance of the case-study approach is its ability to test theories and facilitate development, which provides the researcher the potential to examine such theories practically within certain specified settings (Berg 2007; Sedmark and Longhurst, 2010).

In literature, however, variation in case-study models exist which can be classified into single and multiple cases depending on the research objectives, with its distinction based on the nature of investigation and the evidence required (Yin, 2009). In the instance of a single case study, the focus of the study is limited to the examination of a single phenomenon at the “holistic level”, which is useful in testing existing theories involving special or unique cases, to ascertain the appropriateness and relevance of theory proposition (Gray; 2006 Yin, 2009).

For multiple cases, various sources of evidence are provided through different cases or phenomenon with the intention of building or explaining theories for replication (May, 2011). Researchers have argued in support of the multiple-case study over its single counterpart with emphasis on triangulation, cross validation and collaboration. For instance, Carcury (2009) argues that multiple case studies are suitable as replacement in situations where the single case approach is unable to offer a thorough exploration and explanation of issues at hand. Yin (2009) also holds the viewpoint that multiple cases provide more solid evidence that is credible enough to enhance the analytical generalisation than the single case studies.

In this clarification, the case-study approach is very compatible with the core arguments of the adopted ethnographic research as previously explained in section 5.4.1, based on its contextual conditions in understanding the current Abuja urban developmental phenomenon. In satisfying the research aim and objectives of this thesis, multiple case studies has been adopted through an exploratory means with the examination of social sustainability concerns in Abuja city development; which will be extracted through the methods of observation, interviews and document analysis with direct engagement with the participants to be studied. The adoption of multiple case studies is essential in the context of this research due to its ability to provide a richness of data and make available a variety of sources of evidence. According to Yin (2009), the richness of data from multiple sources can be used to check gaps and reinforce themes identified, and, as such, provide a strong foundation of data in efforts to improve the quality of work.

5.4.3 The Selection and the Introduction of Case-study Areas

Case studies as an approach in research methods emerged from the desire to examine and understand a social phenomenon, which may vary ranging from an individual, group, communal, or societal case (Kumar, 2005). The criteria for the selection of multiple case studies for this research were informed by existing literature which identified a major contrast in environmental and neighbourhood setting, character and development within the Abuja urban context. Also, existing literature from chapter three of this thesis identified current Abuja urban development from three fundamental components of the indigenous, the migrant culture and the capital class in a contested space.

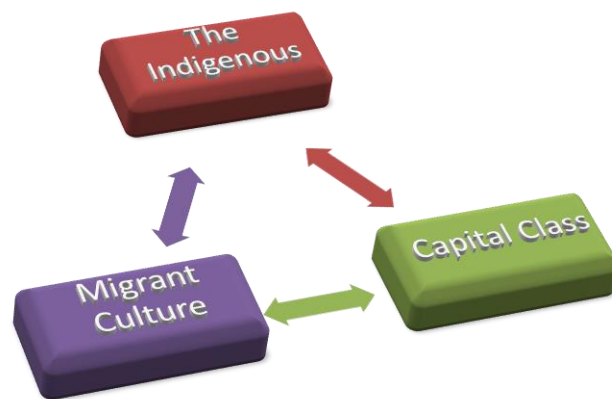


Figure 5.3: Criteria for the Selection of the Multiple Case-study Approach.

In view of the Abuja urban space as represented above in Figure 5.3, Lefebvre (1991) and Harvey (1993) argue that space must be understood ontologically as an entity which exists, and its production analysed epistemologically from the knowledge which emerges from the different activities and experiences in such spaces. This argument influenced the choice of neighbourhoods selected for this research, each selection emerging from the subset of the larger contrasting formal and informal neighbourhood settings. The focus of these selections was on unveiling and understanding social sustainability and urban development realities from the viewpoints and lived experience of their residents, policy makers and built environment professionals as selected participants of the empirical process. The following six contrasting neighbourhoods were selected as case studies for this research process based on the criteria identified in Figure 5.4.

- Dutse- Baupma
- Kuruduma
- Lugbe
- Asokoro
- Gwarimpa
- Maitama

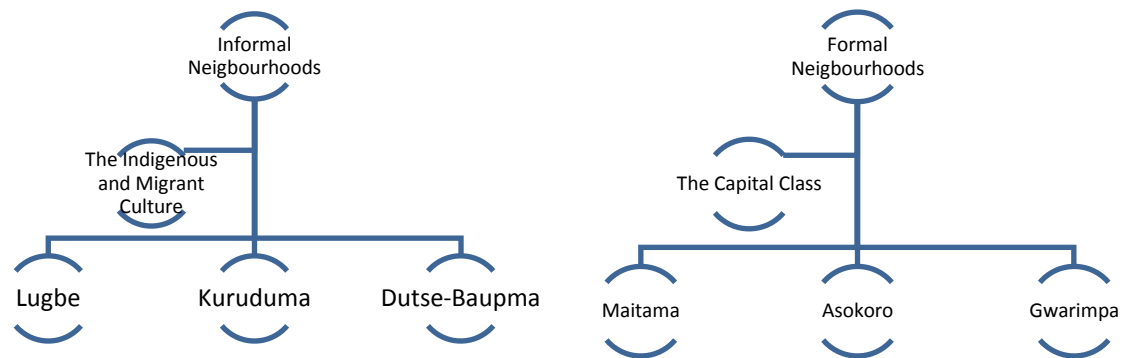


Figure 5.4: Selected Contrasting Neighbourhoods in Abuja City.

The opportunity to study the selected neighbourhoods based on a descriptive approach affords an in-depth understanding of the current neighbourhood development situations of the following:

5.4.4 The Informal (Indigenous and Migrant Culture)

5.4.4.1 Lugbe

The National Population Commission (2011) described Lugbe within the Abuja Municipal Area Council as a highly populated neighbourhood of about 1.8 million residents with easy proximity to Abuja central district, the Abuja city airport and neighbouring towns and cities. This neighbourhood accommodates largely middle-level civil servants and low-income earners which constitute between 55-60% of its population, while 25-35% are traders, labourers, artisans, miscreants and the unemployed (Okonkwo, 2010). Agbaje (2012) further identified more than 80% of the residents of Lugbe as non-indigenes, as the neighbourhood provides a level playing ground socio-economically for migrants to live, engage in trading activities and interact freely among one another. However, Agbaje (2012) pointed out that the neighbourhood of Lugbe is characterised by the phenomenon of urban sprawl, which can be noticed from its main entrance with various actions and events ranging from trading activities in open spaces, passengers at commercial motor cycle parks, roadside vehicle mechanic workshops, truck-pushing and street hawking and a host of others, conferring on it the appearance of a large market.

Jinadu (2004), an expert in urban development who studied the trend of urban growth of the Federal Capital Territory (FCT) neighbourhoods, had identified the expansion of Lugbe

between 1987 and 2001 with an increase from 0.105km² to 4.594km², representing a space expansion growth of about 305.4%. Nevertheless, Okonkwo (2010) describes the continuous growth of Lugbe as that which is enclosed in neglect and lack of basic social amenities and infrastructure to support the well-being of all its residents within Abuja's wealth and splendour.

According to Okonkwo (2010), the state of public infrastructure and service in the neighbourhood of Lugbe is in a deplorable state; for instance, the roads - the only network of transportation - are in the worst conditions, making it difficult for vehicles to navigate easily within the neighbourhood. Additionally, Okonkwo points out that the existing neighbourhood layout is poorly planned and the unavailability of a motor-able road hinders the provision of good drainage pattern, which results in entire neighbourhoods becoming waterlogged in the rain season; and promoting the breeding of mosquitos and typhoid fever that are hazardous to human well-being. Furthermore, Okonkwo (2010) identified the only available means of public transportation in this neighbourhood as bike riders popularly known as "Okada" which also serve as a means of livelihood to many of the artisans. Many other services such as pipe-borne water, drainage, electricity, sewage disposal and health are not adequately provided in Lugbe as the residents have to either source their own water by digging a bore-hole or well, or buy from water hawkers known as "Mei-ruwa" (Okonkwo, 2010).

Jinadu (2004) attributes the current state of urban development in Lugbe to the abuse of the land allocation process by 'corrupt officials' of the Federal Capital Development Authority (FCDA), the private developers who took advantage of the increase in demand of housing, the indiscriminate sale of land by traditional chiefs, and the ineffective institutional capacity for urban management. Jinadu (2004) also identifies the ongoing demolition and eviction exercise by the government as a major challenge confronting the residents of Lugbe.

5.4.4.2 Dutse-Baupma (Bwari Area Council)

The current rapid urban development and population explosion in Abuja city has continued to influence human activities, resulting in environmental changes particularly in the suburbs and satellite towns around the Federal Capital Territory (Oghifo, 2012). Dutse-Baupma is not exempted from this current trend, originally a rural Gbagyi settlement located in the Bwari area council in the north-east of the Federal Capital Territory (FCT) with the majority

of its settlers being farmers and hunters (Oghifo, 2012). In recent years, however, this neighbourhood has experienced various transformations ranging from its expansion, increase in the population of its residents, and neighbourhood management challenges (Oghifo, 2012).

According to Oghifo (2012) government had failed in the provision of social amenities as well as providing various planning strategies to tackle the rising population in the neighbourhood. Oghifo further emphasised that the many residents of the neighbourhood in the Bwari area council and many other parts of Abuja's suburbs require an urgent upgrade with the little existing infrastructures and services in their respective neighbourhoods, as the sprawling suburbs provides cheaper accommodation for the larger percentage of the population of Abuja city. Oghifo (2012) considers the present state of these neglected neighbourhoods and settlements as harmful and dangerous to the sustenance of Nigeria's capital city.

5.4.4.3 Kuruduma (Guzape District)

Tsa (2014) described urban growth and development in the city of Abuja as one of the fastest on the continent of Africa, driven by the booming real-estate market, upscale social life, and many ongoing construction activities, among others: but in contrast to the glitz, glamour and enviable aesthetics of this city is the shocking revelation and realities of neighbourhoods and human settlements like Kuruduma. This neighbourhood is located in the Guzape district of Abuja Municipal Area Council, and quite surprising is its proximity, next to Nigeria's seat of power the Aso-Rock Presidential Villa, with an estimated population of between 15000 to 20000 residents (Tsa, 2014). Kuruduma commonly known as Kpaduma by the non-indigenes is a small hilly community originally inhabited by the Gbayi tribe, but now home to Nigerians in search of the cheapest accommodation in the city of Abuja (Oyoyo, 2013).

According to Oyoyo (2013), the current state of Kuruduma neighbourhood can be described as an artefact of poverty which includes no form of modern infrastructure and amenities that are subjected to forced eviction of the original owners of the land without any form of compensation from the government. However, in recent years, there has been a major focus on Kuruduma, which falls among neighbourhoods which have been affected by Abuja city development and entitled to the resettlement policy in accordance with the Abuja Master-Plan recommendation (Tsa, 2014). Kuruduma has witnessed various degrees of transformation and redevelopment by the private developers as a result of its proximity to highbrow areas like Asokoro, Maitama and the Central business district of Abuja city.

According to Oyoyo (2013), the neighbourhood is a major target for the rich, making the value of land in this neighbourhood to rise to an unimaginable level in a short period of time. For instance, Oyoyo points out that residential land in Kuruduma of (1,031.89m²/1,222.212m²) is valued at 30 million naira, about 107,000 in GBP equivalent. However, an issue such as forced eviction has also emerged from the current neighbourhood transformation in Kuruduma.

The Gbagyis, Kuruduma's original landowners, are recognised for their farming expertise. Oyoyo (2013) argues that their farmlands which can be classified as their goldmine, asset and their only source of survival have been lost to the current redevelopment by the private developers without due compensation. However, residents of Kuruduma have complained about these developments in their neighbourhood; which are also accompanied by intimidation by and apprehension of external invaders of private developers who are gradually closing up on them with new physical developments. Oyoyo (2013) further explained that developments, such as the Asokoro extension, one of Abuja's most valued neighbourhoods next to Kuruduma, has created constant fear in its residents as they wake up daily to private developers laying ownership claims on their farmlands with authentic documents allocated by the Federal Capital Territory authority.

5.4.5 The Formal (The Capital Class)

5.4.5.1 Maitama

Maitama district is among the first five created districts of the Federal Capital Territory of Abuja, situated to the north of the city of Abuja with Wuse and the Central district lying to its southwest and southeast, respectively (Nnabugwu, 2012). The main focus of the original concept and design for Maitama neighbourhood was on high-income earners with functional infrastructures of well-planned layouts, paved walkways and roads, drainage, pipe-borne water and adequate security in a serene and homely environment (FCDA, 2014). This neighbourhood is divided into the main area and its new extension with the reputation of being very expensive and exclusive which is home to many government officials, politicians and business moguls, as well as diplomats (FCDA 2014; Nnabugwu, 2012).

Maitama as a neighbourhood is not just beautiful; it incorporates all elements that are expected of a modern neighbourhood setting with its world-class architectural masterpieces

in terms of design concepts and forms of private and public buildings (Nnabugwu, 2012). According to Nnabugwu, (2012), Maitama represents a world of freedom, lavishness and grace that is controlled, development of which is subject to Abuja Master-Plan. Nnabugwu points out that property owners in Maitama have also been a major beneficiary of the boom in the real-estate sector of Abuja city as the neighbourhood remains one of the most expensive estates which accommodate the privileged few who can afford the exorbitant prices in terms of rent and sale of buildings. Nnabugwu (2012) presents the rent per annum in this neighbourhood for a three-bedroom flat as between \$70,000- \$100,000, and a five-bedroom detached house for sale cost between \$3,500,000- \$5,000,000 as the majority of the real-estate business transactions are done in foreign currencies (dollars and pounds) as against the local Nigerian currency (naira).

Nnabugwu (2012) identifies the activities of the government through the Federal Capital Development Authority (FCDA) as that which provides and is committed to ensuring more provision of adequate infrastructural facilities and services to support the well-being of the residents. Evidence to support this position is the recently created Maitama extension project by administration of the Federal Capital Territory (FCT) in March 2012 (FCDA, 2014). The projected cost 105 billion naira (\$645,359,400) in terms of infrastructure development with 26 billion naira allocated for Maitama extension and two other new highbrow districts of Wuye and Jahi to the tune of 40 billion and 39 billion naira, respectively (Nnabugwu 2012; FCDA 2014).

5.4.5.2 Asokoro District

This district remains very significant among its peers of high-class neighbourhoods within Nigeria's capital city of Abuja, as it and Maitama share notable features and neighbourhood characteristics of breath-taking, glowing, and elegant structures of government lodges, embassies, and corporate buildings which dot its landscape (Atonko, 2014). Asokoro is located at the east of Garki District and the south of Central District with its layout occupied by major landmarks of institutions, corporate organisations and residential units such as the Aso Rock, Economic Community of West African States (ECOWAS) secretariat, World Health Organisation (WHO) Office, parks and shopping malls (FCDA, 2014).

The demand for housing and neighbourhood development in terms of infrastructure in Asokoro is currently growing at a very high rate due to its status and serenity (Atonko, 2014).

However, as a result, the government through the FCDA encouraged private sector participation in the provision of housing and social amenities for its residents with the aim of closing the wide gap through the 'Land Swap Concept' (FCDA, 2014). Estate development experts have emphasised that the Land Swap Concept in Asokoro district has achieved tremendous success most importantly with projects such as the Asokoro Gardens, Asokoro Islands and the Sunrise estate (Atonko, 2014).

Nevertheless, the value of land and property in Asokoro - as is the case in many other highbrow neighbourhoods in Abuja - has increased tremendously; a report from the Abuja Geographic information system (AGIS) reveals that there was an increase of 900% on land value per square metre in 2009. The justification for increase of land by the government authority despite public outcry and protest centred on the fact that the sale of land remains one of the major revenue generation media for the development of Abuja city (Atonko, 2014). For instance, a piece of land with adequate infrastructure has increased from its former price of 2,000 naira to 18,000 naira per square metre, while the application fee for such land has also been increased upward from 50,000 to 100,000 naira. Atonko (2014) argued that the high cost of property in the neighbourhood of Asokoro is driven by market economy at the buyer's prerogative. He further supported his argument that mass housing schemes cannot be achieved in the new neighbourhoods being developed in Asokoro because the focus of the majority of the private developers is on the creation of a neighbourhood setting which incorporates a unique, architectural and construction quality (Atonko, 2014).

5.4.5.3 Gwarimpa Estate

Gwarimpa meaning 'settlers on the rock' is Sub-Saharan Africa's biggest neighbourhood, located within the Phase (3) developmental plan of Abuja, and conceived and built by the administration of Nigeria's former military ruler General Sanni Abacha (FCDA, 2014). Gwarimpa is situated on an expanse of land covering about 1,090 hectares with seven residential areas marked by avenues. Gwarimpa estate has been described by some writers (Yakubu 2008; Ikpefan, 2013) as another unique home for the well-to-do in Abuja and a "city on its own" as it boasts modern infrastructures of elegantly designed homes, street lights, paved pedestrian walkways and beautiful road networks linked for easy accessibility for vehicular movement. According to Okoye (2013), continuous development in the neighbourhood of Gwarimpa can be attributed to the political and economic development

within Abuja city. Okoye (2013) points out that the political elites of politicians, military officers, business individuals and academia who make up a small percentage of the entire population of Abuja city are favoured to be allocated lands and houses in this neighbourhood at highly subsidised prices.

The selected case-study areas (formal and informal neighbourhoods) were sampled on the basis of existing literature which identifies both heterogeneity (the different social mixes of the neighbourhoods) and homogeneity (all identified neighbourhoods as an entity within Abuja city urban development) with statistical data on maps and population as shown in Figures 5.5 and 5.6 and Appendix D.



Figure 5.5: Study Area Overview (Map of Africa showing Nigeria's capital city of Abuja). *Source: AGIS (2010)*

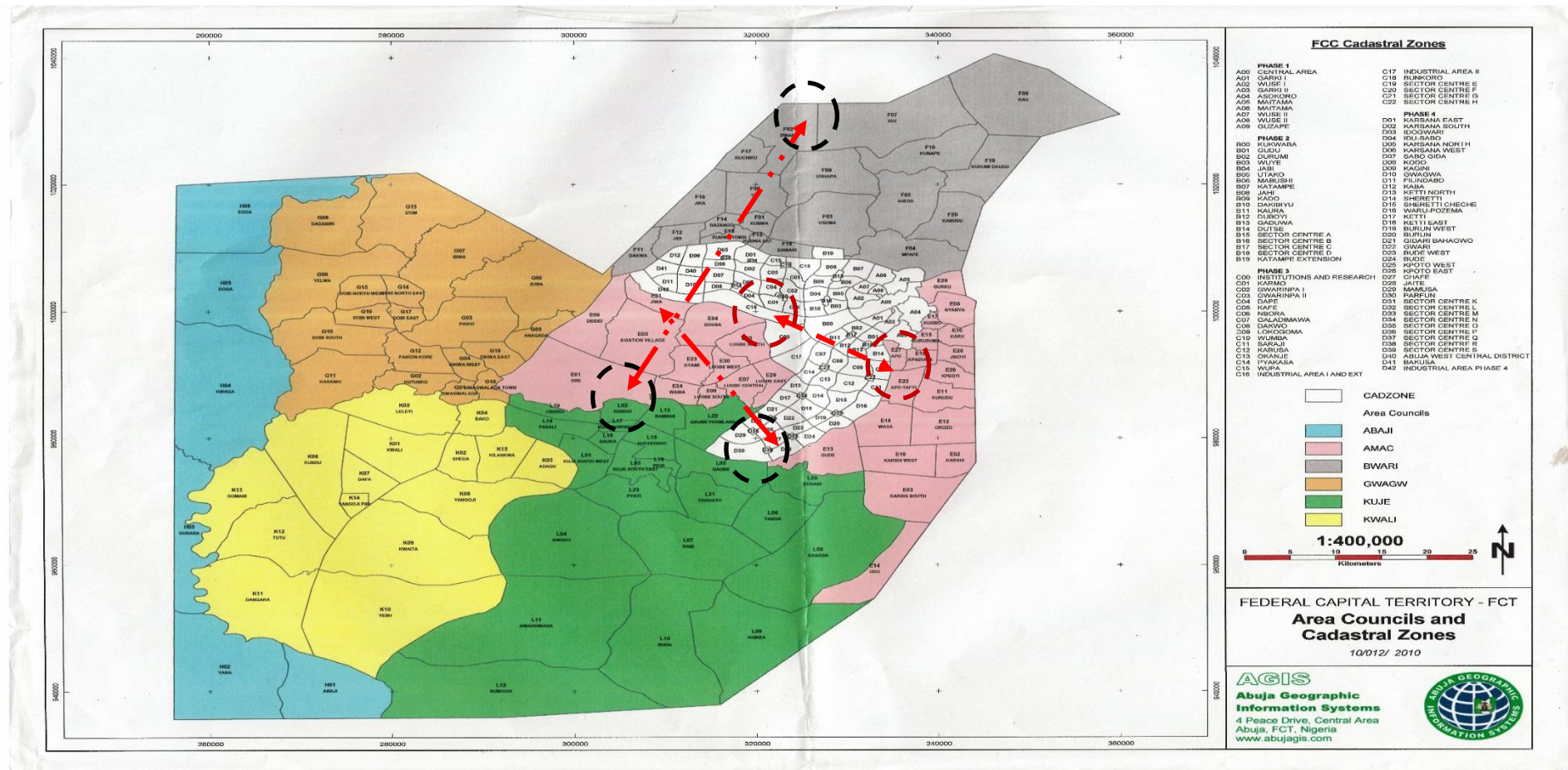


Figure 5.6: Map of Abuja Showing the Selected Case-study Neighbourhoods. Source: AGIS (2010)

5.4.6 Sampling Approach

The motivation for every researcher embarking on an investigational process is to realise necessary information for a meaningful analysis, with the aim of attaining the best possible valid conclusion (May, 2011). However, the major challenges often encountered by researchers remain the strategy and criteria to be adopted in sourcing the required information, the choice of participants, and their estimated number within a targeted population (Flick 2014; Bryman, 2015). It has been found that the sampling strategy in the research process is an appropriate means through which the required information can be obtained with the focus of addressing the requirement of the research objectives. For instance, Saunders et al (2009) and Bryman (2015) emphasise the importance of sampling techniques to any field research process as it involves the identification and selection of a unit of a targeted population; as it is usually not practical to collect information from the entire population. Naoum (2013) also highlights the significance of the sampling technique in social research with the position that research data are generated rapidly from a large population within the shortest possible time. Naoum however cautions that absolute care must be taken in the choice of an appropriate sample size during the design stage by ensuring that the chosen sample size represents the true reflection of the targeted population.

The sampling technique comprises two main types; probability or random sampling, and non-probability sampling (May 2011; Flick 2014). Table 5.1 below summarises their differences:

Table 5.1: The Differences between Probability and Non-Probability Sample Techniques.

Sources	Probability or Random	Non-probability
Sarantakos (2013)	<ul style="list-style-type: none"> Well-structured and stringent procedures for the identification and selection of samples from the target populations. 	<ul style="list-style-type: none"> Less stringent, and with less emphasis on representation of samples from the larger population.
May (2011:99)	<ul style="list-style-type: none"> They enable researchers to statistically generalise “from sample to population”. 	<ul style="list-style-type: none"> Adopted in situations where the general features of the population are already known to the researcher.
Sarantakos (2013)	<ul style="list-style-type: none"> They are useful in situations where a high degree of 	<ul style="list-style-type: none"> Adopted by qualitative researchers when deciding which sample sizes are best suited for the study.

	reliability and generalisation of the findings is required.	
May (2011) Fisher (2014)	<ul style="list-style-type: none"> • Large number of respondents in which all participants within the defined population are proportionally represented. 	<ul style="list-style-type: none"> • They are based on a relatively smaller number of respondents, with the notion of reaching a saturation point.

According to Sarankos (2013), the estimation of the required sample size for any particular research approach should involve the consideration of the research question, the time and resources available and the characteristics of the population from when the sample is required. The qualitative method adopted for this study provides the platform on which to select the non-probability sampling approach with its main forms of accidental, quota and snowball sampling (Flick 2014; Bryman, 2015). More importantly, the selection of non-probability was also based on its identified potentials as highlighted in Table 5.1. This approach provides the ability to gain access to a wide range of individuals relevant to the research questions through the adopted qualitative interviewing approach (unstructured and semi-structured). The aim is to extract many different perspectives and ranges of activities within this case study.

This supports the view of Van der Mescht (2004) that investigating human experience outside the limitations of pre-existing theories can generate new insights into the phenomenon under investigation. Additionally, Fielding (1988) emphasised that researchers are more associated with phenomenological tools of interviews and case-study examinations when dealing with human activities and behavioural acts.

As mentioned above, existing literature informed the sampling frame for this study based on the social mixes (indigenous settlers and migrants) for informal and (real estate and privately developed) in the formal neighbourhood settings. Prior to the main fieldwork, the intention was to conduct interviews with a minimum of two household units or a compound house in five designated streets of each neighbourhood but the eventual housing units covered changed slightly for a more robust insight on the phenomena of interest in the field (see chapter six for details).

5.5 DATA COLLECTION TECHNIQUES AND INSTRUMENTATION

According to Massey (1988), data collection techniques are key features of ethnographic work in which multiple and diverse data sources and methods are employed to gain insight into the complex and multi-faceted culture being investigated. Saunders et al (2009) identify two main data acquisition strategies of primary and secondary sources in the research process. In the case of the primary data acquisition strategy, the researcher acquires original information, facts and figures through interviews, questionnaires and surveys; while secondary data are derived from existing sources such as journals, books, articles and newspapers (see Figures 5.7 and 5.8).

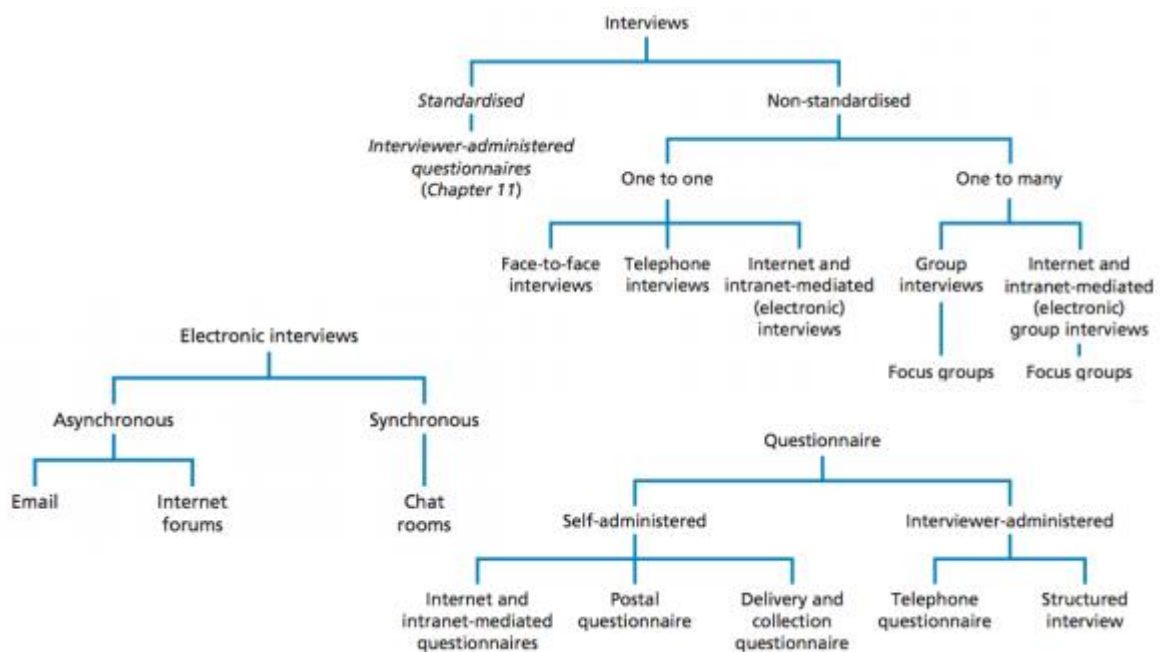


Figure 5.7: Primary Data Collection Technique. *Source: Saunders et al (2009).*

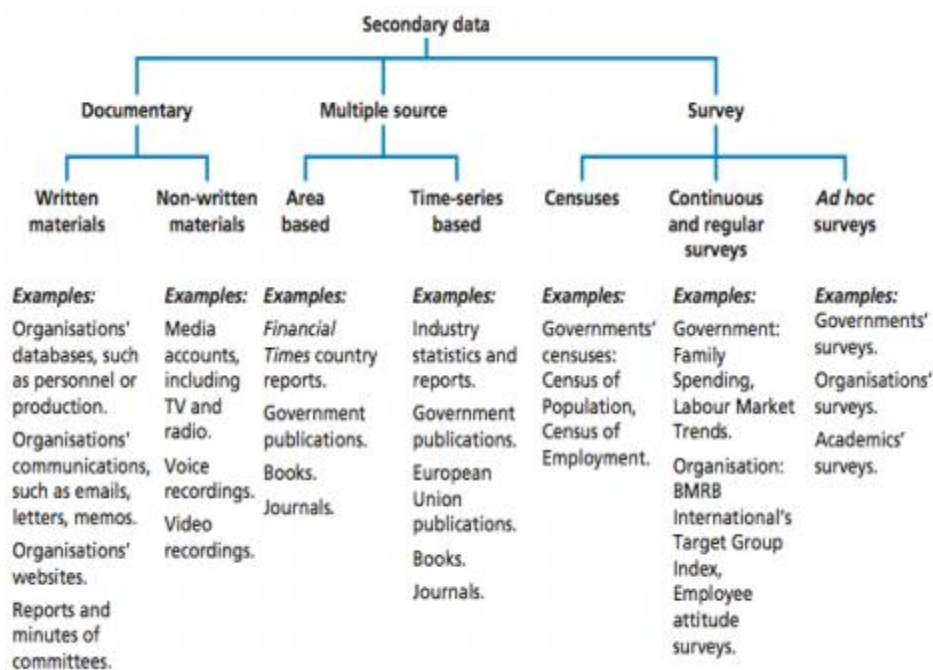


Figure 5.8: Secondary Data Collection Technique. *Source: Saunders et al (2009).*

5.5.1 Interviews

In qualitative research, interviewing provides more insight of and interest in the interviewee's perspective rather than that of the researcher (Bryman 2012). Bryman (2012) further argued that this method tends to be flexible, responding to the direction in which the interviewee takes the interview and perhaps adjusting to the emphases in the research on significant issues that emerge in the course of the interview. In view of this argument, this research aims to utilise the flexibility of qualitative interviewing in unveiling the realities and facts concerning urban development and practice in Abuja city. The focus is on residents of two contrasting neighbourhoods - urban development stakeholders such as built environment professionals, and government institutions as identified in the summary of the research method design in Figure 5.9 below.

In a qualitative research process, interviewing permits close social interaction and communication between the interviewer and the interviewee (Gray 2006; Bryman, 2012). Interviews have been widely accepted by many researchers as one of the most effective mechanisms for the reliable gathering of information, which is concerned about the experience and opinion through the narration of the interviewee (Gray 2006; Denzin and Lincoln 2008; Qu and Dumay 2011; Bryman, 2012). For instance, Gray (2006) identified cases where the adoptions of interviews are considered necessary based on the following circumstances:

- Where there is an adequate need to probe issues.
- Where there is the need for the interviewer or researcher to achieve greater personalised information.
- Situations where good response rate is needed.
- Where the respondent or interviewee have difficulty in reading and writing.

Furthermore, the interview approach can also be considered as a data collection option in circumstances where the objective of the research is focused on the exploration of feelings and attitudes of participants in an attempt to gain better understanding of a particular phenomenon (Denzin and Lincoln, 2008). Fundamentally, most qualitative interviews are conducted on a face-to-face basis, while providing a means of discovering new knowledge by capturing the accounts of participants in the field through an open and systematic manner, which standardised methods such as questionnaires are unable to attain (Qu and Dumay, 2011). Many advantages are attributed to the adoption of the interview approach in a research process. First, it provides the platform on which the researcher introduces the purpose of the research study, through which a favourable atmosphere for both parties (interviewer and interviewee) is created to “reveal their personality and identity” (Myers and Newton, 2007:12). Secondly, enormous confidence and rapport is built between both parties through the engagement in one-on-one discussions in detail, while presenting the opportunity to record non-verbal communication and allow follow-up questions regarding the key issues under investigation (Denzin and Lincoln, 2008). However, the utilization of interview approach has also been criticised in some quarters based on the amount of time that is required for the transcription of the collected information, its coding and analysis; most importantly when dealing with a large number of respondents (Saunders et al, 2009). Subsequently, Castro

et al (2012) argue that inadequate probing and long conversation during an interview process can also result in insufficient and superficial responses from the interviewee.

Nevertheless, interviews conducted in social science research can be in structured, semi-structured or unstructured format (Bryman, 2012). The choice of any particular type depends on the nature of the research question and objective of the study. The three types are described in Table 5.2 below.

Table 5.2: The Three Types of Interviews and their Characteristics. *Source: Gray (2006).*

Structured Interview	Semi-structured Interview	Un-structured Interview
Mainly for quantitative data	Mainly for qualitative data	Mainly for qualitative data
Capture data speedily	Data are captured slowly	Data are captured slowly
Short interview format is utilised	Uses flexible interview format	Uses flexible interview format
Data usually easy to analyse	Data may sometimes be difficult to analyse	Data may sometimes be difficult to analyse
Tend to positivist view of knowledge	Mixture of positivist and interpretivist views of knowledge	Mixture of positivist and interpretivist view of knowledge

Semi-structured and unstructured interviews are mostly utilised for qualitative data collection as a result of their flexibility and a non-standardised approach in the interviewing process. Gray (2006) and Bryman (2012) also argue that semi-structured and unstructured interviews have the capacity to retrieve deeper knowledge from the explanation and clarification from the interviewee. In this instance, sets of questions are prepared, the interviews are conducted in relaxed circumstances and a conducive environment, with limited direction from the interviewer except for instances where there is digression from the main point (Fisher, 2011). However, given the advantages that qualitative semi-structured and unstructured interviews provide, this study adopts this approach due to the nature of participants involved with a focus on the examination of the urban development phenomenon of Abuja city. Secondly, the choice of the semi-structured interview for this study is essential for extracting information via one-to-one experiences with residents, policy makers and built

environment professionals to discuss sets of issues concerning social sustainability and the developmental pattern of its neighbourhoods.

The interview questions for this study are based on an interpretive approach which emphasises a deep insight into the “complex world of lived experience from the point of view of those who lived it” (Schwandt 1994: 15). Interpretive approaches have their roots in philosophy, particularly anthropology which centres on the way in which human beings makes sense of their subjective reality and the meaning attached to it (Flick 2014). This support Schwandt’s (1994) argument that reality is socially constructed, and the researcher becomes the vehicle by which this reality is revealed.

The interview questions for the informal neighbourhoods focused on social sustainability- and urban development-related issues with key topics of:

- Well-being
- Infrastructure and services
- Level of participation, empowerment and access
- Social integration and cohesion
- Democratic society human rights
- Role of indicators
- Individual perspectives on the state of their neighbourhood
- The sense of place and communality
- Compensation and resettlement
- Land Use Act

However, in the case of the formal neighbourhoods, the interview questions discussed topics related to:

- Well-being, available infrastructure and service
- Social capital awareness
- Neighbourhood assessment
- Public-private partnership
- Neighbourhood sense of place
- Price of sale and rent of houses and apartments

Furthermore, in the actualisation of an in-depth understanding of Abuja city's existing and proposed urban developmental policies and laws, their mode of operation and implementation in achieving urban sustainability agenda, the following government institutions, departments and agencies concerned with the administrative and functioning task were identified:

- Federal Capital Development Authority (FCDA)
- Abuja Metropolitan Management Council (AMMC)
- Abuja Municipal Area Council (AMAC)
- Abuja Geographic Information System (AGIS)
- Federal Ministry of Housing and Urban Development
- National Assembly Abuja (Nigerian Parliament)

The interview questions focused on the key urban challenges which infringe on the Abuja urban developmental process and the integration of social concerns with the sustainability agenda, both theoretically and in practice. However, the interview questions for the government agencies and department were informed by the following topics:

- Socio-Cultural and Economic Activities
- Land Administration
- Social Integration and Cohesion
- Participation, empowerment and Access
- Role of Indicators
- Government and Private Sector Collaboration
- Regulatory Mechanism for Development Control
- Compensation Policies
- Administrative and Policy Change
- Provision and Distributional Process of Public infrastructure and Services
- Resource Distribution
- Urban Governance and Democratic Society
- Human Rights

This follows Lewis and Thornhill's (2003) suggestions on conducting semi-structured interviews with the following:

1. The purpose and description of the research and the brief identification of the level of progress.
2. An assurance regarding confidentiality, if necessary during and after the empirical process.
3. The offer of any written documentation to the interviewee promised in advance of the meeting.
4. The intended use of the information and data collected during and after the project.

This approach is significant for this research study, based on Fellows and Liu's (2008:12) argument that an individual's opinion or reality derived from observations and perceptions, is likely to or might be different from another's as "the truth is a social construct, rather than existing independently". As such, this research study was determined to unravel the urban social sustainability realities in the city of Abuja through the participants' collective perspectives and opinions which informed the utilisation of the inductive and qualitative research method.

O' Leary (2004) described the formulation of research questions as the 'arts and science' of knowing what you want to know, which must possess some research practical skills that must be practiced in order to be perfected. However, through the data organisation and research instruments adopted, this study does not limit the formulation of the applied research questions to O' Leary's ideologies, but further developed the research questions based on existing literature in the capacity of providing new and different views into the social world of Abuja city urban development. This follows Glaser and Strauss's (1967) position that theory remains an important part of social research, in which a researcher may have some general interest towards the study of a subject matter, group, or institution; but data should be collected in a relatively open and non-prescriptive manner. In reference to this viewpoint, the process of formulating the research questions for this research project focused and refined from the original area of interest of the actualization of social sustainability, which is based on critical thinking to the derivation of appropriate solutions to the identified objectives of the study.

5.5.2 Observations

Observation in the context of social research involves the investigation and interpretation of human endeavours in their natural settings (Creswell 2007). In general, social settings

ascertain certain ideologies such as Neville's (2007) grounded theory, while observation also informs judgements, opinions and actions. According to Pole and Lampard (2002) observation must not be restricted to what can be seen alone in terms of its various facets, but that which involves a comprehensive and multifaceted approach to data collection. Pole and Lampard further emphasise that observation in social research should involve a mode of experience, by being at the scene of occurrence or being party to the phenomenon being studied.

It can be as much as hearing, feeling, enjoying, interpreting, sharing as it is about watching (Pole and Lampard, 2002:70).

Pole and Lampard (2002) recommended observation for researchers who have the capacity and opportunity to be 'there' to experience events, institutions, people and places at first hand as they happen. According to Foster (1996), observation data collection allows the mind to make sense of the observed, while giving an interpretation and meaning to the received information. Bryman (2012) also argues that observation entails the relatively prolonged immersion of the observer in a social setting in which the behaviour of members of that setting (group, organisation, community) is observed to identify the meaning they attribute to the environment and behaviour.

The purpose of the observation approach for this research study is to identify a range of interests and issues with the reflection on social sustainability within the selected neighbourhoods. Furthermore, there is the need to observe the activities of the government through the various urban developmental projects implemented through existing policies, initiatives and actions undertaken by Abuja city urban development institutions and departments as policy makers. This method provides the opportunity to access the various developments actualised by the government in relation to their location, structure, scale of work, the period of actualisation, and the level of equality in the provision and share of infrastructural development and services across the urban development fabric of Abuja city. However, this process is significant for this study as it provides the opportunity to experience the physical and social world as it unfolds, rather than relying on the accounts of the interviewees alone.

The observation process for this study is actualised in phases in an overt approach. The first observes the general physical composition and the neighbourhood character of the chosen

contrasting neighbourhoods with the establishment of any variations among them. The second phase observes the existing infrastructure and services that support the wellbeing of the residents of the selected neighbourhoods in the city of Abuja, while the third phase focuses on the collection of data by witnessing and becoming part of the world and everyday life of the social actors. The main aim of an observation process for this study is to understand how the participants (residents of the selected neighbourhoods) respond to their neighbourhood setting and what the cognitive impact is.

5.5.3 Field Notes

The documentation of an observation process is significant in field research, most importantly as ethnographers have to produce a written account of the activities, circumstances and emotional responses of that world which is been observed (Bryman, 2015). The researcher creates an accumulation of written records in a regular and systematic way of what is observed and learnt based on first-hand participation in an unfamiliar social setting (Silverman, 2005). Emerson (2005) presents the view that it is easy to draw a sharp contrast between doing fieldwork and writing field notes as participant observers often face the challenge of talking, listening and notetaking concurrently, within time boundaries, meaning that ethnographers are not only polarised but also discount writing notes as a central component of fieldwork due to lack of time. Emerson argues that “doing” and “writing” should not be seen as separate and distinct activities, as writing accounts of the happenings from a face-to face encounter with others in the field is very much part of doing an ethnographic study.

According to Flick (2014), notes in an observation process should be made as immediately as possible, as the withdrawal by the participant observer may introduce certain artificiality in relation to interacting partners in the field. However, Flick provides an alternative most importantly in action research where the researcher not only observes but also takes an active part in the event in the field. Silverman (2005) suggests making notes immediately after the field contact, while carefully spending enough time noting the observations in the field. The above arguments substantiate the adoption of field notes for this research based on the number of neighbourhoods and participants selected for observation, with the aim of recording events as they occur during the empirical process.

5.5.4 Photographic and Video Evidence

Pole and Lampard (2002) emphasised the importance of photography in social research as that which supports the illustration of points and therefore enlivens what might otherwise be a rather uninteresting discussion of findings. For writers such as Rose (2012), the visual is central to the construction of social life, in which more meaning is conveyed through visual image with TV programmes, advertisement, snap shorts, public sculpture and video footage as an example of technologies and images which reveal the world in a visual manner. Rose further described the viewpoint of visual interest and social research as based on vision (what the human eyes is physiologically capable of seeing) and visibility (the way in which the vision is constructed), as photographs are never innocent and images are never transparent windows to the world.

They are displayed in different ways depending on how we see, how we are able, allowed or made to see and how we see this seeing and the unseeing therein. Both terms refer to the ways in which both what is seen and how it is seen are culturally constructed (Rose, 2012).

According to Flick (2014), photography has a long tradition in ethnography, but the utilisation of other visual media such as films and videos has been on the increase in social research because they are genuine forms and sources of data. The choice of camera as an instrument for collecting data for this research study is based on its significance to social research as summarised in Table 5.3.

Table 5.3: The Use of Cameras in Social Research.

Sources	Significance of Cameras in Social Research
Mead (1963)	<ul style="list-style-type: none"> • They allow detailed recordings of facts as well as providing a more comprehensive and holistic presentation of lifestyle and conditions.
Rose (2012)	<ul style="list-style-type: none"> • They allow the transportation of artefacts and the presentation of them as pictures and also the transgression of borders of time and space.
Flick (2014)	<ul style="list-style-type: none"> • They can catch facts and processes that are too fast or too complex for the human eye.

Flick (2014)	<ul style="list-style-type: none"> • Cameras allow non-reactive recordings of observations, and finally they are less selective than observations. • Photographs and films are available for reanalysis by others.
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5.5.5 Documents

Documentation covers a wide range of sources and its use in social science research is significant in that it represents authenticity, credibility, representativeness and meaning, which can be categorised into three source types - personal, official and virtual (Scott 1990; Bryman, 2015). Bryman (2015) identifies the distinction between the three types of documents as personal (diaries, letters and autobiographies), official (mainly from the state and private sources) and virtual (internet sources). Scott (1990) and Bryman (2015) argue that official documents are the “most important” in a research process based on their ability to produce a great deal of statistical information and textual material of potential interest such as Parliamentary Acts and reports. Scott further points out their ability to shed light upon the interest of the organisation, state agency or departments in which it is been presented, hence, highlighting their roles and responsibilities with the presentation of ‘factual’ information, with an important recognition by the researcher that the ‘facts’ to a greater or lesser degree are social construction. However, Scott cautions against letting the availability and nature of the document misdirect the research agenda. Furthermore, Bryman (2015) highlights the difficulties faced by researchers in accessing certain documents not in the public domain; but argues that the researcher can access such information through the organisation’s archives; in addition to the interview process.

Such information can be very important for researchers conducting case studies of organisations using methods as participant observation or qualitative interviews (Bryman, 2015:522).

In view of these positions, the access to formal documents from different urban developmental agencies and departments of the city of Abuja, which represent activities of the State, played a significant role in this research study. For instance, there was the need to access the Abuja city developmental Master-Plan to explore its idea formulation relating to recommendation and implementation, government plans, laws and policies, government self-marketing

strategies and initiatives. Secondly, it was also significant to identify the various gaps established by existing literature concerning the social sustainability realities and the current urban development practice through the analysis of existing urban developmental documents. Thirdly, cost efficiency was also achieved through the information provided by the access to vital documents, which saved the need for regular visits to urban development institutions as a source of data collection.

5.6 RESEARCH DESIGN

Research design describes the overall strategy employed in integrating the various components of the study in a coherent and logical manner with the identification of the purpose of the study, the kinds of questions addressed, data collection techniques, approaches to samples, and how the data will be analysed to yield valid and reliable results (De Vaus 2001; Gray, 2014). Social research involves two main questions of what is going on (descriptive) and why it is going on (explanatory), while its design development determines the collected information (De Vaus 2001). However, social research requires a structure before the commencement of the data collection or analysis stage. This is supported with a work plan identifying the various methods to be employed to obtain the relevant details, and selecting an appropriate technique to answer the research question, test a theory, evaluate a programme or accurately describe and assess meaning to an observable phenomenon (Flick 2014; De Vaus 2001). De Vaus (2001) suggests a critical approach concerning the information required in addressing the research questions, arguing that without an appropriate design structure at the initial stage of a research process, the conclusions drawn run the risk of being weak and unconvincing.

The function of a research design is to ensure that the evidence obtained enables us to answer the initial questions as unambiguously as possible (De Vaus, 2001:9).

In view of the above argument, the research design structure for this study is structured into three main phases to investigate the current urban development and practice in the city of Abuja. The first phase highlights the significance of the existing literature review, which provides the platform towards the second phase through the adopted inductive approach with the commencement on an empirical process for this study. The third phase analyses the collected data to arrive at a valid conclusion and state contribution to knowledge. Figure 5.9 presents the overall research design for this study.

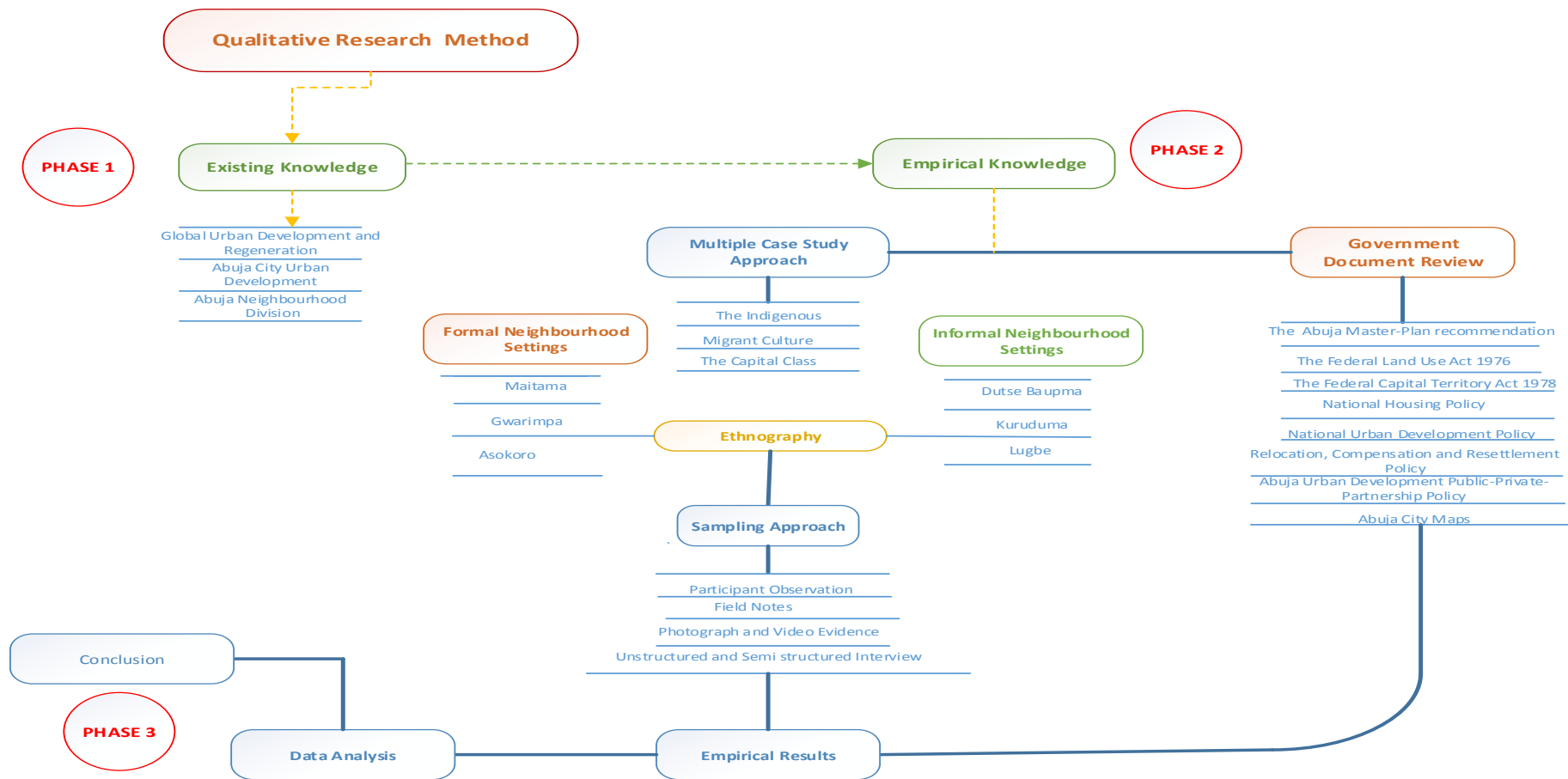


Figure 5.9: Research Methodology Design Summary.

5.7 VALIDITY AND RELIABILITY

The use of reliability and validity as an important criterion in establishing and assessing the quality of research is more common in quantitative research than in qualitative research; however it is now being reconsidered in the qualitative research paradigm (Silverman 2005; Bryman 2015). Discussions on the understanding, relevance and assimilation of reliability and validity in qualitative researchers are based on the position that, since reliability and validity are rooted in the positivist perspective, then they should be redefined for their use in a naturalistic approach (Stenbacka 2001; Bryman, 2015). Eisner (1991:58) explained that if we see the idea of testing as a way of information elicitation, then the most important test of any qualitative study is its quality, based on the fact that a good qualitative study can help us “understand a situation that would otherwise be enigmatic or confusing”. Furthermore, Stenbacka (2001:551) also argues that if reliability is a concept to evaluate quality in quantitative study with a “purpose of explaining”, then the quality concept in qualitative study has the purpose of “generating understanding”.

Validity and reliability are two factors which researchers should take into consideration in a qualitative research process while designing a study, analysing results and also judging the quality of the study with the development of a conclusion (Patton 2001; Bradshaw and Stratford, 2005). According to Patton (2001) and Mason (2002), one test of research validity remains whether what is explained or measured is in fact the topic of investigation or measurement, and the ability of the researcher to demonstrate that the adopted research design provides the appropriate tools in addressing the research questions through data generation. May (2011) further emphasises the significance of validity in an ethnographic research this with efforts to achieve ‘subjective adequacy’ and systemisation as a means to improve the quality of findings through the indices identified in Table 5.4.

Table 5.4: Subjective Adequacy Indices for an Ethnographic Research. *Source: May (2011).*

	Indices of Subjective Adequacy
<ul style="list-style-type: none"> • Time 	Prolonged period in the setting in order to gain a greater understanding of the culture, while providing the researcher with a more valid insight into the culture.
<ul style="list-style-type: none"> • Place 	Concentration on a physical setting.

<ul style="list-style-type: none"> • Intimacy 	<p>Developing relationships with participants towards improved understanding of meaning.</p>
<ul style="list-style-type: none"> • Social Circumstances 	<p>A varied and multiple people, activity and place experience of the culture improves the depth of understanding and findings.</p>
<ul style="list-style-type: none"> • Social Consensus 	<p>A shared understanding between the researcher and the participant improves the validity and quality of interpretations.</p>

In view of the above discussion, this research study employed the systematisation of the ethnographic process (May, 2011) through a reflective approach (choices, experiences and actions during the research process) in order to achieve validity and reliability, and to inform the quality of the research findings.

5.8 RESEARCH ETHICS

Ethics are critical to research output: they refer to the appropriateness of behaviour in relation to the rights of those who are subjects in research or who may be affected by it (Dawson, 2011). Bloomberg et al, (2005) argue that whilst research ethics can be approached from deontological (focus upon adherence to independent moral rules or duties) or teleological perspectives (consequences which any action might have), social scholars have often preferred the teleological view because of its focus on consequences. A key priority in social research is to eliminate or reduce consequential harm to the participants or population as a result of the research process (Bryman 2015). In view of this, the Nottingham Trent University School of Architecture Design and the Built Environment Ethics Committee application and approval informed the research design for this study through a formal process designed to ensure the quality of the research project and findings. In addition to the procedural requirements of the Nottingham Trent University, measures were put in place to ensure compliance with the provisions of the UK Data Protection Act (1998), which provided superseding statutory guidance for the sourcing, storage and/or use of data in the UK. However, the main research did not commence until 15 May 2013 when full Ethics Committee ethical approval was granted, as provided in Appendix (A).

5.8.1 Ethical Design

Anonymity was incorporated into the research protocol, data collection, analysis and reporting processes in order to improve access as well as to protect the participants from any harm. In addition, privacy and confidentiality of identity, data and reports were incorporated into the research design to minimise exposure from data. Bryman (2015) highlights the criticality of informed consent to ethical research. Informed consent not only provides the participants with the opportunity to set the terms for the research participation; it also serves as part of the confidentiality agreement for the research. Berg (2007) explains informed consent as knowledge-driven, based on the freedom of choice exercised by the participants without any element of fraud, inducement, deceit, or manipulation. Abuja urban development institutions, governance structures and their respective agent bodies were contacted in advance to gain consent towards conducting an empirical process for this research in the city of Abuja. Further into the empirical process, participants were interviewed with informed

consent, right to withdraw, access to further information, and anonymity in presentation of research findings. This process was repeated verbally in all interviews (participants from Abuja urban development institutions, informal and formal neighbourhoods and the private estate developers) and at the point of recording (audio and video) to ensure understanding, opportunity for questions, and peace of mind for the participants.

In addition, the informed consent process also provided the platform for a clear verbal and written explanation of research aims, objectives and methods to the participant during the fieldwork. Also the clear communication of the purpose, value and extent of participant involvement including:

- Voluntary nature of involvement in the research.
- Right to withdraw from the research at any time.
- Anonymity of participant through coding of names.
- Security of data held through secure data management process.

Finally, part of the ethics framework required risk assessments prior to and during the course of the research. At the early stages of planning, Nigeria was tackling terrorism and insurgency of Boko-haram in the North-eastern part of the country. Updates from the British Broadcasting Corporation (BBC) and Channels Television Nigeria report were regularly reviewed for progress, as permission to conduct fieldwork was only granted when the supervisory team was satisfied that it was safe to do so.

5.9 ANALYSING THE DATA

The relationship between data and their analysis can be described as the mainframe of any research process, from its initial ideas and design, through to the development of findings, discussion of implications, and its conclusion (Gray, 2014). In their chapter *Making it count* Pole and Lampard (2002) emphasised the importance of data analysis to social research process with the view that, without data analysis, a wide-ranging discussion will yield minimal results in terms of the explanation of social phenomena. One major challenge often experienced in qualitative research remains the extent to which data should be analysed, with no clear rules on which approach to adopt in different circumstances (Gray, 2014). However, there are few general principles such as analytic induction, the principles and practice of coding, secondary data analysis and reflectivity of the researcher which should be understood and applied irrespective of whatever data analysis approach is adopted (Gray, 2014). At the first level of the coding process, the principle of transcribing the recorded interview remains significant as it enables raw data to be extracted and presented in a textual form for easy readability (Creswell 2009; Gray, 2014). Secondly, it provides a better insight and greater familiarity with the collected data, which requires a considerable amount of time and carefulness in ensuring that the validity of the data is not compromised (Creswell, 2009). Gray (2014) outlines steps in the coding process in qualitative data analysis as shown in Figure 5.10.

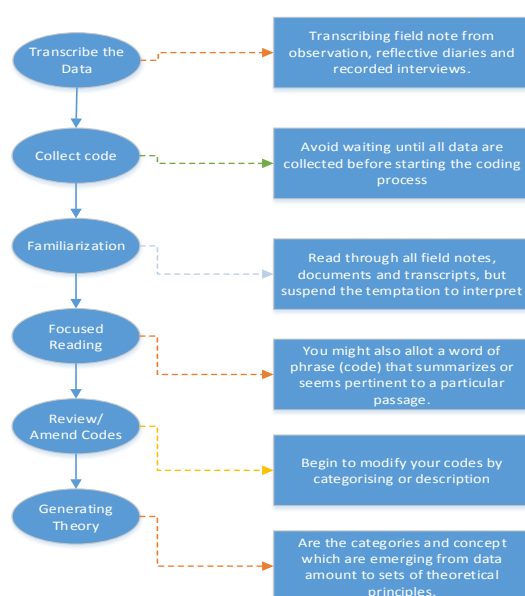


Figure 5.10: Qualitative Data Analysis Process. *Source: Gray (2014).*

The effective organisation of the empirical materials (data) for analysis in this study involved manual coding and the NVivo, the qualitative data analysis software. Manual coding captures the details of the literature review and secondary data (documents and demographic details) collected from Abuja urban planning institutions and private developers. This approach supports Pole and Lampard (2002:117) who state that “*coding is reductionist, but at the same time has the capacity to be expansive*”. These qualitative research method experts further based their argument on the fact that an initial or open coding process allows the researcher to re-access the data in such a way that the richness and detail contained therein can be realised. This realisation is centred on the collection of data and its division into segments which are scrutinised for commonalities that can reflect categories or themes. In addition, open coding allows the collective grouping of similar comments from incidents and events to form categories, while reducing the data to small sets of themes that appear to describe the investigated phenomenon.

Furthermore, the choice of NVivo for analysis of the data collected from the participants in the selected contrasting neighbourhoods, government officials and the private developers is based on the position that NVivo allows the classification, sorting and arrangement of various types of non-numerical data such as field notes, videos, audio recordings and transcriptions. In addition, it also helps to determine the relationships between and themes of the collected data, while creating models and charts to represent the research findings (Bazeley and Jackson, 2013).

5.10 SUMMARY

This chapter has outlined the approach, strategy, techniques, and formal methods of systemisation which are integral to the design and execution of this research study in the interests of achieving improved validity and quality of findings. This follows Asper's (2009) argument that data collection procedures and the analysis of any experience, event or situation require the actor's viewpoint; this is key and must be connected to social theory in support of the established argument that every social world is socially constructed. However, in the empirical world, a close tie exists between understanding and meaning as the comprehension of something that demands a close connection to something already known (Schutz, 1976).

Asper (2009) further argued that data collection and information extraction procedures with the objective of understanding all parties involved are determined by various factors; these include observation and communication, existing knowledge of the subject matter, and the share in communication habits between the researcher and the participants. As previously discussed, the adopted qualitative approach through ethnography is central to addressing the thesis aims. This is achieved through the development of core arguments that require an understanding of the social constructions and urban development practice in Abuja city, specifically regarding the contrast in neighbourhood structure, inequality in the appropriate of infrastructure and resources, uneven urban planning, participatory process and institutional practices. Chapters six and seven present detailed accounts, results and data analyses from the empirical process for this study.

CHAPTER SIX

ABUJA IN CONTEXT: METHODOLOGY IMPLEMENTATION AND RESULTS

6.1 INTRODUCTION

One of the strengths of qualitative studies is the richness of the experience for both the researcher and the subjects, with iteration providing useful learning (Bryman, 2016). Bryman (2016) further argues that in the general approach to the study of reality, knowledge gained through experience in their natural settings and senses is acceptable. As such, ideologies must be subjected to the rigours of testing before they can be considered knowledge. However, this must also be supported with an accumulation of facts as a 'legitimate' goal in its own right, with the consideration of the three most prominent criteria for the evaluation of research in terms of its reliability and validity (Bryman, 2016).

In understanding the realities which envelope the urban developmental practices of Nigeria's capital city of Abuja, this chapter discusses the research methodology implementation process, underlining the challenges and rewards of the transition processes between research designs and the actual empirical work. It also presents the results and findings from the empirical process, with the use of primary and secondary data collection mechanisms that allowed an open-minded perspective concerning what needs to be known and understood. Result and findings extend to observation data, interviews and data summary of the Abuja urban planning and development strategy documents. In addition, these processes were important as they provided a platform of less restriction concerning vital information, fact and realities yet to emerge or discover about the research topic such as the neighbourhoods, their inhabitants, Abuja urban development institutional structure, urban development strategy, planning and policy implementation. This follows Jones et al.,'s (2010) concept of the 'quasi subject' in modern societies; whereby people become authors of their own biographies rather than have authors who have to continually construct identities and biographical narratives in order to give meaning to lives that are lived out in the face of uncertainty. This process was undertaken to justify the link between planning process, institutional structure, sustainable development and the everyday life of the Abuja city dwellers.

6.2 OVERVIEW OF RESEARCH EMPIRICAL PROCESS

6.2.1 Fieldwork

Following institutional ethical clearance, the fieldwork was conducted in two phases, incorporating feedback from the review process to improve the understanding and data scope of this research. Following the first empirical fieldwork stage, the findings were subject to a viva review where some very insightful feedback was provided to improve the research rigour. The feedback recommended, and rightly so, a second data collections phase in order to gain multi-perspectives and richer insight into the research phenomenon.

The first phase of the empirical process for this study commenced on the 15th of May, 2013. However, the planning process began two months before the start date by making enquiries via emails and telephone calls to the concerned urban development institutions as cited in chapter five (5.5.1). Ethical consideration as previously explained was applied by presenting the authorisation letter from the Nottingham Trent University Graduate School to the concerned government institutions, case-study neighbourhoods and the private sector participants to undertaking empirical research to inform the development of this study as shown in Appendix (A). Although the exact time spent for each interview conducted with participants of the identified groups varied substantially from one interview to another, ranging from 30 minutes to 90 minutes, the average time spent for an interview was about 45 minutes. For government institutions and the private sector, the interviews session was conducted in the morning and afternoon during the week between 10 am and 4 pm; all within working hours. However, to access the participants within the case-study neighbourhoods, interviews were conducted in the afternoon during the week between 2pm-6pm, while those conducted over the weekends were undertaken both in the morning and afternoon between 11am - 4pm.

6.2.2 Access

Access is a critical factor for ethnographic research; securing trust in a social setting is critical and can be difficult (Atkinson and Flirt 2001; Bryman, 2016). Having arrived Nigeria on the 11th of May 2013, I made use of family networks to establish further contact with government officials; without this process, access for this research would have been much more difficult. This follows Bryman's (2016) position which recommends that the use of friends, contacts,

colleagues and academics can help gain access to organisations. Through this initial contact, snowballing principles were adopted to reach further contacts within the Abuja urban development institutional structure.

For instance, in gaining access to the Federal Capital Development Authority (FCDA), a colleague of my father was instrumental in the arrangement of a meeting with the director of establishment in this agency, who further recommended me to the director of the Urban Planning and Development Department, who also participated in the interview process. More often than not, the initial meeting was introductory and gave the opportunity of handing over the research protocol with the informed consent forms and arranging a subsequent meeting (see Appendix A). In some instances, I had attempted to make contact via self-introduction, which resulted in resistance due to trust issues; I was sometimes referred to as a “western spy” “who had come to extract information from us, to go and give the white man”. This affirms the discussion of potential difficulties arising from trust deficiencies between the researcher and the research population (Brockmann 2011; Bryman, 2016).

In terms of gaining access to the communities, it was important to understand some of the cultural values and traditions prior to actually attempting access. Fortunately, one of the agency contacts (FCDA) was a native of Abuja specifically from Dutse-Baupma. He took interest, gave some advice and offered to make some introductions to some community leaders for access purposes. Also, my driver who I had employed introduced me to another community native, who was willing to help with access. I engaged him by providing some training in accordance with the research ethics (most importantly maintaining confidentiality). It was important to employ both individuals for practical reasons which include help in building rapport with respondent, translation, interpretation and understanding the cultural perspective of the participant during the fieldwork. Sole ownership of the research was maintained, as parameters during the fieldwork were clear by retaining control of the conversation with respondents, while both employed individuals were mainly on the fieldwork for practical assistance (driving, video recording, explaining the cultural implications). A field diary was used to coordinate and record activities and data were stored in files on a secure laptop or hard drive prior to transcription to reduce the risk of loss.

In the case of the formal neighbourhoods, previous relationships existed with some of the residents and I leveraged this to gain access. The neighbourhoods’ structure consists of gated

communities and office complexes with adequate security, so it was important to have existing relations or know someone in order to gain access. Access to the private sector organisation was gained using the formal invitation letter that was sent out prior to arriving in Nigeria for the empirical process. Fifteen private organisations were identified based on location (Abuja), size (staff strength) and the company existence (more than 10 years). From the 15 companies contacted, five agreed to participate, three declined and seven did not respond.

6.2.3 Duration

The first phase of the data collection process lasted for one month, of which 10 days were spent on the observations and interviews within the communities, and 13 days for interviews outside of the communities. The second phase of fieldwork lasted six weeks between December 2015 and February 2016. Of these, eight days were used for additional interviews, as three weeks were spent interacting with the communities to affirm the findings from the previous data and observe noticeable changes within the communities.

6.2.4 Instrumentation

The tools employed for data collection were non-participant observation, semi-structured interviews and archival documents.

6.2.4.1 Observation

Observation allows the researcher to observe what is actually going on as opposed to what they may be told by a participant during the data collection process (Caldwell and Atwal, 2005). In non-participant observation, it was important to remain detached from the community; this has value in capturing social action with limited bias from the participants. The observation process was actualised in phases which involved visiting the communities for durations of between six and seven hours a day, and interacting with the members of the community. In some instances, the observations were unplanned. For example, on one occasion, the interview session led to an invitation to visit the interviewee's house. This was to verify the living standards of the interviewee, who wanted me to have first-hand experience of how people within the observed community lived. The observation process was facilitated by the use of video recording to aid data reliability and credibility (Caldwell and Atwal, 2005).

In the understanding of the social processes, identities and change within the Abuja city urban development and practice, the utilisation of photography for this research study provided an obvious manifestation and revelation of the realities while serving as a visual interest and data collection instrument. In the case of the contrasting neighbourhoods, audio and video recording served as another source of data captured from the observed everyday lives of the participants along with developmental activities and accomplishments from government policies and plans within Abuja city in accordance with the ethical consideration of this research study. This follows Pole and Lampard's (2002) reiteration of the importance of photograph in social research in supporting the illustration of points and therefore enlivening what might otherwise be a rather uninteresting discussion of findings. For writers such as Rose (2012), the visual is central to the construction of social life, in which more meaning is conveyed through visual image with TV programmes, advertisements, snap shorts, public sculpture and video footage as an example of technologies and images that render the world in visual terms. The first observation phase focused on the general physical composition, neighbourhood character, existing infrastructure and services within the different communities. The second phase was the observation of possible variations over time (between 2013 and 2016).

6.2.4.2 Interview

Interviews were conducted in two phases; the first phase adopted a top-bottom perspective in 2013 and the second phase adopted a bottom-up perspective between December 2015 and February 2016.

In understanding the existing and proposed urban developmental policies and laws, and their modes of operation and implementation, it was important to capture the perspectives of key stakeholders using interviews (Saunders et al, 2009; Yin, 2009). Semi-structured interviews were employed and a total of 73 interviews were conducted; eight director-level government agency officials, five senior-level managerial officers in private development agencies, and 60 members from six different communities that were part of the research scope (see Table 6.1 for details of the interview participants). The first phase of semi-structured interviews followed the protocol outline, and informed consent forms were signed off prior to commencement of each interview. Introduction, follow-up and probing questions were employed to elicit responses from the interviewees (Bloomberg et al, 2005). The first sets of

interviews were conducted over the course of a month, sometimes coinciding with the interview timings. Interviews with community members were conducted over the course of three weeks, with an average of four interviews per day, whilst the interviews with the government agency officials and private firms were conducted over the course of 10 days, with an average of two interviews per day. Over the course of the second phase, an additional three interviews were conducted with government officials using feedback from the initial report to elicit responses regarding specific issues that needed responses from a policy perspective.

All interviews were conducted in person, some with the use of audio-visual recording devices and some without. Interviews were mostly conducted in the official work environment of the government and private development participants, sometimes after the close of work. Some of the community interviews were conducted in the residences of the interviewees and whilst the remainder (15) were conducted in open spaces like village community centres, mechanic workshops and social drinking bars/restaurant. Locations were decided based on the convenience to the participant and did not often require too much travel within the community spaces.

In view of the ethical considerations of this study, interview respondents for the informal and formal neighbourhoods, government institutions and the private sector are coded using the names of respondent's neighbourhood, government institutional names and practitioner in the case of the private sector, respectively. Table 6.1 below indicates the structure and format of the interviews, with "CL" representing community leader and "R" the residents and the number of the position of each participant.

Table 6.1: Structure and Format of Research Participants.

Informal Neighbourhood Participants.	Informal Neighbourhood Participants.	Government Officials	Private-Sector
Dutse-Baupma (CL)	Maitama (R1)	Official 1 (FCDA Administration)	Practitioner 1
Dutse-Baupma (R2)	Maitama (R2)	Official 2 (FCDA Urban Planning)	Practitioner 2
Dutse-Baupma (R3)	Maitama (R3)	Official 3 (FCDA)	Practitioner 3
Dutse-Baupma (R4)	Maitama (R4)	Official 4 (AMAC)	Practitioner 4
Dutse-Baupma (R5)	Maitama (R5)	Official 5 (DSTI)	Practitioner 5
Dutse-Baupma (R6)	Maitama (R6)	Official 6 (AMMC)	

Dutse-Baupma (R7)	Maitama (R7)	Official 7 (AGIS)	
Dutse-Baupma (R8)	Maitama (R8)	Official 8 (Resettlement)	
Dutse-Baupma (R9)	Maitama (R9)		
Dutse-Baupma (R10)	Maitama (R10)		
Kuruduma (CL)	Asokoro (R1)		
Kuruduma (R2)	Asokoro (R2)		
Kuruduma (R3)	Asokoro (R3)		
Kuruduma (R4)	Asokoro (R4)		
Kuruduma (R5)	Asokoro (R5)		
Kuruduma (R6)	Asokoro (R6)		
Kuruduma (R7)	Asokoro (R7)		
Kuruduma (R8)	Asokoro (R8)		
Kuruduma (R9)	Asokoro (R9)		
Kuruduma (R10)	Asokoro (R10)		
Lugbe (R1)	Gwarimpa (R1)		
Lugbe (R2)	Gwarimpa (R2)		
Lugbe (R3)	Gwarimpa (R3)		
Lugbe (R4)	Gwarimpa (R4)		
Lugbe (R5)	Gwarimpa (R5)		
Lugbe (R6)	Gwarimpa (R6)		
Lugbe (R7)	Gwarimpa (R7)		
Lugbe (R8)	Gwarimpa (R8)		
Lugbe (R9)	Gwarimpa (R9)		
Lugbe (R10)	Gwarimpa (R10)		

Overall, the use of interviews enabled critical epistemological alignment in terms of using dialectical constructs to make sense of reality (Guba and Lincoln, 1994). The data from the interviews were instrumental to gaining conversational insight about the way the different stakeholders made sense of their environment and experiences (Bryman and Bell 2015; Bryman, 2016).

6.2.4.3 Documentation – Archival Documents

Documents as source of data collection for this research study were significant as they provided useful information in establishing facts about the understanding of current urban development policies and practice in Abuja city. Formal documents were requested from and provided by the Federal Capital Development Authority (FCDA) departments (urban planning and regional development, research and logistics, resettlement and relocation and Abuja geographic information system), and from the private organisations accessed. The following documents were provided:

- The Abuja Master-Plan and its Recommendation
- National Urban Development Policy
- National Housing Development Policy
- Land Use Act of 1976
- The Federal Capital Territory Act of 1978
- Abuja District Development
- Infrastructure Development Initiatives
- Private Sector Participation Initiatives
- Abuja City Investment Strategy

These documents gave insightful details for comparing the social construction and considerations in the policy development process of this study, indicating the various plans, politics and ideologies through the presentation of an internal meaning from its interpretation. The documents were beneficial to this study as they meant the researcher did not need to make return visits to most interviewed institutions and departments. For instance, access to Abuja city developmental Master-Plan from its idea formulation to recommendation and implementation, demographic maps, laws and policies, government self-marketing strategies and public-private initiatives established a balance between information collected during the interview process with government officials and the actual urban development and practice realities. In addition, this process is significant to this study as it examines not only the urban development policies and mode of implementation, but also the current urban development practice and development and underlying causes. Furthermore, the use of archival documents enabled data triangulation for the research. This follows Pole

and Lampard's (2002) perspective of critical analysis of a formal document as a vehicle of ideology which presents the society from the viewpoint of a particular social grouping; thus with an attempt by the state to maintain the status quo. As such, the available documents provided the opportunity to familiarise with the government organisations and institutions concerning urban development in Abuja with an analysis of their structural roles particularly in relation to the provision of infrastructure, human rights and social justice, urban participation and inclusion, urban governance and collaboration with private organisation and institutions. The presented documents also provided the opportunity to focus on the identified challenges encountered in the urban planning and development of Abuja city, with a concentration on the explanations, with the provision of solution absent from the document through this research study.

6.2.5 Data Analysis

Data analysis commenced as soon as the interviews started and this was one of the principal advantages of conducting the interviews in person. Familiarity with the data at source sometimes led to analytical memos and follow-up questions during the interviews and this by itself was an indication of some sort iterative data analysis. Observational data (diary memos, pictures and video) were subsequently uploaded to a personal computer system and backed-up on a separate system to mitigate the risk of data corruption or loss. All recorded and annotated interviews were transcribed using MS Word software. Formal analysis was performed using a combination of software and traditional paper annotation. Miles et al (2014) discuss transcription and structuring as important start points of the data analysis process and their recommendations were implemented. The recorded information and explanations on the administration, planning and design, and developmental procedures in the Abuja urban context were transcribed into written materials for further analysis and the generated code response similarities were highlighted. Through structuring, the data were organised into different portfolios (Abuja urban development institutions, informal and formal neighbourhoods interview, private initiatives, field notes, video session and pictures) using NVivo 11 software.

Content analysis was used to search for and identify 'In Vivo' data for coding. Word counts, text query, and response similarities were used to search for these data-generated codes. Once the preliminary content analysis was performed, nodes were created. Using the research

protocol and the theoretical framework construct previously designed, the first-level coding involved matching the different question themes to broad node categories. New nodes were created to capture what did not fit into the pre-coded nodes and the next step was to review the first-level nodes to identify child nodes at the second level (Bazaley and Jackson 2013). At the third level, thematic nodes were established through aggregation from the child nodes at level two which were then subject to critical evaluation using the existing literature to explore theoretical propositions concerning urban development and social sustainability-related issues. The findings are presented in section 6.3 below and discussed in chapter seven.

6.2.6 Reflectivity

Following the review of the first phase of the empirical process, I saw it as beneficial feedback passed on in terms of the research focus, methodology and the link between the findings and the general structure of this thesis. This was critical to improving the quality of the overall research process and output. In hindsight, the opportunity to embark on the second phase of the empirical work was useful for reinforcing some of the initial findings as well as challenging the assumptions in analysis that had been undertaken previously. Applying a multi-perspective to problems with the opportunity to re-examine a problem repeatedly can be extremely useful in validating research output. This follows Bryman (2016) who sheds more light on self-reflection upon the constraining conditions as the key to the empowerment capacities of research and the fulfilment of its agenda. Also, the subjectivity of the researcher and those being studied becomes part of the research process through the researcher's reflections of observation, actions, impressions, irritations and feelings; becoming data in their own right and part of the interpretations which were documented in the research diaries (Flick 2014).

6.3 FINDINGS:

This section summarises the key information emanating from the empirical process. As part of this section, the profiles of the different institutions and communities are provided to enable an understanding of the different backgrounds and nature of the research population.

6.3.1 Research Participant Profiles

Networking was significant in developing a research profile for this study. This is based on the position that a research profile links the researcher with the activities that they are involved in as part of their research such as fieldwork and data collection (Silverman, 2005). All this information builds up to create a trajectory of the entire research process as summarised in Table 6.2.

Table 6.2: Research Participant Profile.

UNIT TYPE	NAME	LOCATION	NOTES/COMMENTS
Government Institution	Federal Capital Development Authority (FCDA)	Garki District, Abuja Nigeria.	To oversee the Infrastructural and Physical Development (Planning, Design and Construction) of the Federal Capital Territory of Abuja.
Government Institution	Abuja Municipal Area Council (AMAC)	Garki District, Abuja Nigeria.	Local council administration and the development of Abuja city's sub-regions and council areas.
Government Institution	Abuja Metropolitan Management Council (AMMC)	Wuse Zone 6, Abuja Nigeria.	Granting permission for public/private development, monitoring and enforcing physical development activities in-line with the provision of the Abuja Master-Plan and other development control guidelines.
Government Institution	Abuja Geographic Information System (AGIS)	Area 11, Garki, Abuja, FCT, Nigeria.	Land administration within the Federal Capital Territory through the preparation and issuance of certificate of occupancy. Textual and graphic data on the FCT, including land records, allocation, aerial

			photographs, satellite images, and engineering drawing.
Private Organisation	Brains and Hammers	Central Area, Abuja Nigeria.	Real-estate development and management company, aiming squarely at the mid- to high-end luxury market.
Private Organisation	Hunchez Concepts Nigeria Limited	Jabi District, Abuja Nigeria.	An architecture and allied service company involved in design, turn-key projects, construction, project management to mention a few.
Private Organisation	Billway Construction Nigeria Limited.	Wuse District, Abuja Nigeria.	Family-owned company with the delivery of modern luxury housing, renovations and project management consultancy. BILLWAY as a company has been within the construction sector for 12 years.

Private Organisation	Landmark Construction Limited.	Central Business District, Abuja Nigeria.	Elite neighbourhood community project-driven company with integrated development that features eco-friendly credential ideas for private business, diplomatic residence for work play and leisure.
Private Organisation	Jalton Construction Nigeria Limited	Wuse District, Abuja, Nigeria.	Family-owned company with over 20 years' experience within the construction industry of Nigeria with the delivery of various projects ranging from private developments, government and public infrastructures.
Informal Neighbourhood	Dutse-Baupma	Bwari District, Abuja Nigeria. Cadastral Zone (F02)	Highly populated community with a mixture of (local indigenes and migrants) in Abuja city suburb.
Informal Neighbourhood	Kuruduma	Guzape District, Abuja Nigeria. Cadastral Zone (A09)	A village located behind the highbrow Asokoro neighbourhood populated majorly by its original natives which typically stand as an urban slum with

			interesting historical facts about the Gbagyi tribe.
Informal Neighbourhood	Lugbe	Lugbe East District, Abuja Nigeria. Cadastral Zone (E29)	One of Abuja's popular suburban settlements with high residential areas and densely populated with local indigenes, government and private estates.
Formal Neighbourhood	Maitama	Maitama District, Abuja Nigeria Cadastral Zone (A05)	Situated to the north of Abuja city and within the phase 1 of the development plan. An exclusive neighbourhood with functional infrastructures of well-planned layouts, paved walkways and roads, drainage, pipe-borne water and adequate security in a serene and homely environment.
Formal Neighbourhood	Asokoro	Asokoro District, Abuja Nigeria Cadastral Zone (A04)	One of Abuja high-class districts, serenely located on the hills overlooking the Abuja city and habituated by government officials and top business community.
Formal Neighbourhood	Gwarimpa	Bunkoro District, Abuja Nigeria Cadastral Zone (C18)	Largest housing estate in West Africa on an expanse of land measuring about 1090 hectares with seven residential areas marked by avenues.

6.3.2 Abuja Urban Development Institutional Structure and Administration

As previously discussed in section 6.2.4.2., the aim of the adopted top-down perspective at the first phase of empirical process was to extract the realities concerning the urban administration and institutional structures of the Federal Capital Territory with questions relating to the existing literature, the research questions, and aims and objectives of this research study. Through the semi-structured interviews, seven participants as shown in Figure 6.1 presented their viewpoints concerning Abuja city current development and practice.

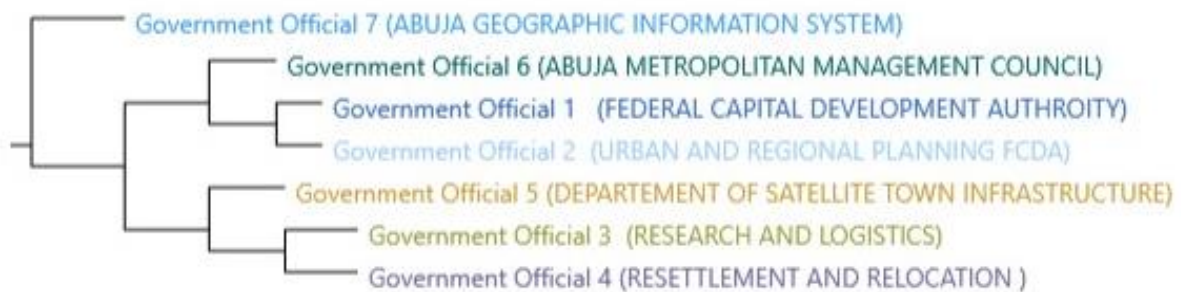


Figure 6.1: Abuja Urban Development Interview Participant Response Similarities.

Interview response similarities among these stakeholders revealed the activities and objectives of the Federal Capital Development Authority (FCDA) as the principal institution of Abuja urban development with the mandate of overseeing the infrastructural and physical development (planning, design and construction) of the Federal Capital City. The activities of the FCDA were identified as being in conformity with the standards of new capital cities around the world, and the Abuja Master-Plan recommendation; while paying special attention to inclusivity, functionality, design and aesthetics (see Appendix C interview transcript). Collective arguments from interview responses of the FCDA (officials 1, 2, 3, and AMAC, DSTI, AMMC officials) established the position that the Abuja Master-Plan provides a functional, liveable and administrative city which serves as the seat of power of the Federal Government of Nigeria. The interview responses from the government officials revealed the importance of the Abuja city Master-Plan and its recommendations in a range of areas through the code generation process as shown in Figure 6.2 below.

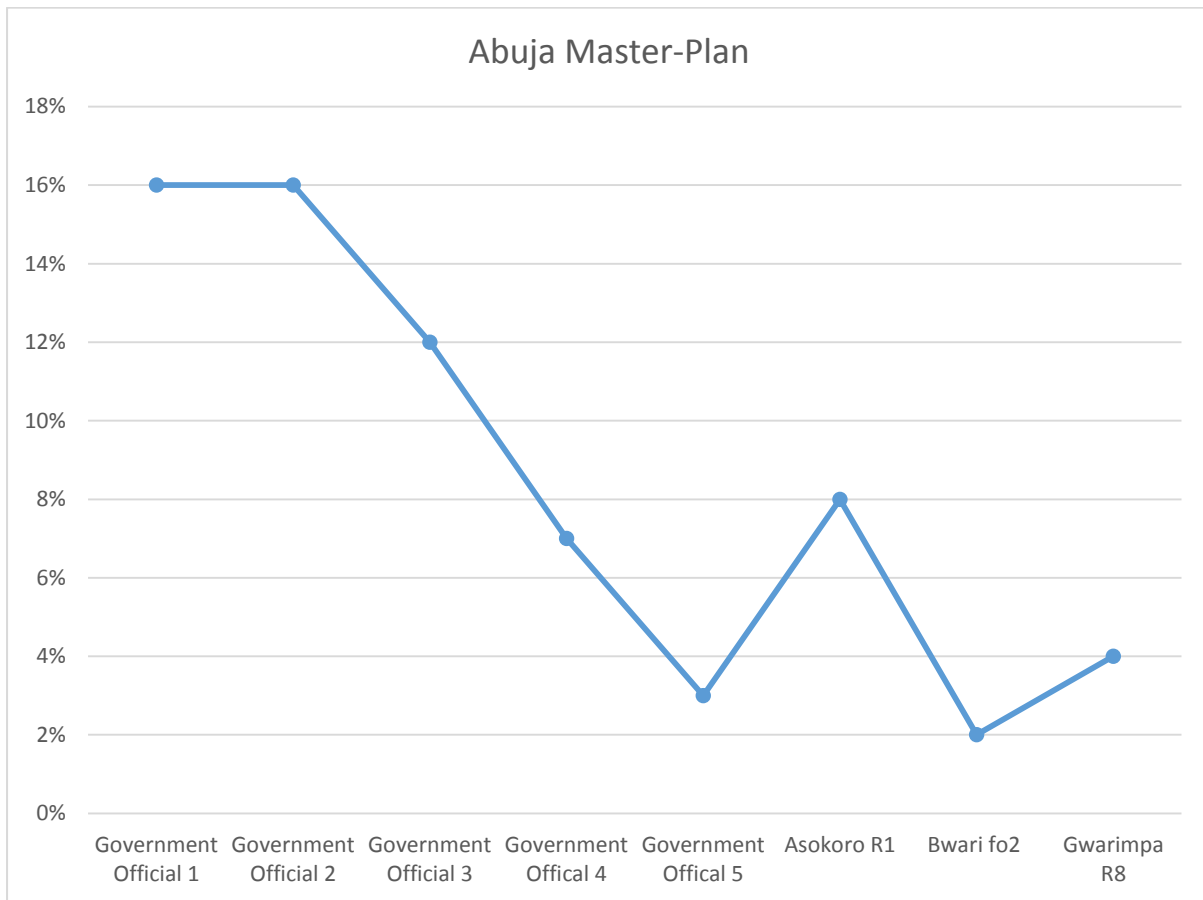


Figure 6.2: Interview Response: Abuja Master-Plan as a Guiding Tool.

Interview responses from FCDA officials (1, 2 and 3) laid more emphasis on the fact that the government of Nigeria over the years through the Federal Capital Development Authority and its departments had built and administered a befitting Federal Capital Territory in compliance with the Master-Plan with an oriented approach that responded to the needs of some residents and stakeholders. However, both complex and dynamic challenges exist which cut across social, environmental, economic and political boundaries which influenced the current urban development and practice in the city of Abuja. More specifically, FCDA official 3 emphasised that the city of Abuja urban development cannot continue as ‘business as usual’ in terms of the way and manner by which urban development had been practiced and managed over the years.

There are many things that have been done wrong with Abuja urban development; we cannot continue the development of Abuja as the ‘business as usual’ attitude towards the way and manner we engage in urban planning process and implementation. I am actually advocating

for a review to see where we have gone wrong in Abuja urban development (Interview: Government Official 3)

The following section presents findings reflecting Abuja's urban development and practice from the concerned departments and agencies.

6.3.2.1 Federal Capital Development Authority (FCDA)

The interview response from officials of (FCDA) identified the objectives of the institution in relation to the Abuja city Master-Plan recommendations in terms of physical development of the main city with the commencement of interview process on the 15th of May 2013. For instance, official 2 from the Urban and Regional Planning Department in an interview stated that:

This institution should be awarded a pass mark in terms of creating a city which accommodates every Nigerian irrespective of their class or status, with equal rights. I think the result over the years in the current development of the city of Abuja speaks for itself through the existing development and infrastructure which has been put in place. However, the commitment of this institution in engaging in a collective agreement of building a world class city which it is proud of, but has also encountered the challenge of adequate funding as the city is built based on budget provisions of capital and recurrent expenditure (Interview: FCDA Official 2).

The Abuja city urban development success story by the FCDA officials identified the neighbourhoods of Maitama, Asokoro and Gwarimpa among many others as case studies to prove its commitments towards creating a world-class city. These identified neighbourhoods among other successful neighbourhoods were examined during the empirical work for the purpose of validation for this research study. Interview responses also collectively (FCDA Officials 1, 2 and 3) emphasised a major deviation from Abuja city original Master-Plan recommendations over the years. Central to the concerns raised were issues relating to the effects of rapid urbanisation, existing policies and laws, ineffective urban institutional structure, weak value system and, most importantly, the interference of the political class with the urban planning processes as catalyst. These had transformed the city of Abuja from its initial administrative status to a fragmented commercial city (see Appendix C for details).

The FCDA (Officials 1 and 2) emphasised the lack of funding in the actualisation of the Abuja Master-Plan recommendations, and argued in support of the recently implemented public-private-partnership as the sole strategy employed in addressing the inadequacy in the provision of public infrastructures and housing within the eight districts of the Federal Capital Territory. The example of the Land Swap Concept using the Abuja Centenary City project as discussed in chapter three (3.3.5) was highlighted as one among many projects within the Federal Capital Territory of Abuja which contributes to the growth of the city economically.

Subsequently, the bottom-up perspective through the second phase of the empirical process presented a multi-perspective of the Abuja urban development initiative. For instance, it was argued that the newly adopted public-private-partnership had created a wide gap between the social sustainability and its counterparts (economic and environmental) through the neighbourhood segregation and disintegration, loss of traditional and cultural values and conflicts of interest between the original natives, urban development professionals and politicians. For instance, FCDA official 3 stated:

They are, the politicians are a big problem. They don't understand planning, I would also say we don't have qualified and efficient staffs, we have not had officials that would tell the ministers who are political appointee point black that they are not allowed to take wrong decision. Many of the top officials here like the executive secretary just sit and wait for the politicians to tell them what to do. Here as the planning department when we object wrong decision, the ministers and top officials over rule our decisions and go ahead to do whatever they want to do. For instance, in the case of the Dallas-Caraville project which was allocated plot for housing development in a green and recreation area, my director of planning objected and refused to sign the approval, the minister reminded him that he was the minister and sole authority in terms of land allocation for whatever use. Projects like the Centenary City are interfering with the Abuja Master-plan negatively, if the centenary city is coming to stay, we have to rethink the entire structure of the city. This is a city which can be considered as an "apartheid enclave" is going to impact of the city, by being the neighbourhood of the rich. You can see that because the centenary city is located close to some farmlands, owners want to convert the farmland to estates. There is a structure for the city and there are plans before the centenary city, we need to have an environmental impact and social assessment to determine what's going to happen when the centenary city is finally built (Interview: FCDA Official 3)

Figure 6.3 below highlights the generated codes from the interview session with FCDA officials from both the first and second phase of the empirical process as interview transcripts are shown in Appendix (C).

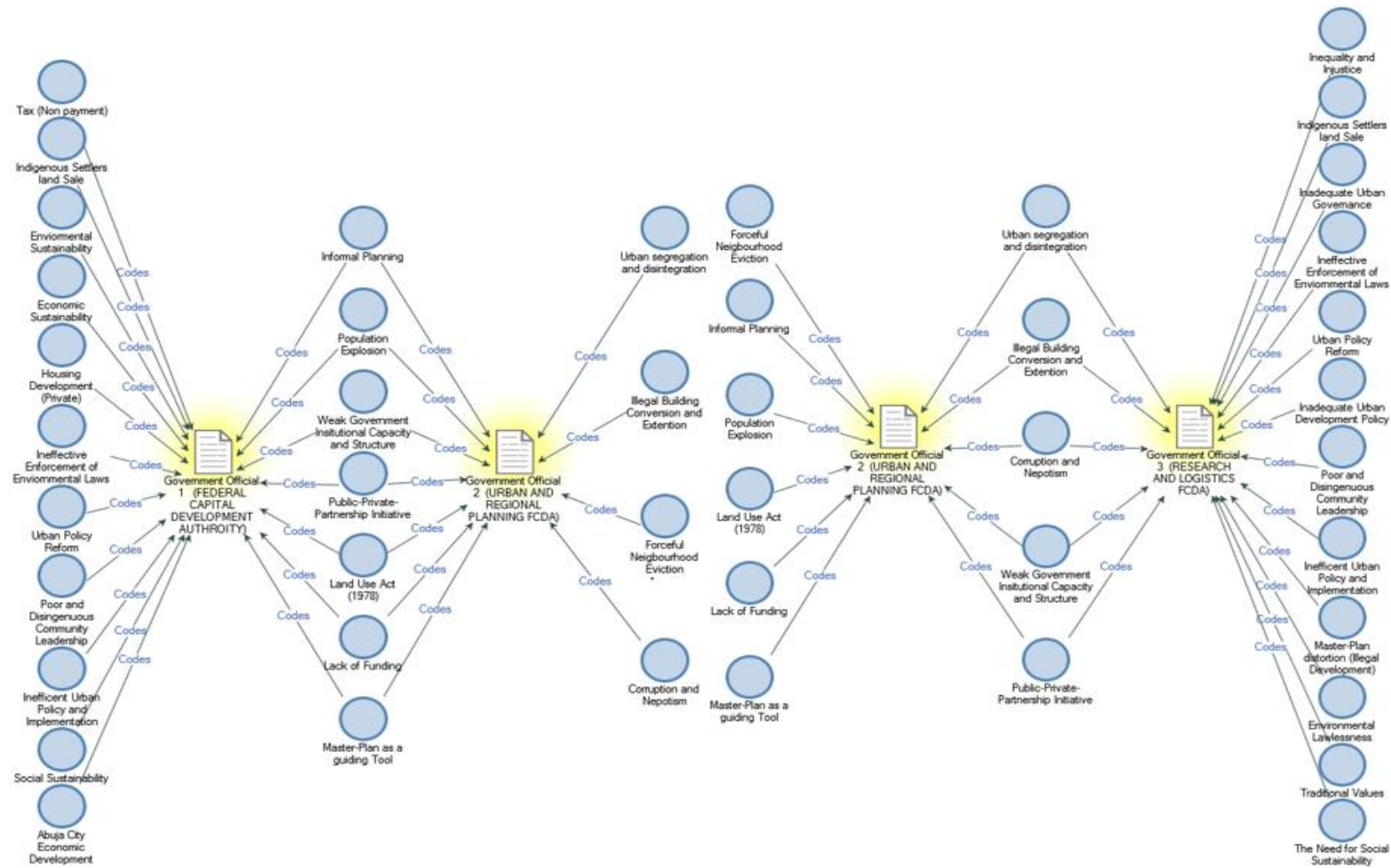


Figure 6.3: Diagram Illustrating Thematic Relationships from the FCDA Data.

6.3.2.2 Abuja Municipal Area Council (AMAC)

Information required for the analysis of Abuja's institutional structures, urban development and practices were drawn from the presented official statistics and documents. The Abuja Municipal Area Council (AMAC) official provided information concerning the activities of government over the years in the development of Abuja city's sub-regions and council areas by presenting documents on the vision, mission and structure of the agency on the 17th of May 2013. According to the AMAC (official 4), the Abuja area council caters for the needs of over 49 communities with the ethnic groups of the Gbayi, Gwandara, Koro, Gade and Nigerians spread across other ethnic groups; each presided over by a village head. Under the administration of the AMAC, the city, satellite towns and villages are delineated into 12 electoral wards: Central area, Wuse, Gwarinpa, Garki, Kabusa, Gui, Jiwa, Gwagwa, Karsi, Orozo, Karu and Nyanya constituencies. The main vision of the AMAC remains the creation of councils where citizens have equal access to social amenities and economic opportunities that would improve the standards of life and guarantee well-being. However, the AMAC (official 4) further emphasised the agency's commitment in serving the residents with a sense of administrative process that promotes

- **Accountability:** By ensuring that an effective account of stewardship is given to the people.
- **Transparency:** The ability to allow everybody to contribute to the administration of the AMAC.
- **Timeliness:** The commitment of ensuring that targeted projects are undertaken on time.

In order to actualise its mission, the AMAC presented its principle which directs its officials and the citizens on the aim of the mission, which is to arrive at a common destination, underpinned by the following values:

- **Administration:** The main function of the AMAC is similar to the role of Local Government Bureaus in the states through the Guideline on the Local Government Administration in Nigeria as clearly identified under the 1999 Constitution of the Federal Republic of Nigeria. Its activities include coordinating and advising the Federal Capital Territory on matters relating to local government creation and reform. The preparation of development plans and annual estimates are achieved by

setting out budgetary guidelines in order to achieve adequate and balanced allocation for respective services.

- **Participation:** The AMAC as an agency ensures participation as a core ingredient of any decision-making process in achieving socio-economic development. This participation is encouraged from the council and the people in the community who are beneficiaries of most of AMAC's development projects and programmes are fully involved.
- **Equality:** The AMAC believes that every person and ward should be equally represented in the decision-making process of the council, irrespective of their gender, age, religion and social status.

The AMAC (official 4) recommended the Department of Satellite Town Infrastructure (DSTI) as an appropriate section of the Federal Capital Development Authority (FCDA) for the provision of adequate data collection required for this research project.

6.3.2.3 Department of Satellite Town Infrastructure (DSTI)

The interview session with officials of the Department of Satellite Town Infrastructure was carried out on 17th May, 2013; this is a new department of the Federal Capital Development Authority in charge of engineering infrastructure with a mission to provide functional, efficient and cost-effective services in the satellite towns of the Federal Capital Territory. According to its DSTI (official 5), the key objectives of the department include the following:

- **Infrastructure Extension:** In recognition of intense pressure on the capital city of Abuja, it was necessary to derive a means for the reduction of such pressure caused by the increase in population of the city dwellers. Thus, by opening up and developing the satellite towns with adequate facilities and basic facilities to the teeming rural dwellers the living standards and general environment of its residents were improved.
- Develop linkage between the satellite towns and the Federal Capital Territory (FCT), with the provision of roads, potable water and electricity.

The informal element of qualitative interviewing process was utilised to grasp the core activities being undertaken by this government agency in the delivery of said infrastructure and amenities for the city of Abuja and its environs. As at the time of this interview, the department of Satellite Town Infrastructure (DSTI) identified various projects underway

across the Federal Capital Territory ranging from district infrastructure projects, rural roads and electrification projects. According to DSTI (official 5) district infrastructures are being provided for the Satellite Towns of Kubwa (Districts 4 & 5), Bwari (Districts 1 & 2) and Karshi (Districts 1 & 2).

1. **District Infrastructure:** The scope of work consists of the rehabilitation of some roads and the construction of various classes of roads which include Collector Roads, Important Local Streets (ILS), Local Streets (LS) and Minor Access Roads (MAR). There is also the provision of a water supply network, storm-water drainage system, sewage system, electric power supply and distribution, street lighting and telecommunication ducting. All these projects are at various stages of completion with that of Kubwa about 10%, Bwari Satellite Town (Districts 1& 2) about 23%, and Karshi Satellite Town (Districts 1& 2) about 9%.

1. **Regional (Link) Road Projects:** The Regional (Link) Road projects for the city of Abuja have focused on the construction of roads that link the Satellite towns to each other and the main city. Current road projects in this category are the expansion into four lanes dual carriage of 20km Jikwoyi Karshi Road with overall completion of about 54%.

2. **Rural Road Projects:** These roads link towns and villages in the FCT and therefore provide the required access for the transportation of farm produce from the village of production to the towns and the Federal Capital City. Such road projects include:

- **Kwaita - Yebu Road (Kwali Area Council):** This is a 25km road that starts at A2 (Kaduna Lokoja road) at Kwaita and ends at Yebu. The standard of the road is bituminous surface dressing. Overall completion is about 81%.
- **Bwari Kau Bridge/Road (Bwari Area Council):** This project is essentially the construction of a 45m long bridge with a 625m approach road to provide non-seasonal access to Kau. The project is about 90% completed.

3. **Provision of Access Road at Gwagwalada:** The project is the construction of a bituminous surface-dressed access road to the Orphanage Home at Gwako in Gwagwalada Area Council. The project is about 2% completed.

4. **Rural Electrification Projects:** Rural electrification projects are underway in some villages in the FCT to enhance the socio-economic well-being of the people. These include:

- Gaube village, Kuje Area Council - 85% completed
- Gaferi Village, Kuje Area Council - 85% completed
- Electrification of Pasali Village, Kuje Area Council - 85% completed
- Electrification of Tunga Bawa Village, Kuje Area Council - 17% completed
- Electrification of Kuchiako Village, Kuje Area Council - 95% completed

In the capacity of utilising a less rigid schedule of questions in an interview by means of semi-structured and unstructured interview processes in this study, questions were raised concerning the exploration of issues relating to urban development and social sustainability within the satellite towns of the Federal Capital Territory of Abuja. Explanations concerning the current state of the satellite towns in comparison to the main city in terms of infrastructural developments and social amenities revealed the continuous influx of people into the city of Abuja as a major challenge. It was clear that the increase in population and high density automatically imposed mounting pressure on the facilities available in the satellite towns. Furthermore, emphasis was on the high liveability rate of Abuja city, as the major reason why the majority of its population tend to settle for less by living in the satellite towns and suburbs in search of cheaper accommodation and lifestyle. However, land and property owners in these satellite towns have also taken advantage of the situation by building more housing for the migrating population without consulting the building control department for building approval or adhering to the building code of conduct of the Federal Capital Territory. According to the DSTI (official 5), this process has led to the continuous generation of slum and informal settlements spreading all across the satellite towns. The current practices in the informal neighbourhoods were said to be against the Master-Plan of Abuja city, and successive administration of the Federal Capital Territory has continued to discourage the building of any structure without approval from the government.

In addition, the informality and non-availability of demographic data in the satellite towns were also identified as a significant factor which has influenced the non-payment of urban development tax and environmental lawlessness among the residents of these neighbourhoods. However, in the quest to tackle this challenge and discourage this action of

slum generation within the Federal Capital Territory, the government has resorted to the option of demolition of slum settlement and the forceful eviction of the illegal occupants for other purposes. According to the DSTI (official 5):

We try as much as possible to engage the community leaders in our plans, by holding regularly town-hall meetings, most importantly on the current state of their neighbourhoods. However, many of our discussions with them often include payment of tax, obeying urban rules, laws and regulation; unauthorized building plans, resettlement and relocation and issues concerning the illegal sale of land which is a common practice among the natives. But it is very clear that our effort as a department has yielded minimal results as many of the natives and residents of the satellite still embark on many of the "don't" of the government and that is why we find the satellite town in their current state.

Figure 6.4 identifies the percentage coverage and codes generated from the DSTI interview transcript.

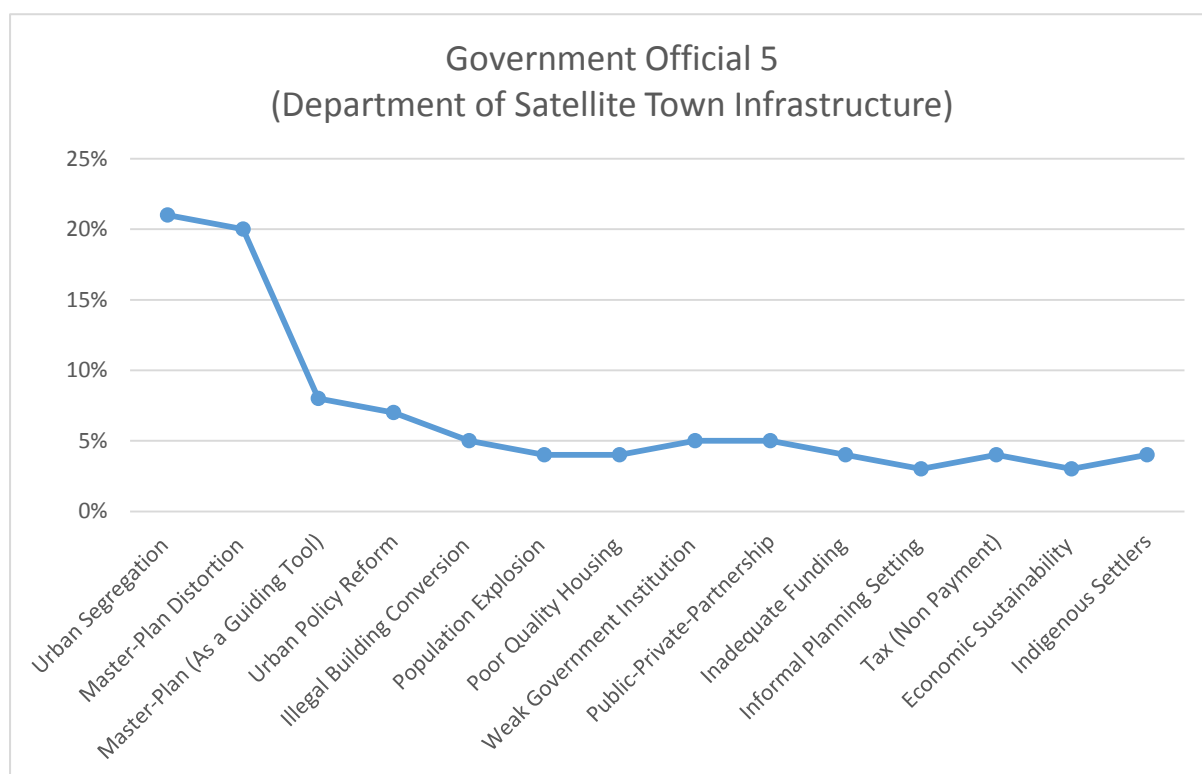


Figure 6.4: Department of Satellite Town Infrastructure Codes.

6.3.2.4 Abuja Metropolitan Management Council (AMMC)

In dealing with the selected range of topics for this research study, responses from Abuja Metropolitan Management Council (AMMC) official provided an insight into the functions of the agency on the 20th of May 2013. The focus of the agency's responsibilities is on granting permission for public-private development, monitoring and enforcing physical development activities in line with the provision of the Abuja city Master-Plan and other development control guidelines. Also, the agency provides guidelines for the improvement of the aesthetics of individual and public properties, coordinates the planning and installation of signboards, and provides street names along with the management of government offices, national monuments and secretariats. The interview guide for Abuja Metropolitan Management Council (AMMC) focused on urban management, and partnership between all stakeholders (urban dwellers, policymakers and private investors) within Abuja city.

In response, the AMMC (official 6) emphasised that the department has remained focused on providing a liveable and humane environment in the garden city setting of Abuja by ensuring the effective functioning and maintenance of public infrastructures such as street lighting, and promoting the creation of park resources and recreational site development including tree planting and reclamation of green areas. However, the major challenge just like in other departments remains the issue of funding in actualising the objectives of the agency. Additionally, factors such as environmental lawlessness, non-payment of environmental management levy, inadequate knowledge concerning environmental protection (climate change and global warming) were identified as elements that hinder the attainment of a sustainable green city; most importantly in the informal neighbourhood setting. For instance, the AMMC (official 6) had underscored the formality of the main city of Abuja to the available demographic data of its residents (street name and house number) and the initiated urban green scheme project. The argument presented by official 6 centred on the adequate payment of environmental protection levy, collaboration between the institution and private organisations to ensure urban environmental protection and the level of enlightenment of Abuja main city residents as factors which contribute to "clean and green" neighbourhoods as against that of the suburbs or satellite, as shown in Figure 6.5.



Figure 6.5: Abuja Urban Green Space: Public-Private Initiative. *Source: FCDA (2013).*

The codes generated from the interview transcripts for Abuja Metropolitan Management Council (AMMC) are identified in Figure 6.6 below.

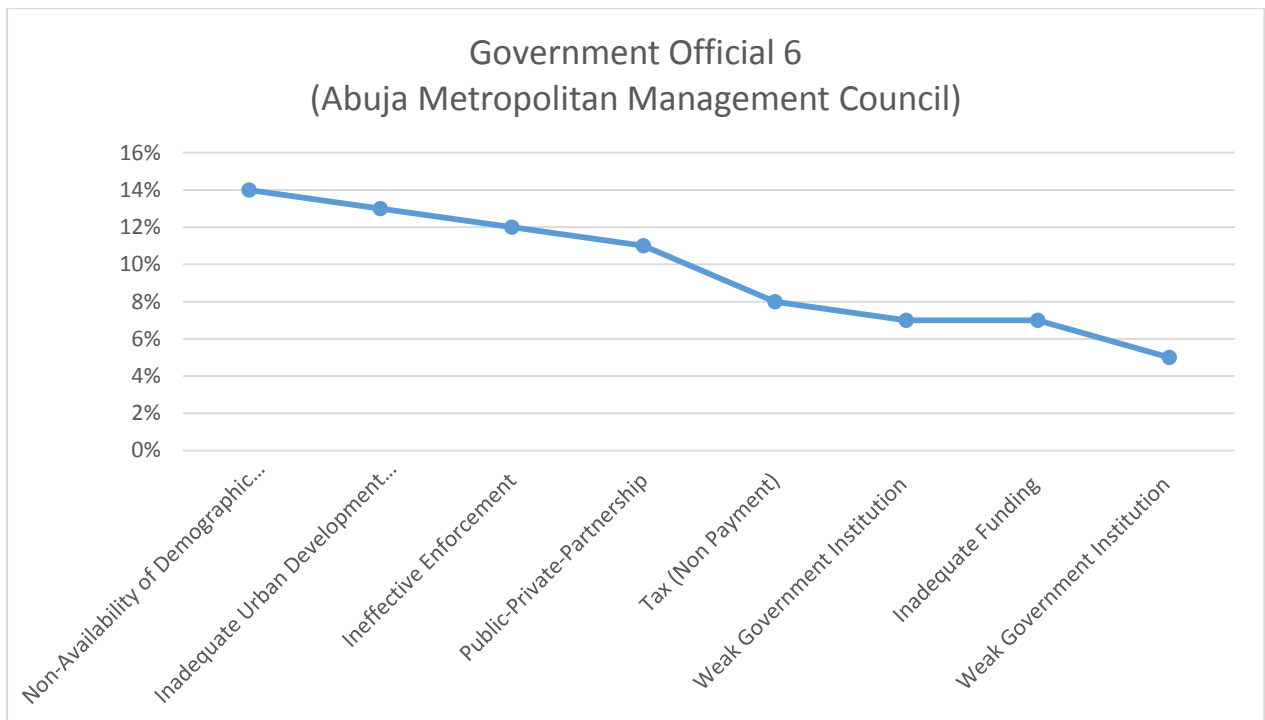


Figure 6.6: Abuja Metropolitan Management Council Codes.

6.3.2.5 Abuja Geographic Information System (AGIS)

Land administration is about translating the relationship between humankind and land into the formal processes of administration in society. Semi-structured interview sessions with AGIS was part of the second-phase empirical process conducted on the 28th of December 2015 to understand Abuja development and land management issues identified through existing literature and empirical knowledge which emerged from the first phase. The Geographic Information Systems (GIS) and Land Information Systems (LIS) of Abuja city is operated by AGIS. Documents presented by AGIS (official 7) revealed the objectives of the agency: to ensure the graphic aspect, where all cadastral information such as the Master-Plan, land-use plans, detailed site development plans, engineering infrastructure and all survey information are captured and stored in digital format. The land information systems also constitute the land attributes with the Federal Capital Territory such as records of allocation (name of allottees, plot numbers, plot sizes, uses and locations) record keeping of all transactions such as power of attorney, deed of assignment, mortgages, and subleases, releases and devolution. Further revealed through the document was the computerization of land operation of Abuja city which highlighted positive results with the provision of a comprehensive, all-inclusive, state-of-the-art computerised geospatial data infrastructure. Additionally, this process also ensures the updating and presentation of data (spatial and non-spatial), planning of revenue generation, land acquisition and development, development of existing and planning of new structures, allocation of land for different uses (residential, commercial and industrial) generating of reports for higher officials, and the management of maps.

While responding to interview questions AGIS (official 7) emphasised that land allocation within the Federal Capital Territory of Abuja is based on the provisions of the Land Use and FCT Acts, which is carried out by the Ministry of the Federal Capital Territory on the recommendation of the Department of Land, Planning and Survey. Discussions also revealed that Federal Capital Development Authority (FCDA) initiated the computerisation of its cadastral and land registry with the establishment of Abuja Geographical Information System (AGIS) to sanitise land administration systems in the FCT, as any land that is sold by the natives of Abuja – who claim to own the land - is done so illegally. According to AGIS (official 7):

Like you have earlier request, first I will like you to understand how land is being administered in Abuja here. Every land belongs to the Federal government and its allocation and withdrawal of the Certificate of Occupancy is authorised by the Minister of the FCT. This is in accordance with the Land Use Act of Nigeria, which I will also give you a copy before leaving here today. Many of the neighbourhoods you mentioned like Dutse-Baupma and Lugbe on your way to the Airport are neighbourhoods that we have been facing lots of challenges from original natives and illegal sellers who often engage in the sale of land without our authorisation. Many of these illegalities have resulted into all sorts of issues like the distortion of the Abuja Master-Plan. I will release to you, the aerial maps of these neighbourhoods which shows the original planning process and how land has been allocated for infrastructures, houses and many other uses. But if you look closely you will find all sorts of developments going on there. To be honest, many of these developments have been in existence before AGIS provided planning for these neighbourhoods; however, the land belongs to the government as earlier stated, so any activities on such a land without approval is considered illegal. Once we allocate a land for any use, such land is given an allocation number, which signifies the name of the allocation owner, size of plot, location and the use of such allocation. For instance, look at Gwarimpa, Maitama and Asokoro that you are studying, you will realise that they are planned areas, this is because every plot in these areas have come through this agency and it is easier for infrastructures to be evenly distributed and facilities extended, unlike the case of the informal settlements were people do all sorts of illegality (Interview: AGIS Official 7)

However, AGIS (officer 7) argues that Applications for Statutory Right of Occupancy within the territory must be made to the Abuja Geographic Information System (AGIS) through a prescribed application form for land allocation. The generated codes from Abuja Geographic information system (AGIS) interview transcripts are shown below in Figure 6.7.

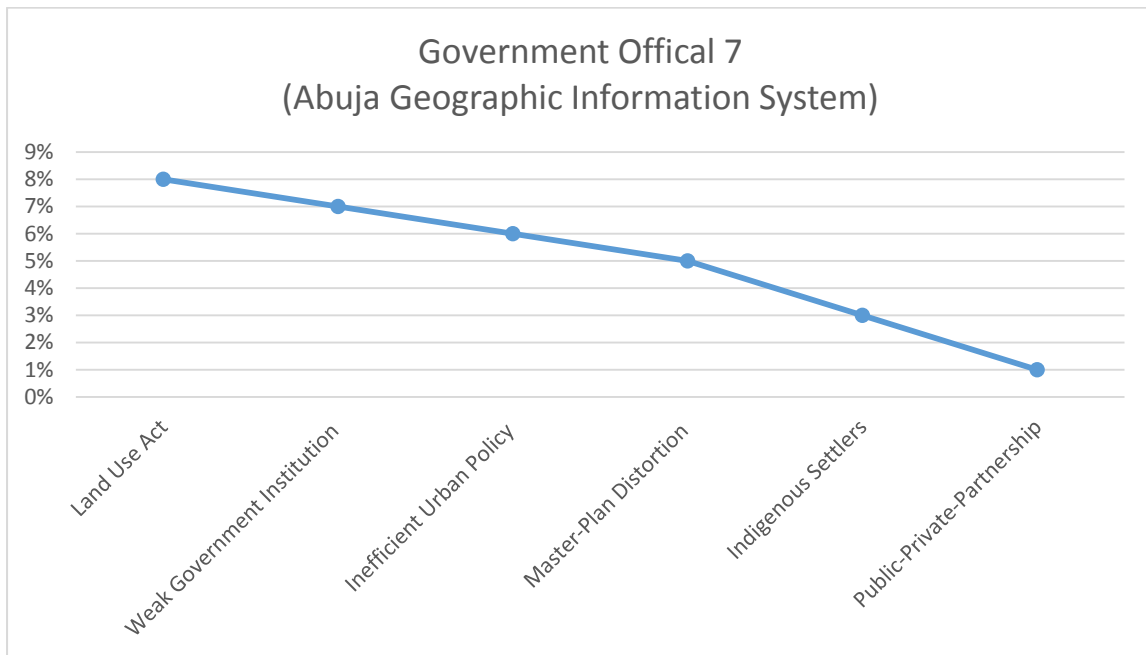


Figure 6.7: Abuja Geographic Information System Codes.

Consequently, the interview session with AGIS became beneficial to this research study as it informed the essence for the second phase (bottom-top) perspective as the original maps for the six selected case-study neighbourhoods were presented. This revealed existing and future land use, allocation, infrastructural development plans with allottee number, plot sizes, and location as shown in Figure 6.8 (see Appendix D for an A3 size format).



Figure 6.8: Maps of the six case-study neighbourhoods. Source: AGIS (2015).

6.3.2.6 Resettlement and Compensation

In the quest to further understand the urban developmental issues which emanated from the current urban planning initiatives, development control and land administration as revealed by AGIS, the department of resettlement and compensation (official 8) was interviewed on the 29th of December, 2015. Official 8 highlighted the objectives of the department as being in charge of policy formulation guidelines and implementation of resettlement schemes and the payments of compensation for crops, economic trees and structures in accordance with the Abuja Master-Plan recommendations. In response to the achievements of the department, official 8 explained how resettlement relates to the Abuja urban development context from two main categories of relocation or integration.

Resettlement as it affects the FCT was categorized into two: - Those who opted to be moved out of the FCT, and - Those that had remained but could be resettled within the FCT, should their places of abode be affected by development projects. First, before the capital city was located at this current position, there were original natives, mostly the gbagyi tribe who were living here either as farmers, fisher men or cattle rearers. The provision of the Master-plan states that they are either relocated to another site, or integrated within the development plan of Abuja city, and that is what we have done over the years, even when we have continued to face numerous challenges (Interview: Official 8).

Documents were presented highlighting the achievement of the department with various resettlement, relocation, and compensation programmes which had been undertaken since the inception of Abuja city, and others at various stages of completion.

1. **Resettlement** (The communities of Apo, Galuwui, Shere and Wasa)
2. **Relocation** (Kuchiko, Gidan Mangoro, Pegi and Yangoji have been relocated)
3. **Compensation** (For lands acquired for overriding public interest, economic trees belonging to Zuba Gidan Mangoro and Pegi farmers have been compensated).

However, in response to social sustainability-related questions concerning forceful eviction and lack of compensation of the original natives in many cases, official 8 stated:

To be very honest with you, there has been numerous factors responsible for that. One, is the issue that politicians have suddenly taken over the role and responsibilities of technocrats within Abuja urban development plans and implementation. In a situation where the Master-Plan is being distorted by those in mighty places, and professionals like us are not allowed to do our job, what

do you expect. The political office holders do what ever they like and they can not be questioned. They often allocate land to their colleagues, friends and family without considering urban plans whether such allocation is permitted within the overall plan. Secondly issues surrounding housing needs and the value of land which has increased over the years had resulted to the local Traditional Rulers within the neighbourhoods yet to be relocated getting seriously involved in the operations of the illegal land 'markets' and subsequent outright alienation of their ancestral land. Rather than wait and get 'meagre' amount from government as compensation, they found it more expedient and lucrative to sell out rightly, outside government regulatory bodies. Even when the government compensate in areas concerning economic crops and trees, they continually instigate the youth in the community to disrupt law and order in the name of non-compensation. Many of the local chiefs are non-sincere about their dealing with the government and private developers.

As part of the validation for this research, the resettled neighbourhoods as identified by official 8 were visited on the 30th of December 2015 between 9am and 3pm as shown in Figure 6.9. The interview-generated codes for the Resettlement and Compensation department are shown in Figure 6.10 below.



Figure 6.9: Abuja Government Compensation and Resettlement Housing Scheme (*Photograph: Segun Ogunsola, 2015*).

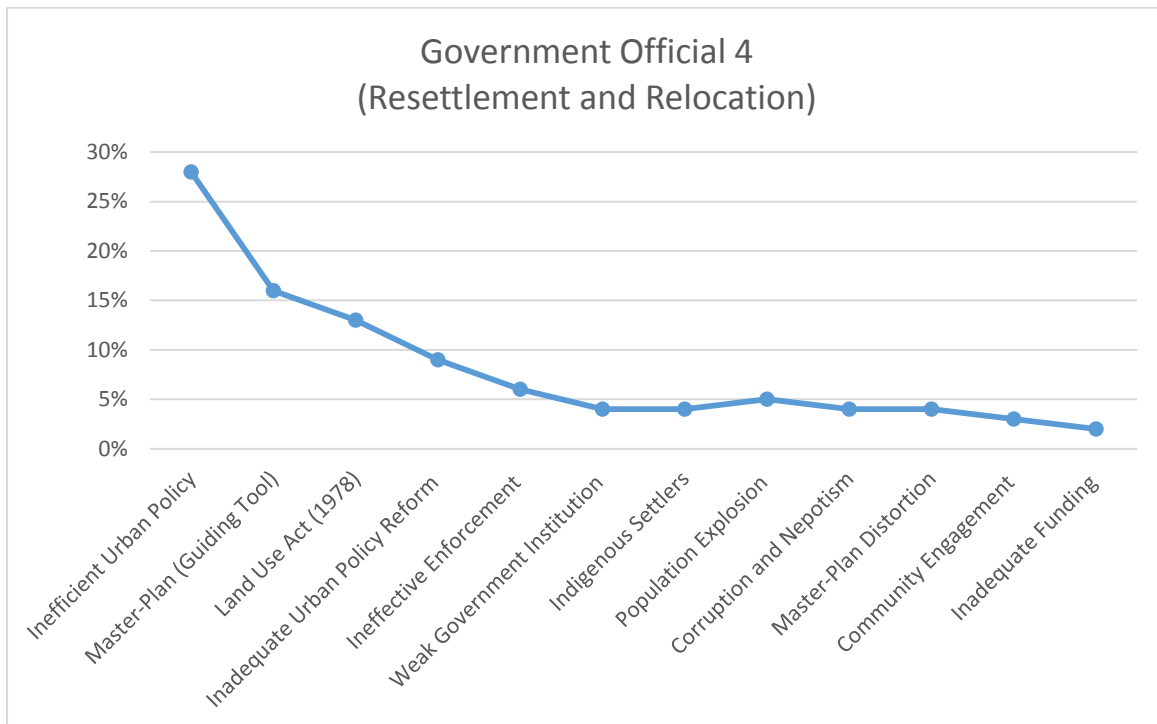


Figure 6.10: Generated Codes for Resettlement and Relocation.

6.3.3 ABUJA CITY DEVELOPMENTS: CONTRAST WITHIN ITS TERRITORY

As discussed in section 6.2.4, the instrumentation (non-participant and semi-structured interviews) employed for the first and second phases of this research provided the opportunity to assess the impact of the urban development policies implemented by the policy makers as highlighted during the interview session with the government officials. This, in relation to their location, the structure and scale of work, the period of actualisation, level of equality, and the viewpoints of the urban citizenry irrespective of their milieu in the society. This follows Bryman's (2012) position that observation entails the relatively prolonged immersion of the observer in a social setting in which the behaviour of members of that setting (group, organisation, community) is observed to elicit the meaning they attribute to the environment and behaviour.

6.3.3.1 Dutse-Baupma (Bwari Area Council)

The advantage of snowballing principles was utilised in accessing the case study neighbourhoods as previously discussed in section 6.2.2. The palace of Dutse-Baupma community leader was the first point of call on the 21th of May 2013 for the exploration of the social realities which exist in their urban living space, through an explicit explanation of the purpose of the research study in accordance with the ethical considerations of this research study. The community leader of Dutse-Baupma responded positively by providing the social network of the first set of interviewees, which further expanded to other sets of potential contacts with clustered word similarity generated from their interview responses as shown in Figure 6.11 and Appendix (C).

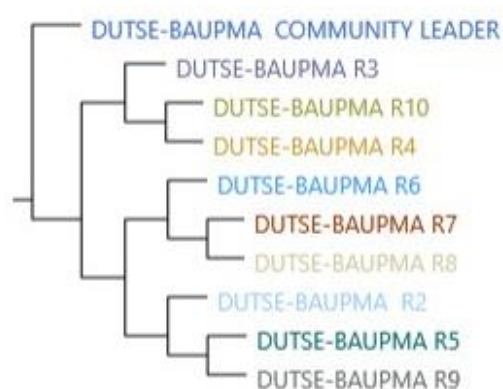


Figure 6.11: List of Interviewees from Dutse-Baupma Neighbourhood.

Van Meter (1990) identifies the importance of the respondent selection process in the adopted snowball sampling, postulating that elements are not randomly drawn, but are dependent on the subjective choices of the respondents first accessed. In view of Van Meter's position, fieldwork in Dutse-Baupma partially addressed the problem of interviewee selection based on the neighbourhood structure through the generation of samples from the original natives living in large traditional compounds, migrants (unskilled) who occupied their building extensions, roadside shops and workshops, and skilled migrants who had developed a section of the neighbourhood with simple two-three- bedroom nuclear housing units. As such, the head of the family responded to the interview questions, and in the absence of the compound head, their wives or a more senior person became respondents. Subsequently, for the migrant neighbourhood settings, the husband or the wife were respondents, while the other family

members watched the interview process with keen interest. This process was beneficial for this research as it enhanced the quality of data and validity of the data collected. This was particularly important as multiple viewpoints concerning the community were revealed by residents within the same neighbourhood. In the course of the fieldwork, interviewees appeared friendly and welcoming as they volunteered to take me through the streets and corners of the neighbourhoods while interpreting the purpose of my visit to fellow residents who do not understand English language. Rather than focus on individual stories, the interview questions concentrated on the extraction of information concerning the everyday realities such as employment status, housing decisions and conditions, land ownership, opinions about the neighbourhood, social values, sense of place and belonging, government representation, and participation in the planning process of the community.

The interview session with Dutse-Baupma community leader was the first; this revealed the historical background of the neighbourhood and its morphology over the years, with emphasis on traditional values and cultural identities of the original natives identified as about 40% of the current population; while migrants make up the majority. In addition, interview questions concerning infrastructural development, resettlement plan and compensation were also revealed with codes generated as shown in Figure 6.13.

See the state of our roads, houses and neighbourhood; it is very obvious that no human being is supposed to be living here with this present condition. We are the original settlers and owners of the land and villages which today makes the whole of Abuja. Many years back when the construction of Abuja began, we were promised “heaven on earth” concerning our neighbourhoods and our people, but today we are worse than the government met us.

Majority of us are farmers and some others fishermen before Abuja was created, our lands were taken from us with a promise to provide our children



employment, compensate us and relocate us to a well-planned neighbourhood. But today, every promise they made has not been fulfilled. My personal land was taken off me with a promise to construct a dam for the provision of water for this neighbourhood. The same piece of land is presently occupied by luxury houses by the rich men who own this city; I leave everything into God's hand as we have been cheated and neglected without no form of compensation by the Nigerian Government (Interview: Community- Leader Dutse-Baupma).

Figure 6.12: Empirical Data Evidence of the Current State of Infrastructures and Standard of Living Dutse-Baupma Neighbourhood in Abuja Informal Settlement. (*Own Photographs, May 2013.*)

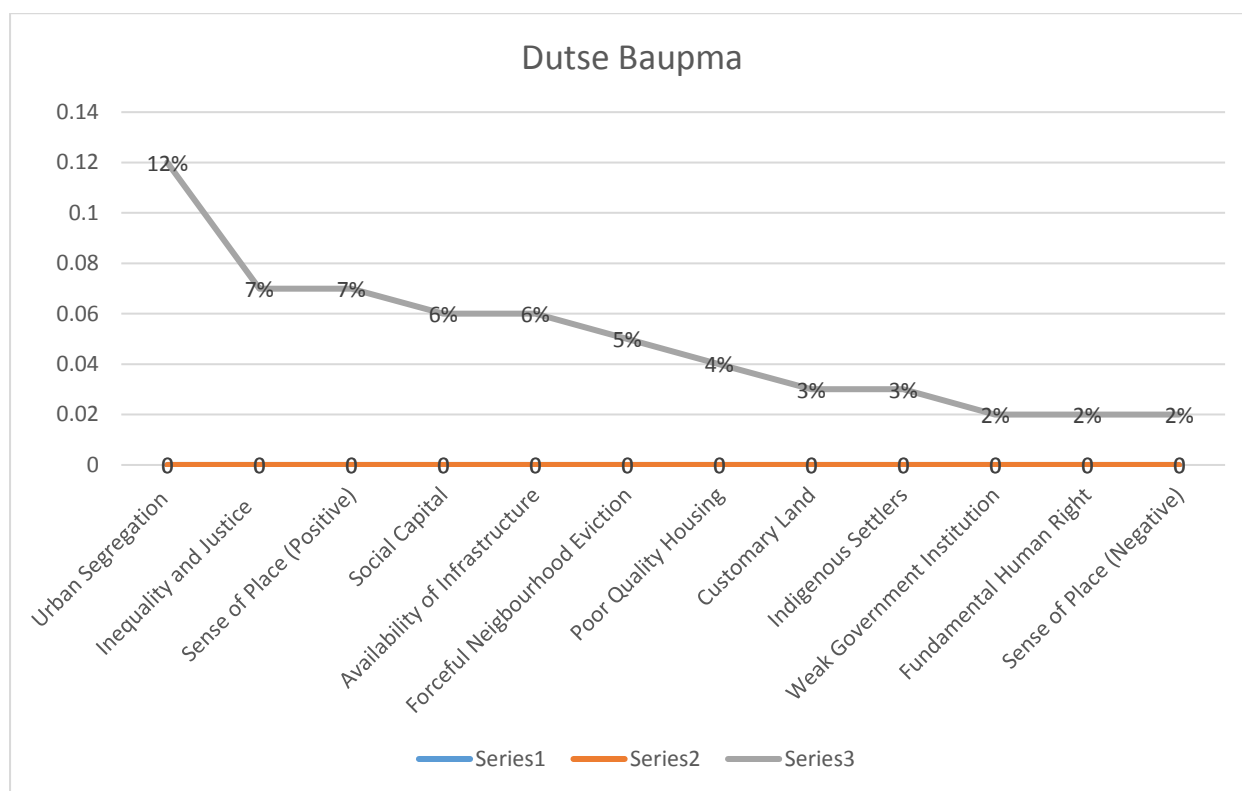


Figure 6.13: Dutse-Baupma Community Leader Generated Codes.

The realities began to emerge through the response of the residents as the majority expressed their concern and disappointment with the state of their neighbourhood which a particular respondent considered “hell on earth” and demanded if my visitation would help to convey their distress to the authorities concerned. Dutse-Baupma (residents 2 and 3) shed more light

on how the current state of infrastructure, forced eviction, lack of neighbourhood management impact on their personal lives, with the majority being artisans and traders.

I came to Abuja with an intention to survive and search for a source of livelihood, I am a trader, and I rented this one bedroom along with this little shop to sell my goods. But the current challenge of the lack of good roads, water and electricity has deterred customers from going around this neighbourhood to patronize my goods. Sometimes I wonder if I am still in the same Abuja city, particularly when I visit the main core of the city like the central area and Maitama, it makes me feel unwanted in this city (Interview: Dutse-Baupma resident 2).



Being a resident of this neighbourhood for the past 12 years, majority of us have forgotten about the government, we have no hope in them as this neighbourhood is nothing to write home about. It is quite unfortunate that a very large number of people can be neglected to face the hardship on their own without any form of assistance. Take for instance, we are presently trying to make the roads motorable and prepare for the raining seasons as the entire place is normally flooded during these periods.



We often organise ourselves into various committees, where members come together and try and make the neighbourhood as conducive for living as much as we can. There exists no form of urban governance here. "We are on our own" (Interview: Dutse-Baupma resident 3)

Figure 6.14: Residents of Dutse-Baupma (Abuja Informal Settlement) Explains the Everyday Life Neighbourhood Experience. (Own Photographs, May 2013.)

Empirical observation for Dutse-Baupma neighbourhood commenced from the palace of the Chief with a focus on exploring the existing infrastructure and services such as roads, drainage system, sanitation, housing quality and the general state of the environment. The neighbourhood is characterised by brown-roofed cluttered structures spread over a large span of land inhabited by low-income earners with heaps of refuse dumped freely on the untarred walkthrough part next to residential houses. Accessibility in the neighbourhood of Dutse-Baupma was a complex task as the inner roads were not motor-able except for the main road (Kubwa express way) which links the neighbourhood with Abuja main city. The majority of the residents of the neighbourhoods are unskilled artisans, traders, low cadre civil servants and unemployed youths. The neighbourhood is also characterised by various commercial activities which relate to the lifestyle of the residents and serve as sources of income. These range from open stalls of food-stuff items displayed for sale, along with workshops for mechanics, tailors, mobile phone accessories mini kiosks, shoe makers and food sellers in an unorganised setting as shown below in Figure 6.15.



Figure 6.15: Dutse-Baupma Community Everyday life activities with Roadside Artisans, Food Vendors and Corner-shop Owners (*Own Photographs, May 2013*).

Further revelation concerning Dutse-Baupma was unveiled later in the day after the close of work as the observation of the neighbourhood took on a different perspective in the evening with the massive influx of residents in their thousands trooping into the neighbourhood from the main city. Activities in the neighbourhood seem to change to those that take place in the morning when the observation commenced; it became obvious that the population of the residents of the neighbourhood surpasses the capacity of the available dilapidating houses made mostly of sub-standard building materials with no form of street layouts. A walk through the crowded un-tarred alleyways in between the buildings revealed vegetables and fruits kept on the table for sale at the edge of open drainage conveying sewage from human activities which a major risk and threat to human livelihood as shown in Figure 6.16 below.



Figure 6.16: Observing Dutse -Baupam Neighbourhood (Change in Neighbourhood Activities during the Evening Periods with its Crowded Streets and Children Engaging in Domestic Activities) (Photograph by Segun Ogunsola)

The unavailability of pipe-borne water system was also observed, as the sale of water from a borehole was the common trend with a number of men pushing carts filled with yellow 20-litre water gallons popularly known as “meruwa” (water selling) along the streets with children hawking and carrying buckets of water for their daily use. Pole and Lampard’s (2002) arguments on observation suggests that the researcher - whether as an observer or participant - remains a principal instrument in gathering information from a social setting where participation is emphasised with the willingness of doing things they would not normally do. In this sense, I decided to have lunch in one of the open food sellers’ shop to interact with the residents as I revealed my identity as a researcher while exploring the various perceptions of the residents in an open chat concerning their neighbourhood. These varied in terms of the ‘sense of place’, neighbourhood quality of housing, the price range in the case of rent or sale, infrastructure and social amenities and available intervention by the government in the provision of a more conducive environment for their well-being.

Resident 4 (Dutse-Baupma) was interviewed within the open-space restaurant where he expressed his opinion of the neighbourhood as one that is totally neglected by the concerned authorities leaving them with no choice and alternative, particularly with the outrageous cost of renting a better apartment with reference to neighbourhoods such as Gwarimpa which was the closest planned neighbourhood to them. To this effect, resident 4 offered to show me his room which cost a sum of 2500 naira (12 GBP) per month in rent. The size of the cement-coated mud room was about 2 metres by 2 metres, with a little window by its corner and cardboard for the roof ceiling. He also showed me a small cubicle behind his room where hundreds of other residents answer nature’s call. He further emphasised the absence of urban governance and its apparatus in the neighbourhood: “I have been living in this room for the past ten years, I feel extremely disgusted each time I have to return there when I am pressed”. The environment was also littered with uncompleted structures and local building materials of clay, cement and planks as more rooms are still been constructed to accommodate the increasing population by the local indigenes who own the majority of the buildings.



Figure 6.17: The Dilapidating State of the Inner Part of Dutse-Bwari Community has been shown by a Resident During the Empirical Process. (*Own Photograph, May 2013*).

Further observation of Dutse-Baupma also continued with video recordings and pictures taken on the 22th of May 2013, between 10am and 4pm with the objective of substantiating the arguments and viewpoints presented by the interview respondents in their natural settings and enhancing the credibility of non-participant observation studies through the minimisation of selectivity and bias. This follows Caldell and Atwal's (2005) argument that using video recording in non-participant observation has much value in capturing social action and interaction as it occurs. This is based on the position that it has the potential for overcoming subjectivity where the observer chooses what to observe or record. Also, the entire action or interaction recorded on the video can be viewed repeatedly as required, while presenting a more rigorous strategy in ensuring reliability as it allows the researcher to observe what people actually do, as opposed to what they think they do, or would like others to think they do. In view of this, this process became significant to this research study as the video recordings extended to the other informal neighborhood as a data collection tool which was played back repeatedly and analysed in detail. Figure 6.18 below identifies the codes generated from the key interview respondents (indigenous settlers and migrants) transcripts, video recordings and pictures as shown in Appendix (C).

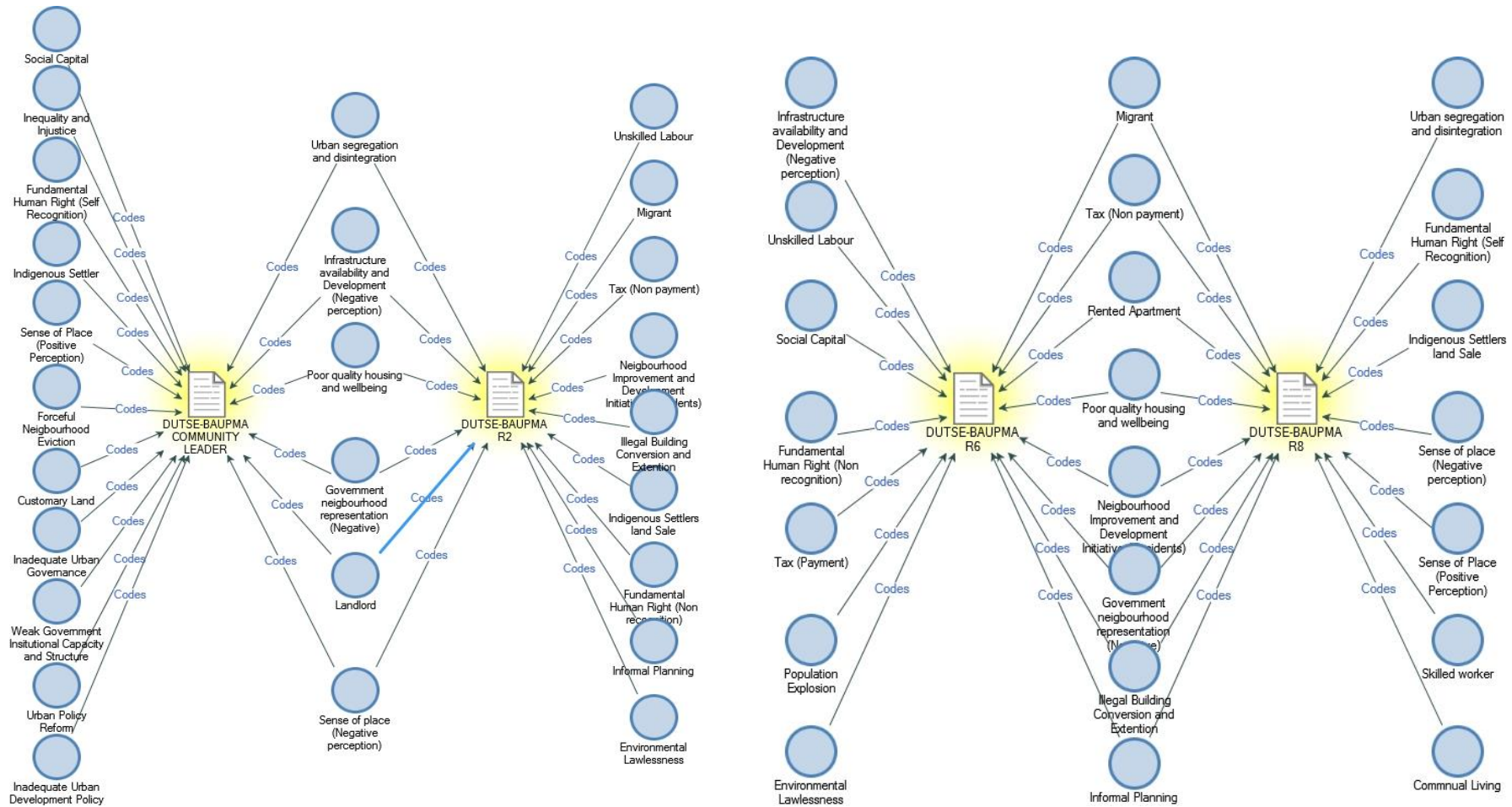


Figure 6.18: Codes generated from Key interviewees from Dutse-Baupma Community.

6.3.3.2 The Observation for Kuruduma Neighbourhood

Observational research depends not only on good observation, but also on good memory and clear methods of recording observations (Caldell and Atwal, 2005). The observation process for the neighbourhood of Kuruduma was aimed at witnessing the activities and phenomena established by existing literature as they occur. Previous discussions in chapter three (3.3) identified issues concerning non-inclusive participation, non-recognition of democratic human rights, empowerment, access, compensation and resettlement as factors which influenced the current urban development in Abuja city. The observation stage commenced on the 23rd of May 2013 with a drive through Asoroko, a highbrow neighbourhood next to Kuruduma, with the sight of a breath-taking serene environment with the finest architectural masterpieces engraved in the best of building materials in both residential and commercial buildings.

At the extreme of this formal neighbourhood, however, lies Kuruduma, a neighbourhood inhabited largely by its original indigenes as farmers, construction workers, and low-income civil servants with an estimated population of 17,000 to 20,000 inhabitants existing between various levels of ongoing construction of beautiful exotic mansions. At the time of the observation in May 2013, Kuruduma neighbourhood had no form of public infrastructure or services to support its residents. In addition, there were signs of demolition activities with dust particles from demolished structures, existing ramshackle structures marked with red numbered inscription for demolition, ongoing site clearance with large machinery and equipment, some huge mansions under construction, and already gated finished luxury apartments. Another section of the neighbourhood comprised farmland and greenbelts, across a massive quarry with the production of granite for construction purposes, and a larger portion with lands divided into plots with construction activities at sub-structure stages as shown in Figure 6.19.



Figure 6.19: The Change in Neighbourhood Character of the Kuruduma Neighbourhood Case-study Area from its Previous Indigenous Pattern to a Formal Neighbourhood Setting by Private Developers(*Own Photography, May 2016*).

Atkinson and Flint (2001), though, identified a major methodological challenge often encountered by social researchers who are keen to obtain evidence to understand the everyday life phenomenon of hidden populations such as vulnerable groups and individuals with unusual conditions. Lincoln and Guba (1985) also signify that researchers should anticipate that their presence within the field will instigate some kind of response, by which participants may change their behaviour because they are aware they are being observed. In validation of these positions, the residents of Kuruduma were initially reluctant to grant me audience due to an impression that I was a government official. I requested to see the community leader, who welcomed me warmly after my mission to the neighbourhood was established. Informed consent in accordance with the ethical considerations of this research was also obtained from

the community leader and other participant present for the use of the video camera, so they do not feel threatened by its presence during the fieldwork.

Photographs, video recording and field notes were taken within the observation process of Kuruduma neighbourhood, as many of the residents were curious about the video recording of their neighbourhood, while the children were thrilled and ran towards me for their pictures to be taken every time I visited in the course of my observation period as shown below in Figure 6.20.



Figure 6.20: The Children from Kuruduma Neighbourhood Excited and Pose for a Photo -session during the Observation period. (*Own Photograph, May 2016*).

The participant interview selection as identified in Figure 6.21 below was similar to that of the neighbourhood of Dutse-Baupma with a mixture of both indigenous settlers and migrants, although the percentage of the indigenous settlers was higher than it was in Kuruduma.

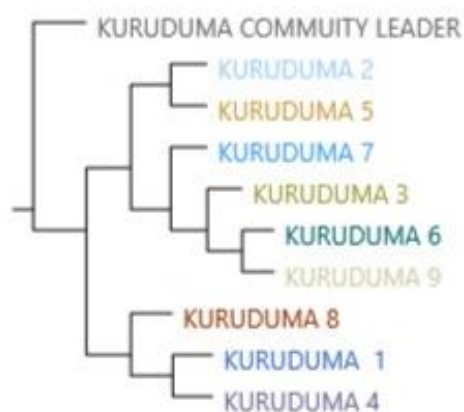


Figure 6.21: Interview Participants in Kuruduma Neighbourhood.

The interview session in Kuruduma revealed that the majority of the houses were owned by the original settlers which were marked for demolition by the Abuja City Building Control at the time of the fieldwork. Kuruduma (residents 3, 4, and 5) revealed that many of the indigenous settlers, who owned the marked structures appeared to have a sense of being lost, neglected and in constant fear as shown in Figure 6.22; the fear of what will happen next in the event that the government insists they vacate their present abode; a neighbourhood they have lived in as indigenes from generation to generation. They were also eager to share their experience concerning inequality, unfairness and injustice in the part of the government, as they wake up on a daily basis to receive visitors developing their land with a claim of allocation, ownership and authorisation from the Federal Capital Development Authority (FCDA).



Figure 6.22: The Kuruduma Residents Awaiting the Bulldozers as their Residential buildings are Marked for Demolition by the Abuja Government. (*Own Photograph, May 2016*).

The use of video recording as the data collection tool in this case became beneficial as the body language of the residents along with the interpretation of the way they felt concerning the various actions undertaken by the government towards their neighbourhood was reviewed several times to conduct a secondary analysis of recorded data. Furthermore, many residents gathered to discuss how the Task Force Unit often visits the neighbourhood tormenting them over what was truly theirs. For instance, to support their claim with evidence, Kuruduma (resident 6) who works as a bricklayer in an ongoing construction site

invited me on a tour of the lands that were formerly part of the neighbourhood, but now allocated to wealthy individuals without compensation and resettlement. The scenery of the visited construction sites right opposite the Kuruduma neighbourhood are modern rows of gated exotic mansions nearing completion. The modern housing developments were a complete contrast of the former Kuruduma neighbourhood setting, with effective and adequate infrastructural facilities ranging from underground sewage system, street lighting, pedestrian walkways, green areas and a dual carriage main road linked with various streets with sign posts still lying by the street lights awaiting installation at the time of observation. Kuruduma (resident 6) also invited me over to a construction site where he was presently working as a bricklayer; this revealed the interior of the modern houses under construction with high levels of luxury: en-suite six bedrooms with Jacuzzi, four lounges about 6.5 to 7 metres in size with large golden chandeliers, and external walls surrounded by soft landscaping features of swimming pool, flower beds, kerbs, inter-locking tiles for pedestrian walkways, and fountain. According to Kuruduma (residents 7 and 8), many of the construction workers were formerly farmers, now working as ground workers and temporary security guards for the ongoing and completed sites.

My family has always owned this land, and many others that was forcefully taken over by the government, and sold to private developers who build big buildings that we cannot afford to live, or buy. That is the reality of things. In the past, majority of us normally help our parents who were farmers, but gradually, our farms were taken over with the problems to compensate the youth of this community with office jobs by the government, but nothing was done in this respect. Majority of us have no choice than to work on these construction sites (Interview: Kuruduma, R7).

The major problem is that my building has been marked for demolition, I have consulted with the community leader and several letters have been written to FCDA to inform them that this building belongs to our family. I don't have any document to explain that this property belonged to me, but the building was given to my father by my grandfather, but we don't have any paper to show for that. But everybody knows that the building belongs to my family. The truth is that many houses have been demolished and a lot of people are homeless, and have nowhere to go to. To be honest, I don't know the fate of me and my family, the government can come anytime and start demolitions (Interview: Kuruduma R8).

The arrangements for the observation of some of the construction sites were agreed in advance with some of the interview participant who were assured that their identity would

be treated sensitively and that their names would not be identified in anything written based on the comments on the newly built estates. Many construction sites were housing displaced Kuruduma residents after previous eviction and demolition. During each observation for this neighbourhood, field notes, pictures and video recordings were taken to facilitate the understanding of urban participation and integration, the fundamental rights and freedoms of the inhabitants, and social justice in Abuja city urban development and practice.



Figure 6.23: The Transformed Kuruduma Neighborhood with New Residential Layout in Developed by Private Developers in Replacement of the Indigenous Buildings. *Source: (Own Photograph, May 2013).*

The codes generated from key interview participant's transcripts are shown in Figure 6.24.

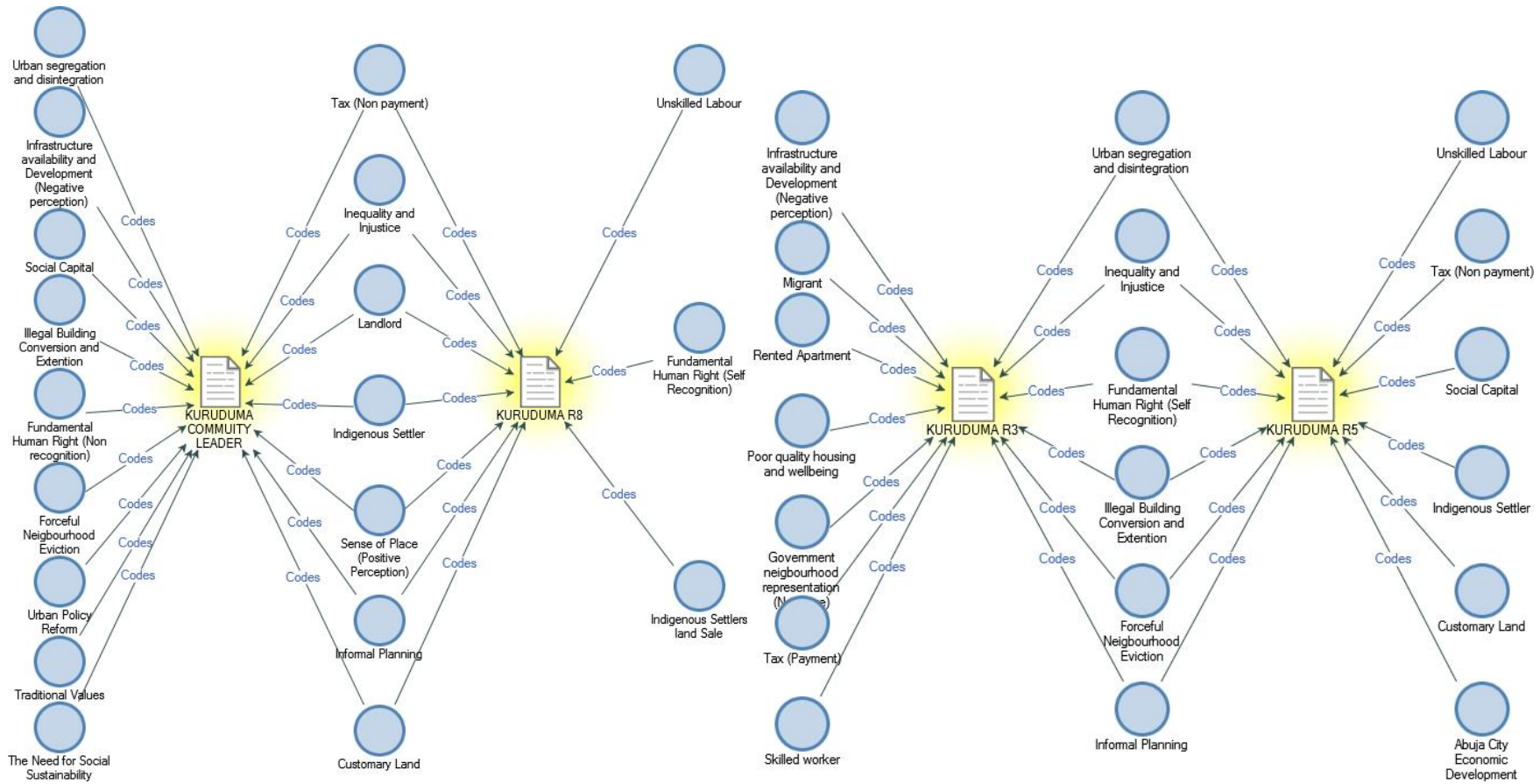


Figure 6.24: Code Comparison Diagram for Kuruduma Participants.

6.3.3.3 Lugbe Neighbourhood

Research findings for the neighbourhood of Lugbe indicate that it is the most densely populated of the three selected informal neighbourhoods for this research study. According to the National Population Commission (2011), the population size of Lugbe metropolis is about 1.8 million residents excluding the Gwari indigenous settlers who were not adequately covered by the last Census held in Nigeria. In addition, empirical findings from the interview session with Abuja urban development officials (Federal Capital Development Authority) had attributed the current neighbourhood development in Lugbe to factors such as rapid urbanisation of the city of Abuja, environmental lawlessness of the residents, the abuse of the land allocation process by government 'corrupt officials', weak government institutional structure, and ineffective urban developmental policies. Subsequently, the private developers appeared to have taken full advantage of the increase in demand for housing, the indiscriminate sale of land, and the ineffective institutional capacity on the part of the government.

Observation during the empirical first phase on the 25th of May 2013, however, revealed that Lugbe community comprises of mixed developments of slums, governments owned and privately developed estates. The researcher also observed that the most densely populated sections of the community were occupied by the low-income earners; one such section is Sabo Lugbe which is characterised by lack of infrastructure, poor environmental sanitation, road side kiosks and neighbourhood markets, and building extension. There are also conversions to accommodate migrants and government civil servants who constitute a larger percentage of the entire population (see Appendix D for map representation). Furthermore, empirical results also emerged from both the government-owned estates (Federal Housing Authority Estate & Central Bank of Nigeria Staff Quarters) and privately developed estates (Amac Estate with less dense population and a planned layout).

Additionally, it is significant to note that data collection of Lugbe took a slightly different perspective in terms of finding the interviewees and initiating the chain referral in comparison with the two previous case-study neighbourhoods (Dutse Baupma and Kuruduma). Prior knowledge based on existing literature identified the neighbourhood structure of Lugbe as largely occupied by migrants without any community leader or chief, which would have made the access to respondents for valid information slightly easier. Fortunately, the driver

employed for this stage of the research was a resident of Lugbe as at the time of this fieldwork, and was familiar with the terrain. Subsequently, he played a critical role in providing a route into the low-income section of the neighbourhood and accessing the initial interviewees based on his rapport with the residents.

The first interviewee (Lugbe resident 1) provided a link to other interview participants. Interview responses from Lugbe (residents 2, 3, and 5) in the low-income neighbourhood revealed that the majority of the residents in that section of the community are migrants. Emphasis was on the state of infrastructure and services, housing, urban governance and representation. For instance, a key interviewee stated the following:

As far I am concerned, this neighbourhood is not seen by the authority has part of this FCT Abuja, the good things are not brought here. Go to the main city, you will not believe your eyes that you are in the same city, with all the good things of life, but here living here is a direct opposite, nobody cares oh, so if you can help us tell the government that we are suffering it will be good, so that things can at least improve for us. That is all I have to say (Interview: Lugbe R2).

Lugbe here is for hustlers, but don't get it wrong, there are still some very good part of this neighbourhood; where the rich people live. Many of these good areas were developed by the real estate developers and sold at very expensive rates which are beyond what people like me can afford. But the issue is that this part where we live is totally neglected and cannot be considered as a good representation of Abuja city. I often work in the nice areas in the city centre, and am always wondering why someone like me is subjected to this kind of neighbourhood. But there is hardly to what I can do, such is life (Interview: Lugbe R3).

The codes generated from these participant's transcripts are shown in Figure 6.25.

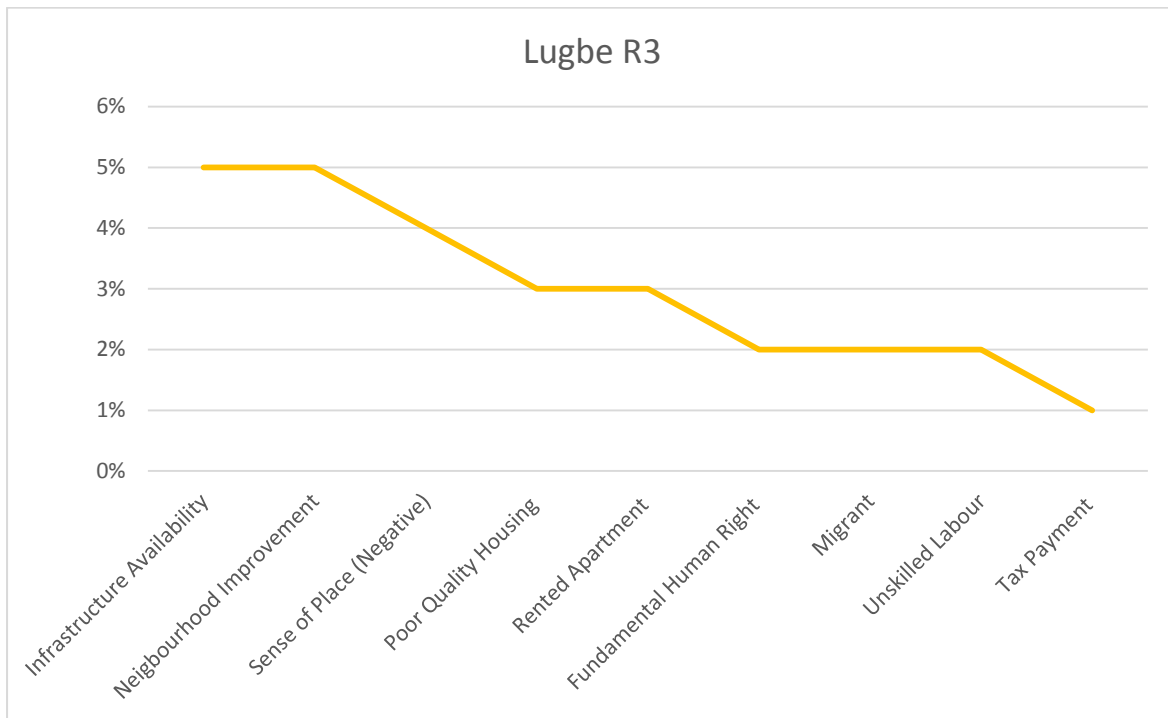


Figure 6.25: Respondent Codes Generated from Low-income Section of Lugbe.

In contrast, Lugbe interviewees (residents 7, 8, 9 and 10) in the government and private estates were majorly private home owners who expressed a different view point concerning the current neighbourhood development in Lugbe. These interviewees were more concerned about the impact of the continuous population growth on existing infrastructure within their estates, the need for more facilities such as leisure and recreational centres, and the negative image which the low-income section of Lugbe gave to the entire neighbourhood. According to Lugbe (resident 8):

I bought this property in this private estate when I realised that the private developer provided good infrastructures like road, pipe-borne water along with high quality building structure which is much cheaper than the estate you will find within the main town. Initially, before the main express road was reconstructed, it took longer to drive to town, but after its reconstruction, it takes only less than 30 mins from here to get to the main city centre. So I would say the proximity to the city and the airport influenced me to buy the property (Interview: Lugbe R8).

Figures 6.26 and 6.27 below show the codes generated from the Lugbe interview response transcripts and comparison between the responses from key participants.

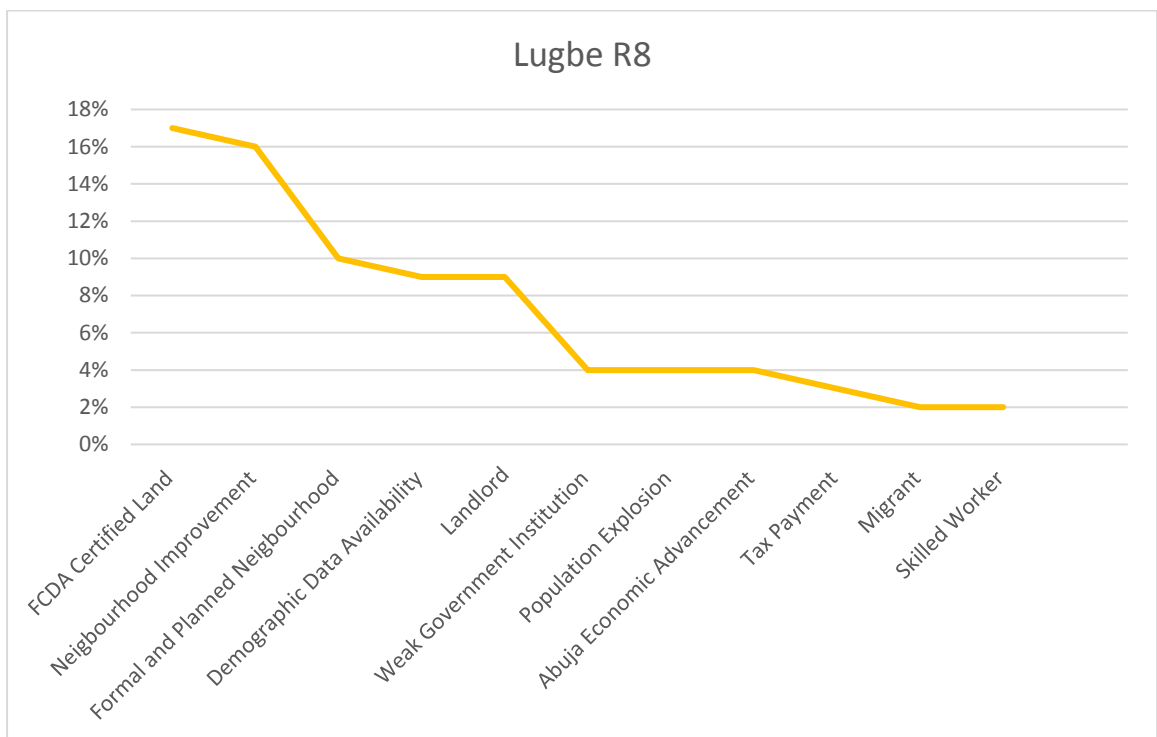
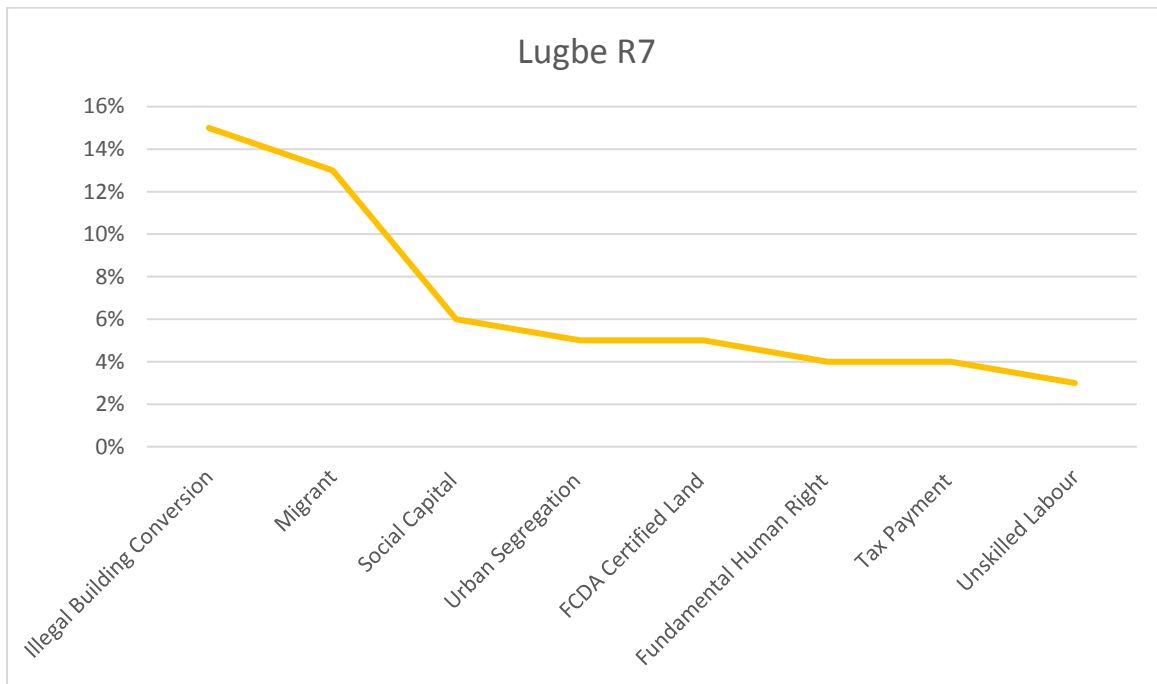


Figure 6.26: Generated Codes from Government and Private Estates Residents.

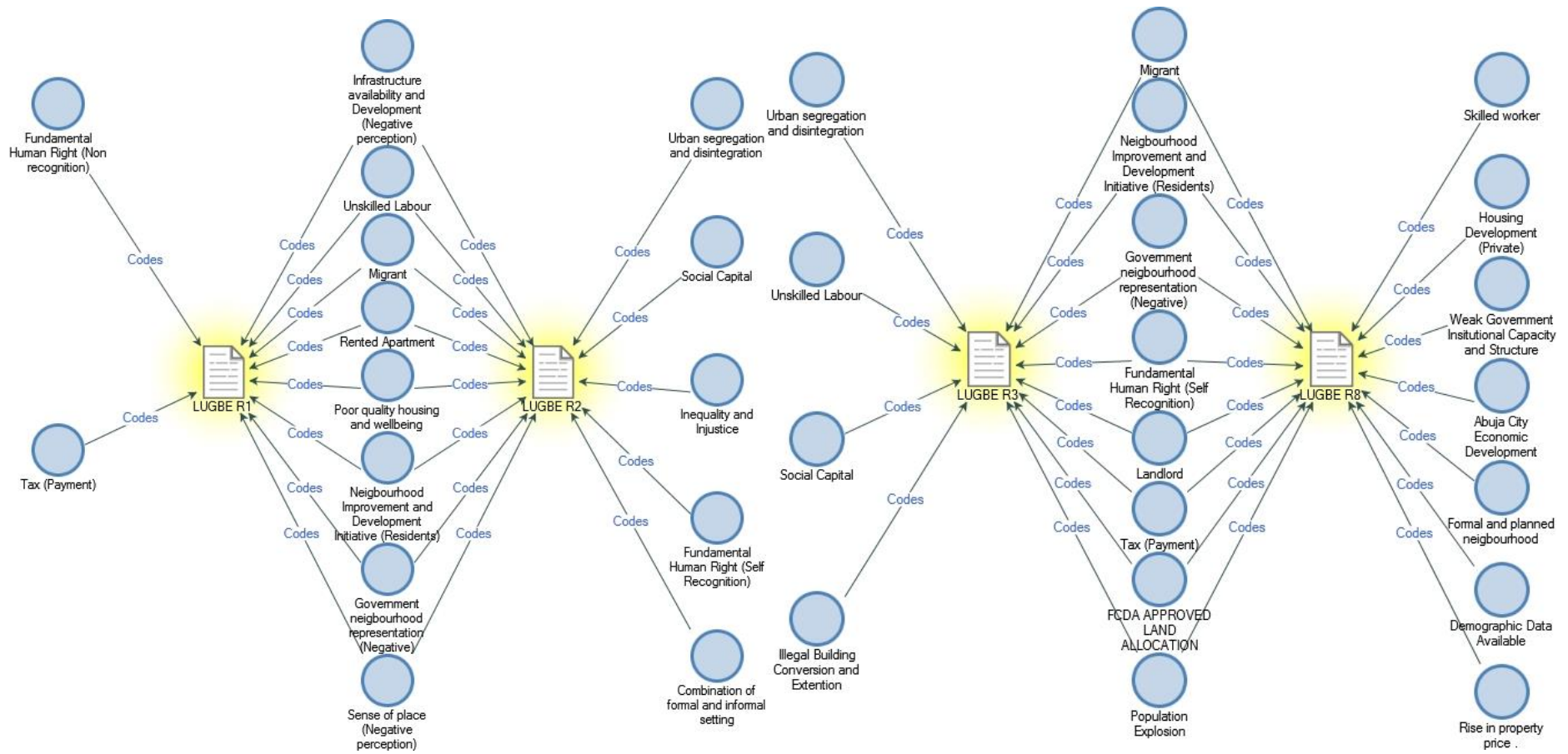


Figure 6.27: Code Comparison Diagram from Lugbe Interview Participants.

6.3.3.4 Observation for Maitama, Asokoro and Gwarimpa

In the case of the formal neighbourhoods of Gwarimpa, Maitama and Asokoro, residents were contacted prior to the observation periods as the neighbourhood's structure consists of gated communities and office complexes with adequate security. The observation for these neighbourhoods commenced between 8am and 9am for each day from the 27th of May to the 1st of June 2013. The observation process for these neighbourhoods involved capturing various activities of both residents and any available government services. The neighbourhoods were accessed by driving through each street with pictures and video recording of the scenery, but many of the residents were not interested in having their pictures taken. During the observation period, it was witnessed that the three selected formal neighbourhoods of Maitama, Asokoro and Gwarimpa have common similarities with beautiful rocky landform. Most notable is the Aso Rock which is visible from every section of Maitama neighbourhood, and the presence of an efficient sanitation and environmental service system, and quality residential, commercial and leisure facilities in a secure, serene, clean and green environment.



Figure 6.28: The Formal Neighbourhood Setting of Abuja City with the View of the Aso Rock from Shehu Shagari Way Maitama, Abuja Nigeria. (*Own Photograph, June 2013*)

In general, it was observed that the neighbourhood's landscape is maintained, as flowers lining the main road were properly trimmed, planted on a large span of green lawn as shown above in Figure 6.28 At its residential section, street cleaners and garbage trucks were observed loading from the entrance of every gated compound. There were different house typologies ranging from detached to semi-detached apartments and villas designed in fresh and elegant architectural styles. On the other hand, the commercial section of the three neighbourhoods had hotels, offices, shopping malls, primary and secondary schools with the observation of a few residential buildings converted for commercial purposes with a prediction of high demand. In terms of leisure, relaxation and recreational facilities, there were different parks, gardens and amusement facilities offering available places for play and thrilling family fun. For example, in the case of Maitama and Asokoro, there are the Millennium Park, Ibrahim Babangida Golf Course and National Children Park and Zoo with play area and swings. Asokoro and Gwarimpa had the likes of Mona-Lisa Amusement park, and Gwarimpa Polo Club along well paved vehicular and pedestrian roads, with functional streetlights along the inter-linking streets, creating an environment fit for habitation.

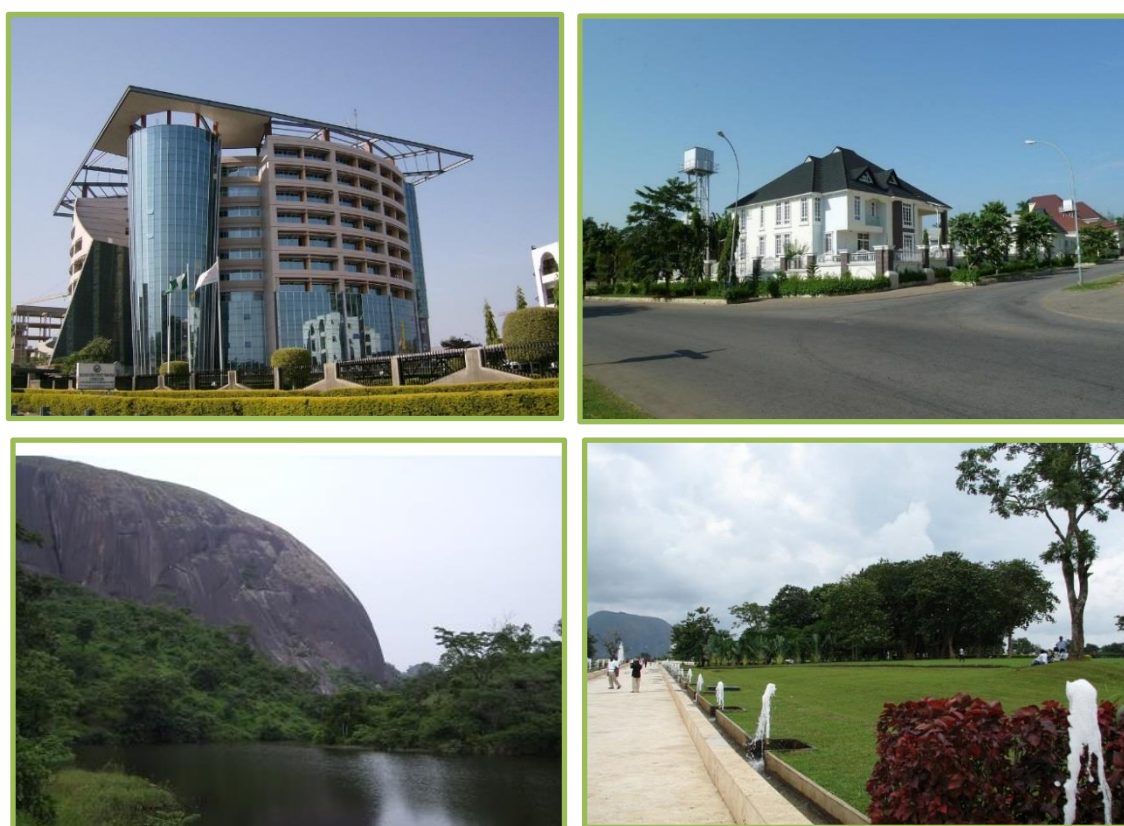


Figure 6.29: Observation process in Abuja Formal Neighbourhood Setting of Maitama and Asokoro Neighbourhoods. *Source: Photograph by Segun Ogunsola.*

Pole and Lampard's (2002) assertion relating to observational research is that one can never be sure of what will happen during its process, and it is precisely that unpredictability of social life that this observation wishes to capture. In this sense, the observation of Maitama neighbourhood drew the interest of a parked police patrol van on Ibrahim Babangida road; the sight of my camera and video recorder led them to seek an explanation for my undertakings in the neighbourhood. I informed them of the purpose of my visit to the neighbourhood, with the presentation of an authorisation card and the consent letter for an empirical process both from the Nottingham Trent University and the Federal Capital Development Authority Administration as shown in Appendix A, after which they asked if I had 'anything for them' in terms of cash. The sum of 2000 naira (£10) was given to the policemen, which was followed with pleasant smile and appreciation; after which I was told to have a wonderful day and that they were available to help in case of any security challenges in the course of the fieldwork.

Like Maitama, the neighbourhood of Asokoro can be considered a big deal in the world of modern luxury residential vicinity with top government officials, politicians, businessmen and diplomats as its occupants along with the presence of adequate security personnel in every gated house. The interview response from Asokoro (resident 2) revealed:

I wish the commitment of the government towards the development of Abuja can be extended to every other city in Nigeria. It is indeed a pride to every Nigerian, with its beautiful scenery and landform which can be compared to any modern city across the globe. I have been living in Asokoro for the past 10 years, although it is very expensive to own or rent an apartment or house here, but I feel at peace here because it is secure, safe and nice neighbourhood. The environment agency is also doing a fantastic job with the maintenance of the general neighbourhood, particularly with the sanitation and cutting of the green lawn (Interview: Asokoro resident 2)



Observation in the case of Gwarimpa, West Africa's largest estate - although a fair alternative to Maitama and Asokoro in terms of the cost of accommodation - is an array of exquisitely designed houses, with the majority not occupied particularly on the 7th avenue. Interview session with Gwarimpa resident 2, an estate developer, revealed that although the cost of accommodation in Asokoro, Maitama and Gwarimpa might be very high, it is indeed a 'glamorous' place to live. Most significant are its existing infrastructure to support its residents, security and peaceful environment, open spaces to play and interact, and regular maintenance of its surroundings provided by the Federal Capital Development Authority (FCDA). Generated codes from the transcribed participant interviews and field notes within these formal neighbourhoods identified a positive sense of belonging and they applauded the government on their efforts towards infrastructural development and the general maintenance of the neighbourhood. For instance, transcribed interview response from Gwarimpa (resident 2) and Asokoro (resident 7) revealed:

If you notice, Gwarimpa is totally a gated community, designed more for the elites or the capital class. As such necessary provisions were made to support such status. The value of property here is on the high side, but I think such is expected based on the level of infrastructure provided here. I also think the entire neighbourhood is of high quality standard considering adequate maintenance and sanitation. I feel comfortable here and am proud of Gwarimpa as a resident of this neighbourhood which I consider myself lucky to own a property here, as some of the current prizes of the building here is far above what I can afford now (Interview: Gwarimpa R2).

I think it is very clear that Asokoro remains one of Nigeria's most beautiful neighbourhoods with elegant architectural masterpieces in terms of the buildings you find here. However, I love Asokoro because of the natural features which you find here, it is just wonderful and every difficult to quantify. As for the value of properties here, it has continued to increase over the years; you know most politicians and business mogul all want to own properties in Asokoro and Maitama. It is a target for Nigeria top officials and elites as a status symbol. We also have a large number of residential houses here, which has been converted into embassies for foreign countries and government lodges, as many of them prefer Asokoro due to the high security here. (Interview: Asokoro R7).

Figure 6.30 shows the generated codes comparison from key interview transcripts from participants in Maitama, Asokoro and Gwarimpa neighbourhoods.

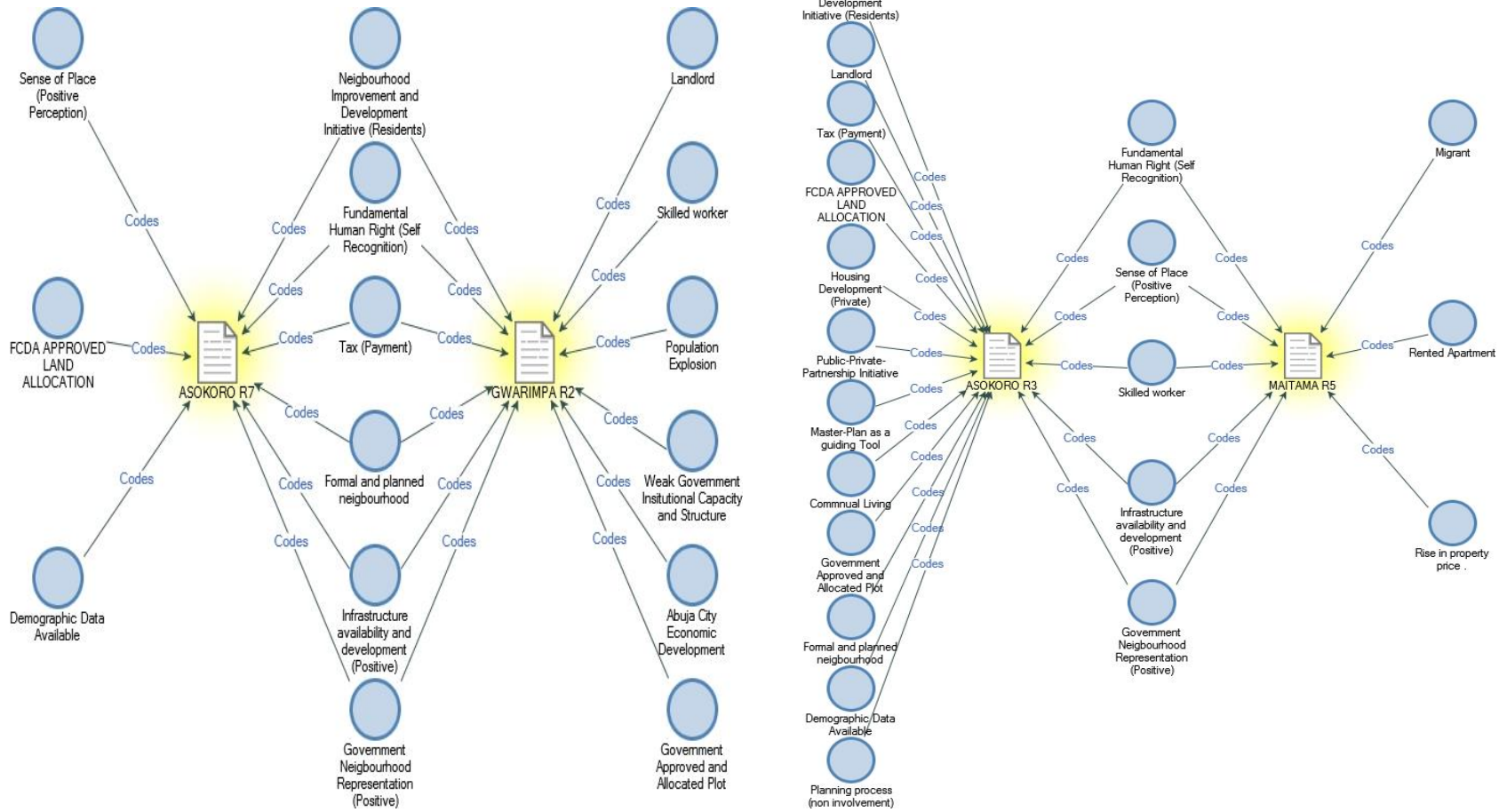


Figure 6.30: Codes for Key Maitama Asokoro and Gwarimpa Neighbourhood Transcripts.

However, the photographs and video recordings obtained during the empirical process of this study remains fundamental to analysis of the true state of social sustainability within Abuja urban development based on the identified objectives for this research study. In addition, they also served as visual evidence and their interpretation strengthened the credibility of and argument for this study. As such, the comparison of the various pictures taken in the contrasting neighbourhoods in Abuja as shown below in Figures 6.31 and 6.32 provides an understanding of the sensitivity of the nature of the images and the variety of interpretations that can be attributed to them.

According to Schutz (1976), to understand an individual or situation, the researcher must narrow in on what is known as 'meaning structure' in the phenomenological world. Schutz's position on meaning structure emphasises the importance of studying the social world with one central idea to understand every individual in relationship with their experience or situation and to ensure a structural meaning of their phenomena. Schutz supports this argument based on the point that meanings emerge in structures, and in the process of interpretation, construction at a social level can only be attained when a particular meaning is closely linked with another meaning and studied empirically by a researcher.

Empirical process within the case-study neighbourhoods became significant as it provided the platform on which to understand the participants as actors and the level of meaning that emerged from their lived spaces, as such presenting a first-order construct of the situation and people being studied (Schutz, 1976). Schutz drew the distinction between the first-order construct that emerges from the people's experience or situation, and the second-order construct that is derived from the researcher's perspective of the phenomena being studied. In addition, he further argued that it is on the basis of the first-order construct that the second-order one can be constructed to support the theory under investigation.

The researcher's second order constructs are based on the construction of the actors in the field.

In this way, the researcher connects the common sense world with the scientific world of theories

(Schutz, 1976:21).

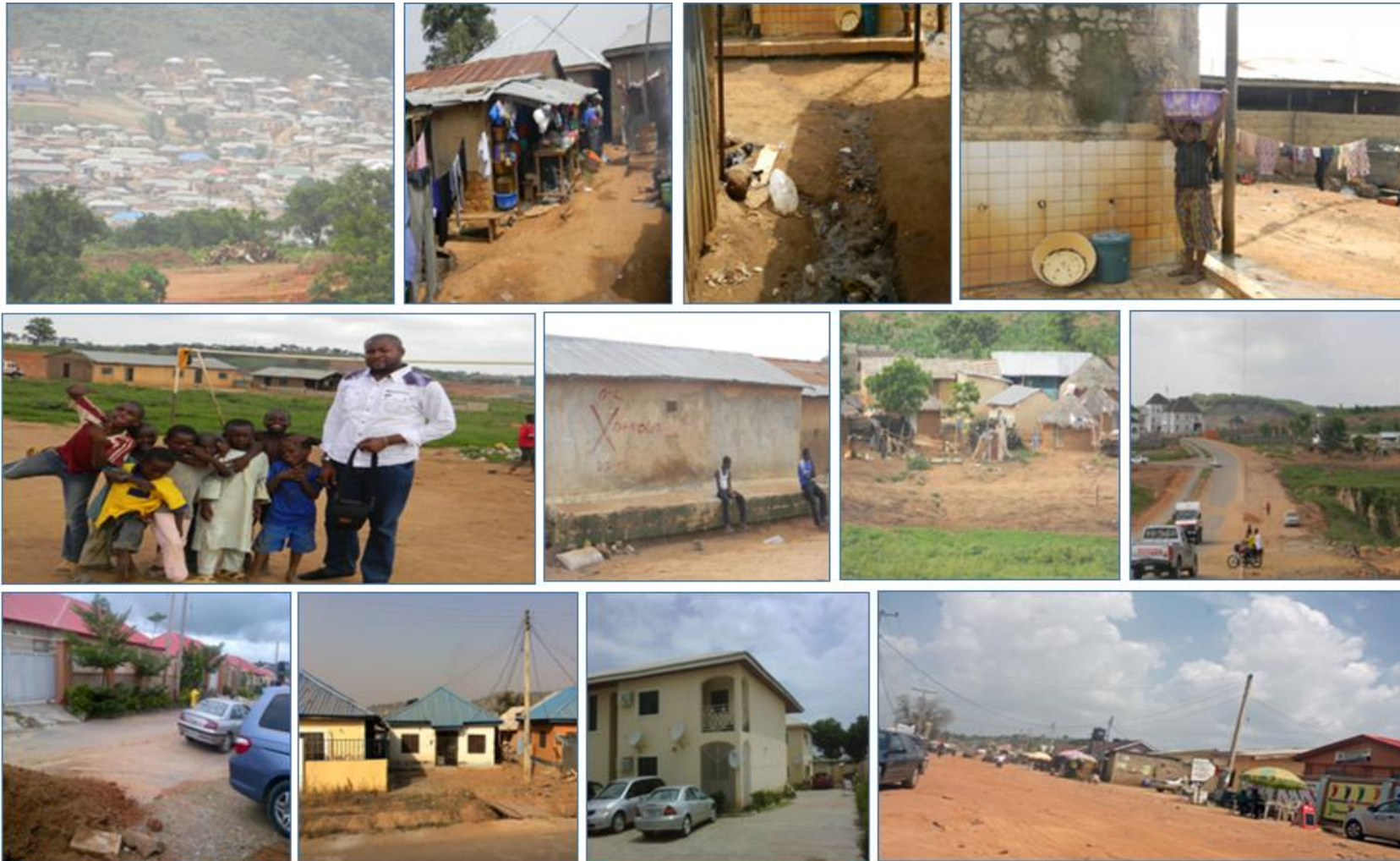


Figure 6.31: Photograph Collage of The Selected Informal Settlements of Dutse-Baupma, Kuruduma and Lugbe. (*Own Photograph, May-June 2013*).



Figure 6.32: Empirical Photograph Collage of The Formal Settlement of Maitama, Asokoro and Gwarimpa. (*Own Photograph, May-June 2013*).

6.3.4. ABUJA URBAN DEVELOPMENT AND PRIVATE PRACTITIONERS

Existing knowledge in chapter three (3.3.5) identified private investors as major stakeholders in Abuja urban development and practice, most importantly through the currently implemented public-private-partnership initiatives by Abuja city policy makers. As discussed earlier in section 6.2.2, from the 15 companies contacted, five responded to my email and agreed to participate in the interview session in the quest to understand the role of the private sector concerning the objectives of this research. The interview sessions were held from the 4th to the 13th of June 2013 where the consulted companies clarified the roles played in the development of the city of Abuja. Emphasis was on the position that the government lacked the technical and financial capacity to provide the needed infrastructure and housing for Abuja urban dwellers. Interview responses from practitioners (1, 2, 3 and 4) emphasised that housing remains insufficient within Abuja city based on the continuous population growth.

It was also collectively revealed that social housing delivery in the Abuja urban context remains a major challenge as financial institutions remain the only source of funds for housing and infrastructure provision within the city; as such their projects are centred on return on investment.

Increase in the city population I would say is a major factor. The population of Nigeria has continued to increase massively from less than 150 million about 15 years ago, to over 170 million presently. Off course we need houses to accommodate this growing population, and like you can see Abuja is that beautiful city every Nigeria or foreign national will love to live due to the available infrastructures that you find here (Interview: Practitioner 4).

Well I would like to believe it is a deliberate action by the government in order to discourage the influx of people into the city considering the previous experience from Lagos which was highly populated when it was the country's capital. It is the responsibility of the government to provide basic infrastructure for a city to develop, however this has been left majorly in the hands of private developers to do. The developer in turn transfers the huge cost of infrastructure onto its client which eventually makes housing expensive and indirectly reduces the influx of people to the country's capital (Interview: Practitioner 2).

However, Practitioner 4 offered to take me on some of their completed and ongoing housing projects as shown in Figure 6.33 below.



Figure 6.33: Real Estate Development by Private Developers in Abuja, Nigeria (*Own Photograph, June 2013*).

6.3.5 ABUJA URBAN DEVELOPMENTAL PLANS, LAWS, AND POLICIES

Discussions in chapters five (5.5.5) and six (6.2.4.3) underscore the significance of documents to this study in identifying gaps which exist between existing knowledge concerning social sustainability and Abuja urban development. Development plans, policies and laws are almost as old as the history of human existence, yet various ideologies and innovation continue to

emerge in the realisation for an improvement in urban developmental planning systems and practice (Hudson and Marvin, 2009).

In view of this, a variety of strategies and policies have been established and employed towards the current urban development and practice in Abuja city. In the course of the first and second phases of the empirical process for this research, the documents provided by Abuja urban development institutions revealed the following:

6.3.5.1 The Abuja Master-Plan (The Justice Aguda Recommendation)

Mabogunje (2001) emphasised the importance of the Master-Planning system in guiding growth and development of a community or region through its analysis, recommendation and proposals based on public inputs, planning initiative, physical characteristics, and social and economic conditions. The Federal Decree of October 1975 in Nigeria was charged with the development of a new capital city with the establishment of the Justice Akinola Aguda committee to recommend an alternative new capital city for the nation (The Abuja Master-Plan, 1975).

The creation of the Abuja Master-Plan and its recommendation was initiated by a close examination of the 'blueprint' of a comprehensive Master-Plan of the 1920s and the 1960s which prepared cities such as London, Washington DC and some African capital cities like Johannesburg and Cairo. In addition, built environment experts and the general public were consulted with a visit to all states' capital cities in Nigeria for conventional ideas and approaches in the creation of the new Master-Plan for the city of Abuja. The Abuja Master-Plan focused on key urban development and operation issues of land use, public infrastructure and services, visual amenities, housing and settlement pattern, and man-made constraints. This development also involved the preservation of essential flexibility to accommodate the results of subsequent studies and design at a finer level of detail (The Abuja Master-Plan, 1975).

Through these identified principles, the Abuja Master Planning process led to the definition of a basic structure for the city. Under consideration were resettlement and compensation, population and employment projections, urban form determination, land use requirements, the central area plan, sector organisation, public infrastructure and services, residential and regional development plans and lastly its implementation which are all coordinated and

interrelated (FCDA, 1979). Resettlement policies were established as the plans affect the Federal Capital Territory (FCT) and were categorised into two groups:

- Those who opted to be moved out of the Federal Capital Territory
- Those that had remained but could be resettled within the Federal Capital Territory, should their places of abode be affected by development projects (FCDA, 2015).

The Federal Capital Development Authority (FCDA) as an urban planning and development institution was designated to plan, design and develop the new capital which covers an area of approximately 8,000sq km of 845 villages and six area councils (Owei et al 2008; FCDA, 2015). However, this was achieved through the examination of various studies and experience collated from reviewed existing capital cities from across the world, and from urban planning experts and professionals reporting various degrees of success and failures of city planning and implementation. This provided an insight into the three major categories of image-ability, efficiency and flexibility for the city overall urban form in the Master-Plan:

- *Image-ability, by which is meant the perception by the observer of a city's purpose, organisation, and symbolism.*
- *Efficiency, by which is meant the ease with which the purposes of government, businesses and individuals can be carried out.*
- *Flexibility, by which is meant the ease with which growth and change can be accommodated (The Abuja Master-Plan, 1975:61).*

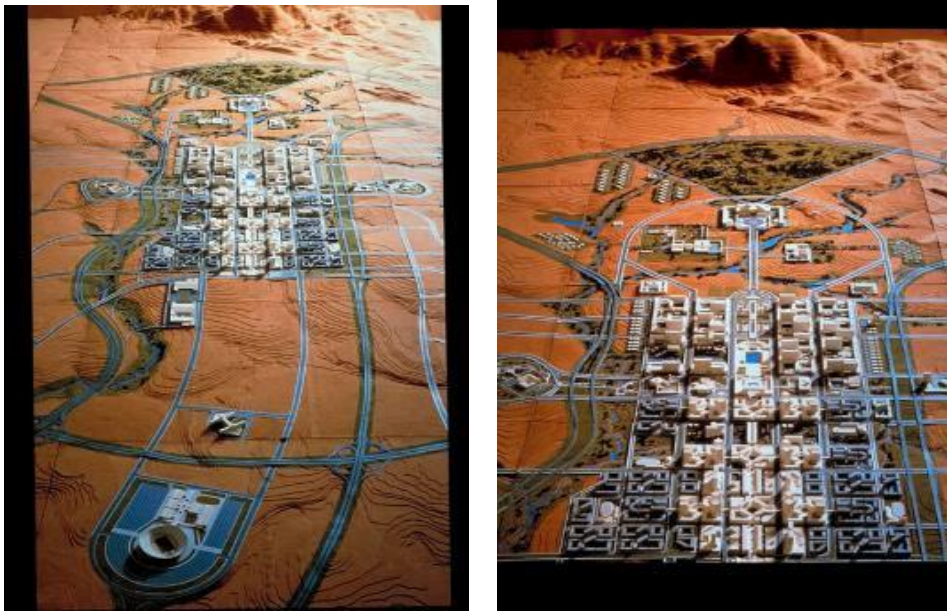


Figure 6.34: The Basic Design Concept of the Abuja City Central Area. *Source: The Master-Plan for Abuja (1975).*

The conclusions drawn from the different case study analyses enabled the Abuja Master-Plan's planning process to develop a framework which planned for various urban systems of land use, transportation, infrastructure, housing and population dynamics with recognition of changes that may emerge as a result of future growth, evolution and unseen circumstances. This developmental process also intended to cover and coordinate every urban development system with cost efficiency and inter-relationships.

The Master-Plan recommendation identified the provision of adequate housing for every resident along with the general residential environment as a fundamental aspect of its planning strategy in the successful delivery of the new capital (The Abuja Master-Plan, 1975). This is due to the importance of shelter to human existence – and most significantly to the health, welfare and productivity of individuals; shelter is not just a dwelling unit, but a complex entity with a combination of services of land, utilities, location situation and relationships between dwellers. According to the Abuja Master-Plan recommendation committee, the challenges of meeting housing demand are global. This baffles the capitalist and socialist world as international new town experience indicates that completed housing programmes have resulted in another challenge with failed unplanned slum generation, inadequate housing, or both.

The major task for the committee was to ensure the provision of housing and infrastructure for the new capital city, in which the planning process presents an opportunity to introduce

and test alternative housing delivery mechanisms to tackle the housing problems existing in major Nigerian cities. The derivative approach employed to tackle this challenge reviewed certain realities and factors which led to the inadequate housing provisions in Nigerian cities. This includes financial constraints in both private and public sectors, the setting of unrealistic standards of housing quality to match the desire, experience and capacity of the population, lack of credit facilities provisions, and the inability to preserve and utilise available land. It also includes building industry shortcomings of high-priced contractors and the use of imported building materials capital (The Abuja Master-Plan, 1975).

In response to these negative issues, new housing delivery ideas were initiated for the new Federal Capital City (FCC) based on positive potentials such as the available indigenous raw materials, an aggressive private sector, the willingness to use foreign expertise while building indigenous capacity and the availability of land and natural resources (The Abuja Master-Plan, 1975). In addition, the recommended housing delivery system for the New Federal Capital also suggests indigenous concepts rather than a dependence on imported standards from Europe and overseas countries. The analysis of housing programmes for Nigerian cities (The 1974 Guidelines on implementation of National Housing Programme) and the imported housing concepts using the cottage-lined streets of Britain or the high-rise apartments of Brasilia as case studies were tailored for urban average income earners, not low-income earners. Furthermore, enquiries into the Nigerian housing and traditions also revealed that the foreign housing design patterns were suitable for just a small percentage of the future population of the new capital city. This is because the single nuclear family unit that is common in many western countries in Europe and North America may not be applicable in the case of Nigeria's housing system predominately due to the extended traditional family unit.

The Federal Ministry of Land, Housing and Urban Development (2012) further argued that despite the various actions undertaken by the Nigerian Government from colonial times to date through its legislations and policies for urban development and practice, Nigerian urban challenges have persisted, as urban planning is yet to be accorded its pride of place. Meanwhile, cities are growing without the benefit of plans to guide such growth, resulting in non-functional, unhealthy, unsafe and aesthetically unappealing urban areas. Various human settlement developmental issues of access to land, urban renewal and slum generation, urban infrastructure and environment, social welfare and integration, urban planning and

resettlement as well as implementation, coordination, monitoring and evaluation were identified as requiring new policy initiatives.

6.3.5.2 Local Residential and Neighbourhood Communities

In developing residential and neighbourhood communities, the Abuja Master-Plan focused on social identity, spatial standards and the scale suitable for the provision for many household-related services from its analysis of the observed Nigerian urban transformation in savannah cities, forest cities and new towns (The Abuja Master-Plan, 1975). Studies from cities across Nigeria revealed an extremely strong sense of local residential community such as locational identity, social network, kingship link and administrative organisation. The Savannah cities across Nigeria were identified by the Master-Plan recommendation as urban settlements which were formerly characterised with traditional neighbourhood settings with extended family syndrome or network, religion and cultural values which later transformed into a formal community structure referred to as 'wards'. In addition, the Abuja Master-Plan recommendation envisioned these wards to expand from the absorption from immigrants into new densely built up sub-areas based on population projections (The Abuja Master-Plan, 1975).

According to Nwaka (2005), the majority of Nigeria's cities and its economy developed from the pre-colonial traditional, political and religious authority with examples of Kano, Benin, Ile-Ife and Calabar. These cities have structures comprising both social and administrative undertones associated with family lineage and occupational grouping. They represent the smallest unit of government administration. Nwaka (2005) also pointed out that the British colonial rule further shaped the development of these cities from a 'restrictive and myopic' approach where neighbourhoods of high- and low-income levels were created with a dramatic difference in social mixing and increased neighbourhood disintegration and segregation. As a result of this development, the Abuja Master-Plan recommendation identified five major factors -physical, service systems, social, governmental and economics - to be considered in shaping the new capital urban planning and development.

These existing household organisation structures, and the utilisation of cultural public open spaces in Nigerian urban centres provided the framework that attained a reasonable neighbourhood of 200ppl/ha residential density rather than high and low overall densities.

This implies affordable plots and optimum combination of walking distance and service unit sizes while preserving enough space for future growth and change. The facility requirements within each functional sector for residential neighbourhoods were developed based on service delivery systems in Nigeria and international practice standards. These were categorised into need, quantity and unit size.

- *The need: What facilities/service are needed*
- *The quantity: The number of frequency per population*
- *The appropriate type and unit size: for maximum efficiency, accessibility or to meet service delivery related objectives (The Abuja Master-Plan, 1975: 76).*

In its recommendations, the Master-Plan further identified five significant factors that determined the proposed local residential communities for the city of Abuja from the analysis of towns and cities across Nigeria:

- *The physical: This comprises of spatial boundaries and local design quality.*
- *Social: The kinship and cultural ties which tend to encourage interchange among residents.*
- *Economic: Employment and commercial establishment within short travel distance of home.*
- *Service system: The availability of facilities and services to be shared by residents.*
- *Governmental: Mechanism of service communication and control between the local area and various levels of formal government (The Abuja Master -Plan 1975: 113).*

However, the recommendation emphasised the fact that the above-identified mechanism which supports the local communities does not automatically define the social structure of the neighbourhoods. As such, the intention of the Master-Plan is to provide maximum flexibility in order to accommodate a broad range of socio-economic groups and also encourage cultural affinities as socio-economic mix or interaction cannot be assured.

6.3.5.3 Relocation, Compensation and Resettlement Policy

The Abuja Master-Plan recommendation for relocation and compensation was based on the Federal survey mapping of the Federal Capital Territory which revealed the existence of between 500 and 600 settlements scattered across four major plains of the territory. The majority of these settlements are small farming communities with some under 100 person's total population. The relocation policy for the new capital city indicates that the existing population within the Federal Capital Territory will be allowed to remain in their present

location, while the population located within the site of the new capital city - which includes settlements within five kilometres and supporting infrastructure will be relocated. This is in accordance with the provision of the Land Use Act of 1978, which was enacted as the principal law guiding land acquisition, resettlement and allocation to all Nigerians, private, corporate and government organisations. This principal law also includes important aspects which must be given special considerations as it vests all authority on every land to the government. The key feature of the provision of the law states:

- *Ownership of all lands is vested in the government, and land allocation and the issuance of the title document is to be by the authority of the state governor, under the advice of the appointed land allocation committee.*
- *Compensation of the lands compulsorily acquired by the government would only cover the value of crops and agricultural trees with economic value and improvement above ground and not the value of the land itself, as determine by the market or otherwise (The Nigerian Land Use Act, 1978).*

The process of relocation was considered essential for the protection of the periphery of Abuja city development from encroachment or informal expansion from existing settlements (The Abuja Master-Plan, 1975). The recommendation further indicated the relocation of between 42% and 46%) of about 264 settlements with the following relocation programme to be implemented over a number of years through the following:

- ***Existing Settlements to be reinforced:*** *The settlement of Gwagwalada, Dafia and Dangara should be reinforced as potential regional population centres by the improvement and expansion of existing services and facilities. These villages may potentially serve as relocation centre for people displaced by the development of the Federal Capital Territory.*
- ***Existing Settlement with Community Facilities:*** *The settlements of Abaji, Garwu, Izom, and Bwari, which already have some type of community facilities should be allowed to remain. Because of their more remote locations, it is suggested that community facilities that exist be maintained. Facilities and services can be added to these towns if and when the population warrant the additional investment. In general, without encouraging or incentives for population and economic growth, it is expected that these settlements will remain relatively small (The Abuja Master Plan, 1975: 231).*

According to policy initiatives from the Department of Resettlement and Compensation of the Federal Capital Development Authority, payment must be made in terms of compensation for crops, economic trees and structures as against any issue pertaining to relocation (FCDA, 2014). This process must further undergo valuation, planning and monitoring as land remains an essential resource of any country in the world, one for which every individual clamours.

6.3.5.4 Nigeria Land Use Act of 1976

Adeniran (2014) identifies the management and economic value of land as essential to the socio-economic development of any society; this is due its importance as a source of wealth on which societal developments are dependent. Adeniran argued that the management of land cannot be treated as an ordinary asset controlled by individuals and subject to market forces; rather its development should focus on the interest of the society as a whole, where every individual can gain access in terms of equality. Land reform in Nigeria commenced with the introduction of the Land Use Act of 1978 from the initial multiplicity of the land tenure system used during the British colonial era in Nigeria (Mabogunje, 2010).

Land registration was first introduced in Nigeria in 1863 with the rights proclamation of the southern and northern protectorate in 1900 and 1901 that paved the way for the introduction of the British Land Tenure System (Mabogunje, 2010). The British colonial administration in the northern part of Nigeria bestowed the control and consent of land governance on the Governor in which no title to occupation and use of land was valid without its authorisation. The Ordinance of 1910 directed that the governor shall hold and administer the land for the use and common benefit of the people. As such, members of the community had a right of occupancy, protected by the Ordinance in the utilisation of the land without any form of payment in terms of rent in accordance with the native law (Mabogunje, 2010). However, in contrast, land administration in the Southern part of Nigeria recognised ownership through lineage or extended family structure, which grants individuals' rights on family land. In addition, the only land under the authority of the Governor is that which is acquired for public purposes known as the crown land (Mabogunje, 2010).

In view of this position, the land tenure system of the southern part of Nigeria resulted in various challenges in terms of the management and regulation of land due to the right of control granted to landholders (Adeniran, 2014). First, the practice of multiple sales of land to different buyers by the land-owning families became a common trend, as landowners were

only required to seek the consent of the Governor when land transactions involved foreigners. Also, there was no appropriate mechanism for land transactions in terms of title and registration. Secondly, the quest for urban infrastructure and development after Nigeria became an independent nation influenced the hike in the price of land, with the majority of the family-owned land bought for relatively little in comparison with the speculative market value. The government also constituted its right of eminent domain to compulsorily acquire and pay compensation for land for public purpose. This resulted in conflict between government and the landowners with the majority refusing to vacate their land, with the increase in inequality of land ownership among the poor segment of the population.

In the derivation of an appropriate solution to the existing land tenure system of the north and southern parts of Nigeria, the military government introduced the Land Use Act Cap L.5 2004 (Decree 6, 1978) with the intention of harmonising the land tenure system in the country with the following objectives:

- Ensuring the availability of land to all; this must be positioned in proper use for the required development by either private individuals or government projects.
- The reduction in the cost of compensation through land acquisition.
- The elimination of gender inequality in land ownerships.
- The introduction of an efficient land transaction mechanism.

However, it is also important to note that the provisions in the Land Use Act of 1978 vested authority to the government through the powers of the Governor and the local government in land-related matters with the revocation of rights of occupancy and compensation, land administration, and control and management systems.

The powers of the Governor and local government: According to the Land Use Act of 1978 in chapter L5 Part II Section 5, all land situated in the territory of each state in the country is vested in the Governor of state and the Minister in the case of the Federal Capital Territory.

It shall be lawful for a Governor in respect of land whether or not in an urban area to:

- (a) Grant statutory rights of occupancy to any person for all purposes.*
- (b) Grant easement appurtenant to statutory right of occupancy.*
- (c) Demand rental for such land granted to any person.*
- (d) Revise the said rental.*

Part I Section (2) of the Land Use Act also bestowed upon the Governor of each state the control and management of land with its allocation in urban areas, while every piece of land located in rural areas are under the authority of the local government. In addition, the administration of land in all urban areas must be supervised by the Allocation Committee with the responsibilities of advising the Governor and the local government authorities.

Compensation: Provisions for compensation on any revocation of the rights of occupancy identified various conditions in Part V Section 29 (1) from which the holder, occupier or community shall be entitled to compensation for the value at the date of revocation of their unexhausted improvement. Under this law, the method of assessment of the value of the land is to be determined by an appropriate officer, minus any depreciation with interest at bank rate payable in delayed compensation.

Mabogunje's (2010) analysis of the Land Use Act of 1978 reveals that the Decree provided an easy platform for government authority to lay claim to any land for public purposes, minimising the right to compensation by landholders and reducing court litigation. This was based on the argument that the Land Use Act created more negative than positive impact with land crises of forced eviction and gentrification across cities in Nigeria creating a wide gap in social stratification. Adeniran (2014) further emphasised that land administration remains a catalyst in urban development as an instrument which offers security to tenure, regulates land market implementation and also protects the environment for its citizens. As such, the Land Use Act of 1978 adds no positive value to land management with an adverse effect on the development of the economy as it creates a new variety of challenges in the availability of land most importantly in the housing sector as land is being acquired by the state and left undeveloped with no paid compensation.

6.3.5.5 Infrastructure Development and Public Service

The Abuja Master-Plan developed basic infrastructure systems to support the effective operation of the new capital city at its creation. These systems comprise of utility systems of water supply, disposal, drainage, solid waste management and public services of education, road, health, and transport sector planned to respond to the demand of future population. According to the recommendation for the Abuja Master-Plan, the quality of these services will depend upon the various organisations and agencies responsible for their operations, location and access to the future residents of the city (The Abuja Master-Plan 1975). Based

on these possibilities, each public facility has been sized and placed at the appropriate location for easy accessibility and efficient service delivery for future settlement patterns and provision of:

- *Dual transit spines forming the core of each development corridor permitting the majority of residents to be within walking distance of public transportation.*
- *A peripheral highway system flanking each development corridor and defining the outer limits coupled with a parkway in the central park connected by transverse parkways.*
- *A sector road system designed to provide easy access to centres from the periphery but designed to discourage traffic through residential area.*
- *A network of water, sewage and drainage infrastructure preserving the natural landscape and respecting existing drainage patterns (The Abuja Master -Plan 1975: 5).*

The development corridor plan for the Abuja Master-Plan was structured in the form of a pattern of linear development which permitting staged growth over time. The organisational and substantive city building concerns for the new capital city of Abuja placed the Federal Capital Development Authority (FCDA) as the core administrative body in charge of the duty of institutionalising and ensuring city operation, maintenance, rehabilitation and continuous growth on a long-term basis.

6.3.5.6 National Urban Development Policy

Consecutive Nigerian governments have taken several actions in response to various urban challenges of the country's cities, ranging from legislations, adoption of policies, development planning and the implementation of action-oriented projects and programmes. The Nigerian Town and County Planning Ordinance constitute the legislative basis for all laws and regulations governing urban and regional planning from the colonial period up to present.

The Federal Ministry of Land, Housing and Urban Development (2012) identified the various urban developmental initiatives and policy implementation for Nigerian cities dating back to the colonial period (1900-1960) and post-independent period (1960 to date). These are as follows:

- **The Cantonment Proclamation of 1904:** This planning system was enforced for public health and sociological reasons, whereby the European Reservation Areas

occupied by the expatriate officials and Europeans were segregated from the native areas.

- **The Road and Township Ordinance No.29 of 1917:** This provided for broad physical planning principle in the layouts of town. The Ordinance also classified Nigeria's towns into first-, second- and third-class categories, with Lagos as the only first-class town. The principles of the Ordinance were applied to a limited number of indigenous towns. They were used for the planning of sub-urban expansions to indigenous towns where it gave rise to the development of European Reservation Areas which were renamed the Government Reservation Areas, while areas such as the Sabon- Garis in most cities in Northern Nigerian were occupied by the indigenous population.
- **Ordinance No.9 of 1914:** This was enacted to empower Government to acquire land compulsorily for public purposes, regardless of whether such land was occupied or not.
- **The Nigerian Town and Country Planning Ordinance No. 4 of 1946:** This was enacted to promote the planning and implementation of schemes initiated by the Town Planning Authorities. Although this legislation has a countrywide application, it was sparingly implemented in only a few States.

Taylor (1988) asserts that these Acts were designed to promote order in urban development by establishing planning authorities which can control urban growth, and it was modelled on the British Town and County Planning Act of 1932. Taylor further emphasises the fact that Nigerian Ordinance empowered local planning authorities, by initiating urban plans utilised in coordinating and facilitating urban developments as well as the resources in the areas concerned. These also continued into the post-independent era (1960 to date) with the following developmental plans:

The First National Development Plan (1962-1968): This witnessed the establishment of State-owned Housing Corporations with the provision of infrastructure in selected towns of Lagos, Port-Harcourt and Kaduna.

The Second National Development Plan (1970-1974): This allocated 7% of the total budget to Town and County Planning, Housing, Water and Sewerage.

The Third National Development Plan (1975-1980): During this period, the Federal Ministry of Housing, Urban Development and Environment was established with post-independent towns being planned and developed following an initiative from the World Bank Assisted State Urban Development Programme. In addition, bilateral cooperation and agreement between the Bank and the Government of Nigeria was achieved with the aim of providing sites and services for urban development.

The Fourth National Development Plan (1981-1986): This recognised the role and contributions of urban and regional planning to national development objectives with the creation of the Infrastructure Development Fund (IDF) to finance urban development projects in collaboration with the World Bank. The Urban Development Bank was established in 1992 with a major focus on financing urban infrastructure and public utilities.

Nevertheless, various arguments have emerged concerning the Ordinance in relationship with urban development: experts such as Mabogunje (1981) have argued that the Ordinance constitutes a drawback to national urban development due to restrictions levelled at the planning authority to only develop some physically attractive layouts without significant power to implement major plans. In addition is Adeniyi's (1975) perception of the Ordinance as that which empowers the Federal Government to intervene and promote urban and regional planning just in specific states and neighbourhoods. In spite of the different positions identified by the various experts concerning the provisions of the Act, there are a number of reasons for its ineffectiveness:

- An inefficient planning workforce within Nigeria's planning system, which lacks adequate training at every tier of government from the Federal, States and Local levels. Hence, there is little or no coordination between the local political authority and the local planning authorities.
- The National Government gives higher priority to economic planning rather than to general physical planning.
- The urban development structures such as the local planning authorities are subject to excessive political interference concerning issues relating to development control.

- The funding of the project has remained a major challenge, most importantly in the implementation of local planning schemes (The Federal Ministry of Land Housing and Urban Development, 2012).

6.4. SUMMARY

In this chapter, the implementation phase of the research methodology has been discussed extensively. The objectives of contributing to learning through the adopted multiple case studies as a viable method of data collection and the use of specific instrumentation to support the data collection process have extended to reviews on fieldwork coordination, access, data analysis and reflexivity. Furthermore, the ethnographic approach adopted in the extraction of results and findings through the empirical process for this thesis was very sensitive. While engaging and establishing the intentions of this research study, the ethnographic approach employed provided an appropriate method for the extraction of the required data from the concerned fieldwork participants. Valid and reliable evidence showcased the level of understanding, acceptance and implementation of the social dimension of sustainability through the empirical process for this study. This chapter also serves as a precursor for the next chapters on within-case and cross-case analysis detailing the process of analysis from the findings at the empirical stage of this research.

CHAPTER SEVEN: DATA ANALYSIS AND DISCUSSION

7.1 INTRODUCTION

Data analysis remains the mainframe of any research process from its initial ideas and design, through to the development of findings and drawing of conclusions (Flick, 2014). The relationship between the data collected and their analysis for this research can be described as a complex task based on the vast amount of data produced which presents a descriptive record, but cannot provide explanation; this underscores the need for an analytical process. In their chapter *Making it count* Pole and Lampard (2002) emphasised the importance of data analysis to the social research process, with the view that, without data analysis, a wide range of discussion will yield limited results in terms of the explanation of social phenomena. Pole and Lampard further argued that the capacity for any effective analysis relies largely on the quality of the collected data, which automatically means that without an analytical process there will be no real reason for collecting data in the first instance.

In acknowledgement of the above arguments, this chapter subjects the full complexity of social sustainability in Abuja urban development and practice to an analytical framework, by organising the data collected from both existing and empirical knowledge as the media to facilitate explanations for why this research study is timely. As previously discussed in chapter five (5.8), the organisation of the empirical materials for this research was enhanced using NVivo software 11 which aided the management, querying, comparison and visualisation of the collected data. In addition, the details of the collected data from the empirical participants (government institutions, private practitioners and case-study neighbourhood's participants) were captured using the coding process. This approach follows Pole and Lampard (2002:117) who state that "*coding is reductionist, but at the same time has the capacity to be expansive*". These qualitative research method experts further based their argument on the fact that an initial or open coding process allows the researcher to re-access the data in such a way that the richness and detail contained can be realised.

7.2 DATA ANALYSIS PROCESS

The process for this research analysis commenced with the collation of data; semi-structured, audio and video recordings, field notes and urban developmental documents. In line with Mile et al's (2014) prescriptions, the collation stage gave rise to the need for sorting, where the collated data were separated into different groupings based on sources, types and case

structures. The sorting process was conducted using NVivo and this formed part of the preparatory stage for in-depth review of the data. Following the data-sorting stage, the next phase of the analysis saw the familiarisation with the data, where each piece of transcript and visual material was thoroughly read through and examined. This allowed for a preliminary grasp or reflection of the data and represents the first stages of sense making. More importantly, familiarisation enabled the designation of the different data groups into smaller sets for further analysis.

As indicated in the methodology chapter in section 6.2.5, content analysis was identified as the most suitable approach for attaining the research objectives (Vaismoradi, 2013). Content analysis provided a suitable understanding of the social sustainability-related issues within Abuja urban developmental context supporting descriptive and interpretive perspectives (David and Sutton 2011; Bryman, 2016). In an attempt to give a brief summary of the larger set of phenomena during the empirical process, labelling and coding through flexibility and reflection of the variety of data associated with each case was undertaken as nodes were created in order to reveal similarities and differences as highlighted in chapter six.

In line with the above, NVivo provided very useful functions for implementing the analysis, particularly using the 'analyse' and 'query' functions. The query function was used to probe the interview and pictorial data, exploring most frequently occurring words from the transcripts, exploring text enquiries and context of use through the word-tree function. Vaismoradi (2013) argues that content analysis is suitable for exploring multifaceted and sensitive issues; however, the use of NVivo helped to explore the data from multiple perspectives with very useful outcomes. For example, the text queries allowed for the notation of unfamiliar words, terms and phrases within the data and annotations were made for reference and review purposes. This served to guide the generation of 'In Vivo' themes - discussed later.

Following the query stages, the next stage of the analysis was to code the data. Both open and axial coding techniques were used to extract meaningful data from the materials and separate same into groups (nodes). All the coding was done using NVivo, which generated useful visuals to aid understanding and presentation. At the first level of coding, 120 codes were created for further analysis. Following this stage, two further coding levels were established, eventually resulting in the 70 main codes that covered all of the different issues earlier identified. Coding took place along two principal routes; in-case and cross-case. The

in-case coding process focused on identifying content and characteristics within the specific groups or cases, whilst cross-case analysis allowed for coding of convergent and contrasting perspectives within the data collated during the first and second phases of the empirical work as shown in 7.1 and 7.2.

Whilst NVivo provides a suitable platform for analysis, actual qualitative analysis and sense-making can only be undertaken by the user and this required the use of memos, annotations and notes to connect the different content and make sense of patterns, trends and potential meanings. For example, probing questions were used to explore annotations or identify parts of the data that were seemingly linked to the existing literature.

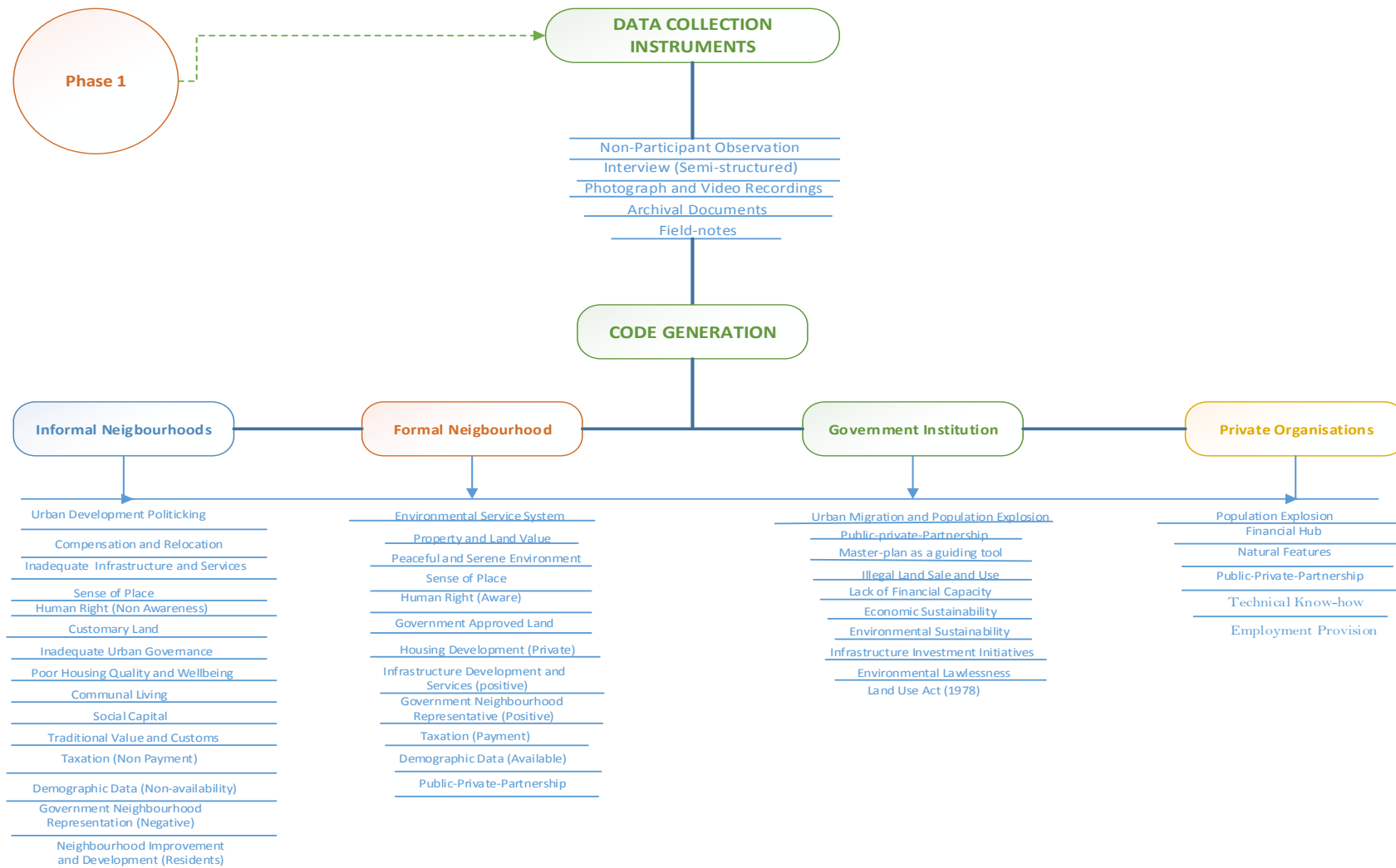


Figure 7.1: First Phase Code Generational Process.

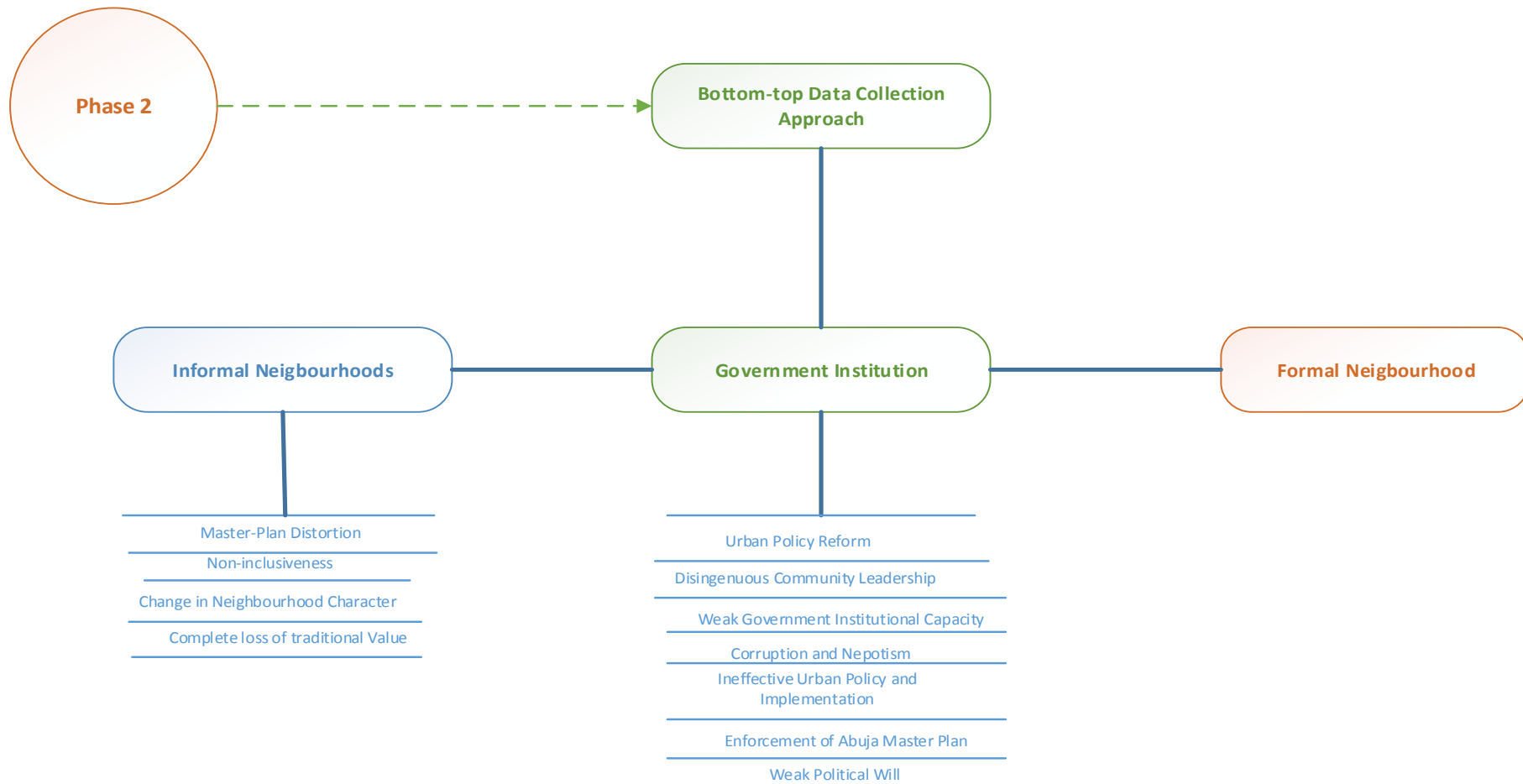


Figure 7.2: Second-phase Code Generational Process

7.2.1 Abuja City Urbanisation

Existing knowledge and data analysis clarified the creation of a city based on nationalistic aspirations with seven main principles as guideline for its Master-Plan as explained earlier in chapters three and five. Existing knowledge and empirical evidence from the generated codes of Abuja urban development policy makers (the government) and stakeholders (private practitioners and residents of the contrasting neighbourhoods) presents a holistic categorisation concerning the rate of developmental growth of Abuja. This has implications for Abuja as Africa’s fastest growing city in terms of population and economic growth. The impact of socio-economic development was also acknowledged by the participants as the key factor which creates policy and implementation gaps in Abuja’s urban development and practice as illustrated in Figure 7.3 below.

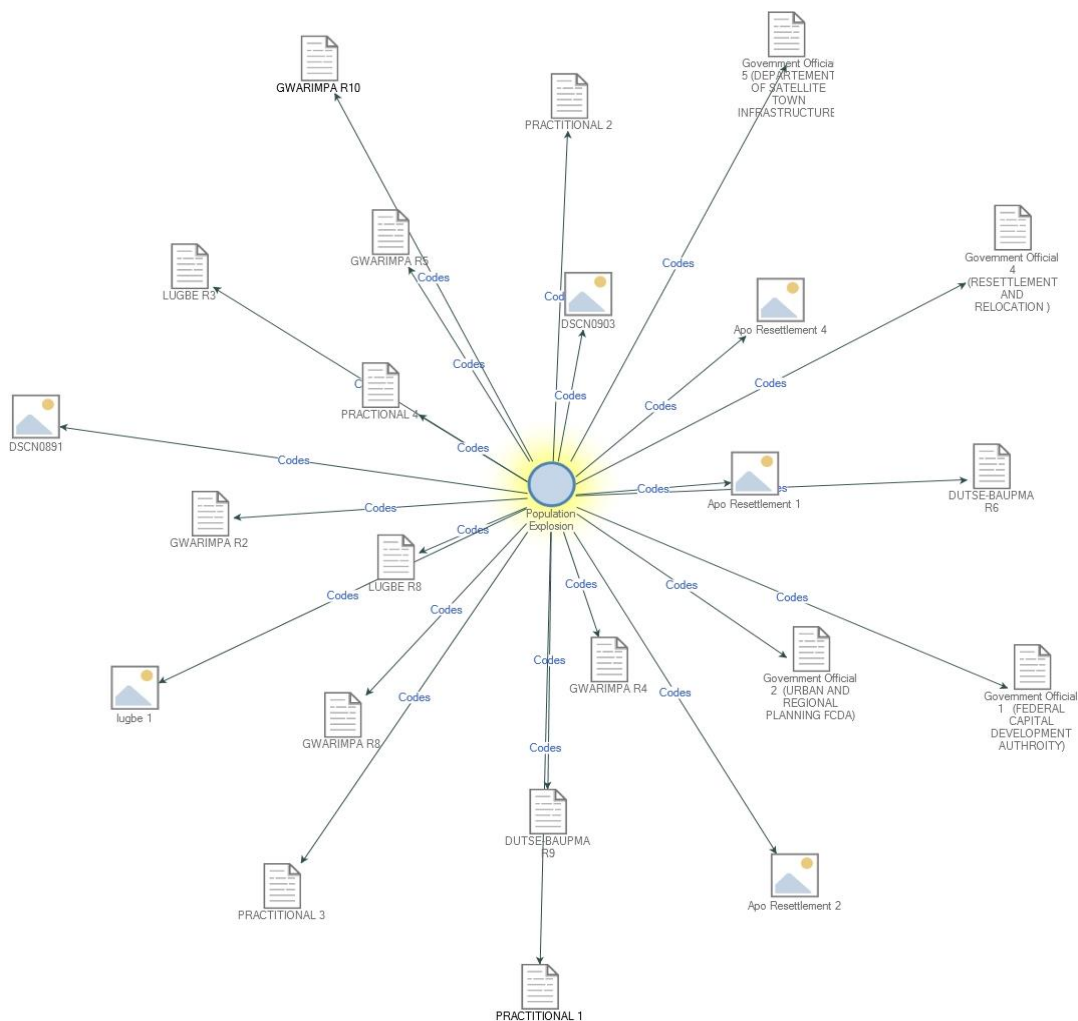


Figure 7.3: Abuja Population and Economic Growth: Research Participant Diagram.

For example, the first phase of empirical responses from government institutions identified the physical growth of the city as a huge success, but highlighted challenges of inadequate infrastructure, weak institutional capacity and financing challenges as the core factors that limit the attainment of sustainable development. As such, public-private-partnership initiatives were incorporated within the city's planning and development framework as the solution to the identified developmental challenges. Descriptive accounts from Abuja policy makers emphasised the positive impact of recently implemented policy, with the presentation of documents to showcase the claimed successes through the adopted public-private-partnership initiatives. In validating these claimed successes, the analysis and reflectivity of field notes, pictures, recorded videos and interview transcriptions revealed the scale, locations, and the urban groups which are beneficiaries of this initiative within the selected case-study areas.

In the case of the neighbourhoods (formal and informal), contrasting positions were established concerning the impact of rapid urbanisation and public-private-partnership initiatives to address the challenges which have emerged. For example, participant response for the formal neighbourhood settings revealed the continuous rise in the value of land and property, intense pressure on infrastructure and services; but commended the government and the private sector through their collaboration in the provision of a well-planned neighbourhood space which its residents are proud of in terms of maintenance and sanitation. This perspective reflects the general positions from the participants from the formal neighbourhood.

Within the informal neighbourhood setting (Dutse-Baupma, Kuruduma and Lugbe), however, the responses suggest differences in perspectives among the residents regarding rapid urbanisation and public-private-partnership initiatives with both positive and negative responses. For instance, the negative responses from Dutse-Baupma neighbourhood participants reflected their views about poor quality housing and infrastructural development, lack of government representation, and urban segregation and neglect, while their positive responses pointed out an increase in economic activities and social capital as major results from the continuous population growth of the neighbourhood. Data analysis from responses and non-participant observation further revealed illegal sale of land, building extension and conversion, and environmental lawlessness among many other themes resulting from the rapid urbanisation of the neighbourhood.

Conversely, for the neighbourhood of Kuruduma, negative responses focused on issues surrounding forced eviction, loss of traditional values and customs and the lack of compensation, relocation and resettlement and non-recognition of the fundamental human rights of the residents. In addition, responses emphasised the provision of employment (construction workers, food vendors) and skill acquisitions, which automatically impacts on the financial capacity of the residents as positive impacts of public-private-partnership initiatives.

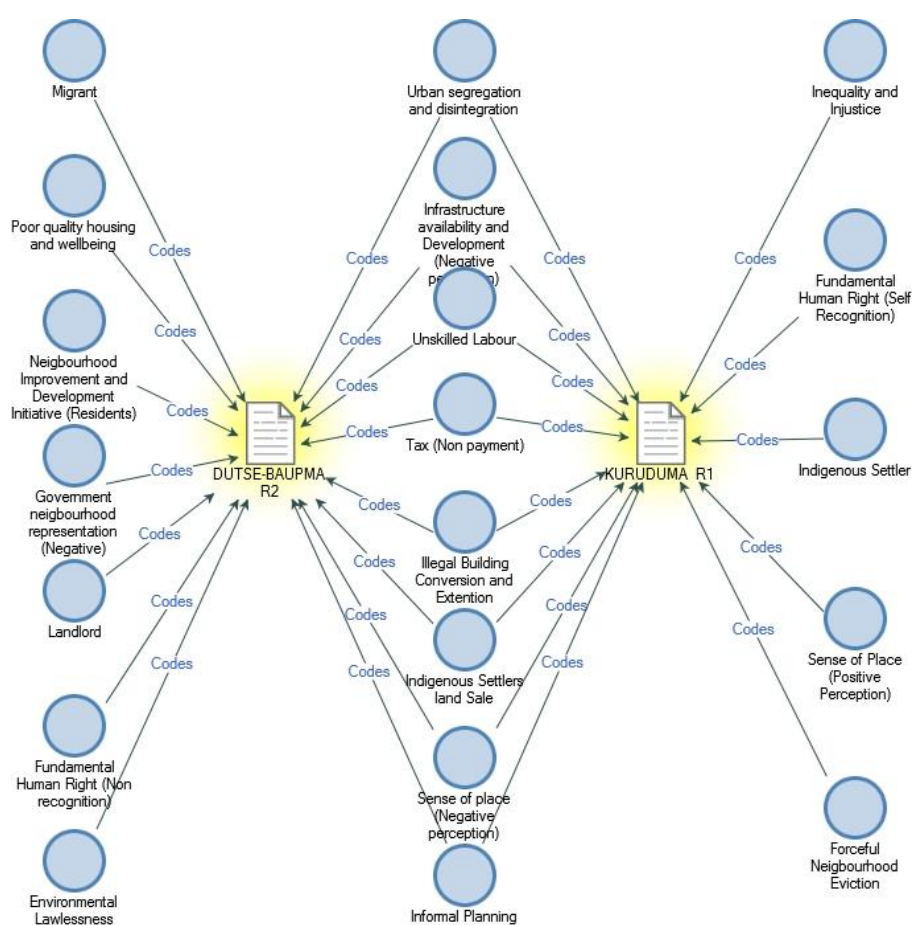


Figure 7.4: Rapid Urbanisation and Public-Private-Partnership: Abuja Informal Neighbourhood Perspective.

The diagram above illustrates the viewpoints of participants from Dutse-Baupma and Kuruduma neighbourhoods highlighting both contrasting and convergent perspectives

concerning the impact of rapid urbanisation and the public-private-partnership. For example, Dutse-Baupma (Resident 2) highlights migration, environmental lawlessness, and lack of government representation; with emphasis on the neglect in terms of the provision of housing and public infrastructures that is required to support their well-being. Also, Kuruduma (Resident 1) raised issues regarding the loss of their cultural identity, communal living and values, sense of place, inequality and social injustice which is as a result of the forced eviction from their ancestral asset of homes and farm lands that had been transferred from generation to generation as shown above in Figure: 7.4. The diagram also highlights their commonalities in terms of non-payment of tax, illegal building conversion and extension, informal planning and non-availability of infrastructural developments.

Similarly, contrasting viewpoints were raised between the formal and informal neighbourhood settings with the example of Asokoro (Resident 1) highlighting the availability of infrastructural development and services, planned layout and tax payment, while the Kuruduma community leader identified urban segregation and disintegration, non-tax payment and loss of traditional values and heritage as a result of rapid urbanisation and public-private-partnership. However, it is significant to note that, within the data analysis, inconsistencies among the various participants, sense of place and attachment to their respective neighbourhoods was a shared perspective. A mental construction is created from the current state of these neighbourhoods based on the living experiences, expectations and emotions of the residents as illustrated in Figure 7.5 below.

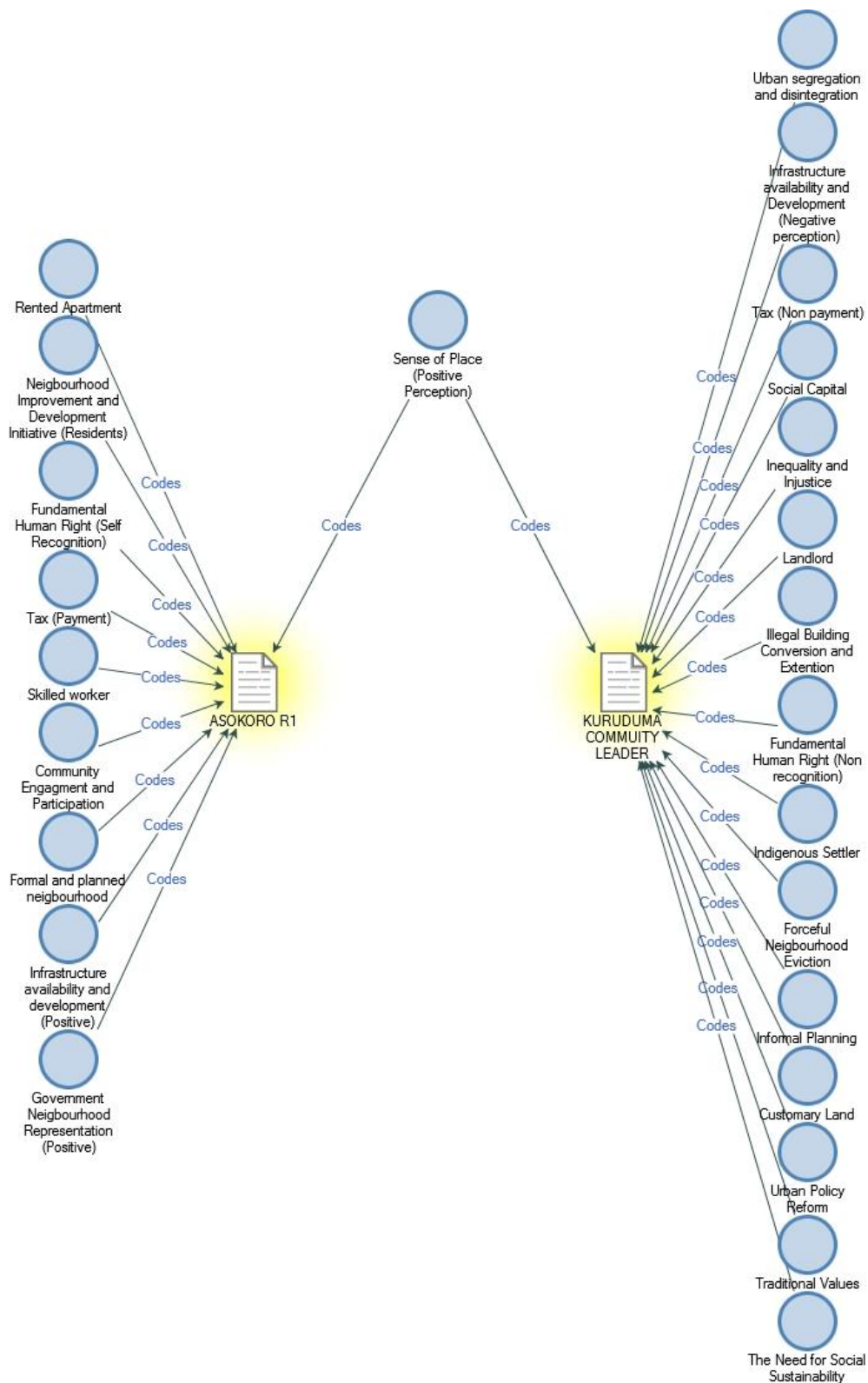


Figure 7.5: Formal and Informal Neighbourhood Perspectives.

In view of the above diagram, Heidegger's (1977) deep thoughts and consideration of the interpretative dimension in the form of hermeneutics (text interpretation) explains the situation experienced by residents of the identified contrasting neighbourhoods through the adopted phenomenological theory which makes the case for the exploration of the research study areas. In relationship to rapid urbanisation and public-private-partnership, through ethnography the adopted exploratory approach revealed some valid truths concerning sustainable development within Abuja urban context. This follows Heidegger's argument that the unveiling of hermeneutical results allows for the understanding of that truth, while the nature of the revelations may vary from thinker to thinker.

The negative impacts of the currently implemented public-private-partnership initiative as mentioned above creates tension between the three pillars of sustainability in terms of what should be "sustained and traded off". The effects of this current situation are the result of urban development politicking, conflicts between the indigenous and elitist interest, rise in inequalities and urban management challenges without an integrated approach to sustainable urban development. The analysis of archival documents such as The Abuja Master-Plan envisages these current changes as "unseen circumstances" with the development of a framework which takes consideration of land use, infrastructural development, housing and population dynamics. The basic structure for the city of Abuja at its creation considered future projections with key elements in areas of infrastructure and housing provision, resettlement and compensation, employment projections, land use requirement, residential and regional development plan and implementation that is coordinated and inter-related as explained in chapter six (6.3.5). However, the recommendations of the Abuja Master-Plan remain unimplemented, with current urban developmental policies and practices creating a divided and contested urban space.

7.2.2 Abuja City: A Contested Space

In the quest to understand the urban disparities which exist within Abuja developmental context, empirical findings from the first and second phases of fieldwork provided more clarity concerning the equity issues centred on the infrastructures and resources distribution, housing provision and the non-implementation of the Abuja Master-Plan development framework. Existing literature points out the involvement of the public-private-partnerships in sustainable urban regeneration, from both positive and negative perspectives (Clarke 2007;

Dixon et al, 2007; Doods 2011; Leary and McCarthy 2013). The positive position established technical know-how and financial capacity, with its negativity of profit-driven agenda and imbalance in practicability as discussed in chapter two (2.4.2).

Empirical results from the first and second phases of empirical fieldwork validate the above position with coding themes from participants of government institutions and private practitioners. The first phase identified the involvement of the private sector within Abuja urban developmental context with its positive impacts of providing housing and infrastructures, employment, technical know-how, foreign exchange earnings and city beautification. Also, from a bottom-up perspective, the second phase revealed the negative impacts as described by the government officials. These included the creation of inequality, segregation and a disintegrated urban space centred on the economic forces, existing urban policies and laws, weak urban development institutional structure, corruption and nepotism, influence, and interference of the political elites in the urban planning process as factors affecting the implementation of the recommendations of the Abuja Master-Plan as illustrated in Figure 7.2 above.

7.2.2.1 Existing Policies and Laws (The Land Use Act of 1978)

Responses from Abuja urban policy makers focused on existing policies and law which supports the current urban practice with emphasis on Nigerian land tenure system through the Land Use Act (1978). Land remains a key factor to any socio-economic development, which is also subjected to the market forces. The exploration of the Nigerian land tenure system through its Land Use Act of 1978 Part 1 section (2), which vests the power and authority of every land on the Governor of a state and the minister in the case of the Federal Capital Territory as explained in chapter six (6.3.5.4).

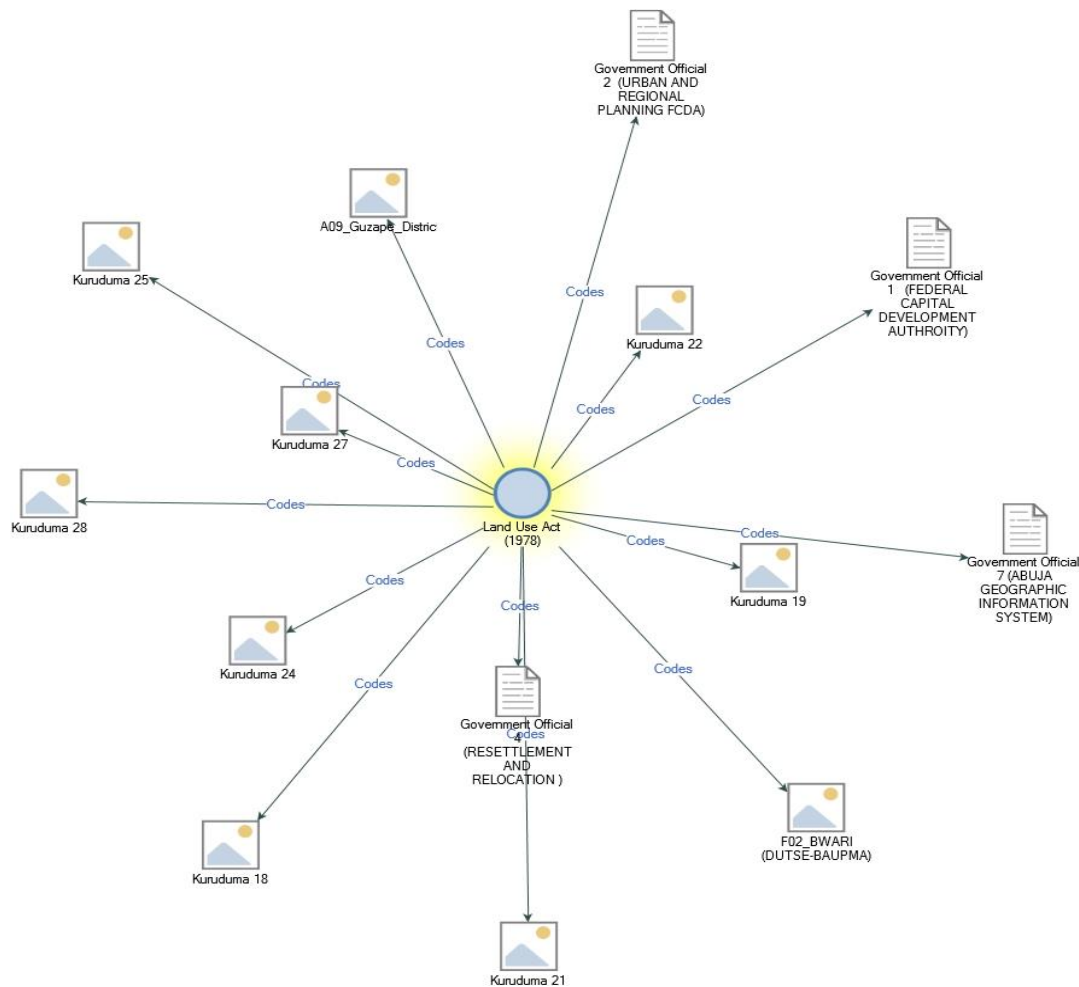


Figure 7.6: Empirical Evidence to Support the Impact of the Land Use Act (1978).

The diagram above illustrates the impact of the Land Use Act within the explored case-study neighbourhoods and the impact on the research participants who emphasised concerns about the existing law as a major influence on the current Abuja urban development and practice judging from its provisions which transfer land ownership rights. Responses from government officials assert that all land within the Federal Capital Territory is under the control of the government based on the powers bestowed on the Governor or Minister to grant statutory rights of occupancy to any person, easement appurtenant to statutory right of occupancy and the reversal of rental by Land Use Act Law of 1978. Additionally, responses from government officials argue that the provisions of the Land Use Act offer the basis and support for the current public-private-partnership initiatives with example of the ‘Land Swap Concept’ implemented by the Abuja city planning and development institution in tackling the high rate of urbanisation and its elements; as discussed in chapter three (3.3.5).

However, the indigenous settlers within Abuja have been described by existing knowledge as the original owners of the land on which Nigeria's capital sits today (Abuja Master-Plan 1979; COHRE 2008; Obayuwana, 2014). Document analysis reveals that these settlements spread across the length and breadth of the Federal Capital Territory (FCT) Their existence and future development have also been part and parcel of the city from the well thought-out concept which provided certain specifications in their regard as established in the Abuja Master-Plan and its recommendation in chapter six (6.3.5.3). The Abuja Master-Plan made the following provisions concerning the indigenous settlers which clearly states:

Recent policy discussions of the Federal Government indicate that the existing FCT population will be permitted to remain in their present location with the exception of those populations located within the NFCC site or within other needed support areas in the FCT. It is suggested that settlement within 5 kilometres of the Capital City site be relocated in order to protect the periphery of the City from development encroachment or unplanned expansion of existing settlements (The Abuja Master-Plan, 1979: 228).

In addition, the Land Use Act of 1978 acknowledges the relocation of settlers based on the power vested in the authority as stated above. However, the provision for revocation and compensation thereof is also acknowledged in part V Section 2a (1) which states clearly that the holder, occupier or community shall be entitled to due compensation for the value at the date of revocation as explained in chapter six (6.3.5.4).

If the holder or the occupier entitled to compensation under this section is a community, the Governor may direct that any compensation payable to it shall be paid -

- (a) To the community; or*
- (b) To the chief or leader of the community to be disposed of by him for the benefit of the community in accordance with the applicable customary law; or*
- (c) Into some fund specified by the Governor for the purpose of being utilised or applied for the benefit of the community.*

Furthermore, the Federal Capital Territory Act in Chapter 128 Section 6 Part (2) also recognised compensation in the case of relocation by stating that:

In computing compensation payable under this Act, account shall be taken of any building or crops on the land acquired for the purpose of this Act, so however that any compensation payable shall be, as respects-

- (a) *land affected by this Act, for an amount equal to the total rent paid by the lessee over the period between the date of the execution of the lease and the date of its determination by the Authority together with interest at the bank rate between the last-mentioned date and the date of payment of compensation;*
- (b) *building on such land, for the amount of the actual cost of construction of the building (less any depreciation) together with interest at the bank rate over the period between the date of the acquisition of such building and the date of payment of compensation;*
- (c) *crops on such land, for an amount equal to the fair market value of such crops, and the cost mentioned in the foregoing provisions of this subsection shall be such as may be determined by the Authority (The Constitution of Nigeria, 1976).*

Conversely, the Land Use Act creates a gap within the urban planning process, and was not appropriately examined within the Abuja Master-Plan recommendation within the areas of customary land ownership, sense of communal identity, and belonging. Results from the empirical process substantiates the phenomenological position concerning space and its relationship with human existence as the lived experience and space in the informal neighbourhoods constitute a mental image of their indigenous environment which remains part and parcel of the inner mind, which should be protected, preserved and cherished (Heidegger 1977; Norberg-Schulz 1996; Seamon, 2013).

Consequently, the examination of the implemented public-private-partnership exposed the lack of genuine and legitimate interest of urban regeneration objectives which takes consideration of the social structure, detailed analysis of current conditions, inclusiveness and cooperation of all urban development stakeholders. Rather, social sustainability issues of urban exclusion and division, Master-Plan distortion, contrasting neighbourhood development and the unequal right and access to the city remains the end result of the Abuja city production.

7.2.2.2 Compensation, Relocation and Resettlement

The Abuja Master-Plan strategy on the delivery of local residential communities at the planning stage focused on the *physical* (indigenous concept, local design quality and availability of services among residents), the *social* (cultural practices, strong sense of local residential communities, networks and kinship link) and the *economic* (employment opportunities within short travel) based on the examination of existing Nigerian cities (The Abuja Master-Plan, 1979). The aim of this strategy was to sustain the cultural affinities among the original natives who existed before the creation of Abuja city; the strategy therefore proposed compensation, relocation, resettlement and integration in some cases. The non-implementation of the Abuja Master-Plan recommendation on the part of the government, and also the lack of practical understanding and assessment of both old (indigenous neighbourhood structure) and new developments (public-private-partnership initiatives) create a conflict of interest between the government and the original natives. This underscores the earlier discussed significance of the social aspect of sustainability through the urban regeneration perspective with its strength on local community image, basic needs, community capacity, social and cultural life, and voice and influence, as explicated in chapter two (2.5.1).

The second phase of empirical process provided an opportunity for Abuja policy makers to respond to issues concerning compensation and relocation with new intricacies concerning the development of the informal neighbourhood areas. The inability of government to embark on the full implementation of the compensation and resettlement policy initiatives as recommended by the Abuja Master-Plan was acknowledged within the responses of the government officials. Also established were factors within and outside the government institutional structure centred on lack of funds, disingenuous community leadership, corruption and nepotism, weak institutional capacity, ineffective political leadership, inefficient workforce and the lack of demographic data of the informal neighbourhoods.

For instance, official 3 emphasised that compensation and relocation policy had been implemented in some cases with full compensation in monetary terms handed over to the community leaders, but the leadership of the community had been disingenuous to the members of the community; while instigating the members of the community against the public-private-partnership developments. Also revealed are resettlement neighbourhoods

provided by the government to the indigenous settlers, but which have been resold based on the rise in land and property value as a result of the economic development of Abuja city. Additionally, response from government (official 4) revealed that the majority of the housing units provided through the resettlement scheme are nuclear family units which comprise of two bedrooms, replacing the extended family units formerly owned by the indigenous population. As such, the traditional lifestyle of the indigenous population is not being maintained by the new housing developments. Consequently, the majority of the houses are sold to potential buyers; while the indigenous population migrates to other sites. The adopted non-participant observation became beneficial during the visit to Apo and Galuwui resettled neighbourhoods affording the opportunity to observe the neighbourhood. The observation process revealed building conversion and remodelling by the new occupants in the case of Apo resettlement area within the Abuja city metropolis, while Galuwui, about 20 miles from the Abuja city centre occupied by the indigenous settlers is mainly occupied by the resettled indigenous occupants as shown in Figure 7.7 below.



Figure 7.7: Apo Resettlement Housing and the Remodelled Unit (*Own Photograph, January 2016*).

In view of the above, a gap exists between policy formation by the government and the opportunities for the people to participate in urban planning and decision-making process concerning the development of their spaces. Subsequently, earlier discussion in chapter four (4.5) identifies the significance of phenomenology and space development with emphasis on the understanding and evaluation of 'others' (the conditions of human life and the essence of our being in the world) (Heidegger, 1947). Accordingly, this suggests inclusiveness through engagement, communication, knowledge exchange and negotiations as significant among all actors and stakeholders in an urban developmental process.

7.2.3. Illegal Development and Master-Plan Alteration

The adopted ethnographic approach provides insight into the social sustainability realities being faced by the Abuja indigenous settlers and migrants in the research case-study areas of Dutse Baupma, Kuruduma and Lugbe. The observation of these neighbourhoods and the data collected from residents as discussed earlier in chapter six (6.3.3) establishes the position that the information provided and actions exhibited by the residents of these neighbourhoods during the empirical process is consciously and unconsciously shaped by the current social situation and the state of the neighbourhoods in which they have found themselves.

Responses shown from the thematic relationships from private practitioners in Figure 7.8 below reflects the impact of rapid urbanisation, economic progression and the urban policy formation which tilts towards economic and environment sustainability with emphasis on return on investment, local and economic growth, and the development of a capital city which meets global standards. Urban development plans from the private practitioners have been viewed by government (officials 3 and 4) have been favourable to the middle and upper classes of the society over the low-income and indigenous population who lack the financial capacity and are denied the rights and access to Abuja city. Empirical results substantiate this viewpoint of neighbourhood spaces being forcefully taken over. This is supported by examples of the Kuruduma case study from the indigenous population through the public-private-partnership initiatives, with the transfer of land ownership to the capital class as against the recommendation of the Justice Aguda Master-Plan of "equal opportunity for every Nigerian" within the city, as highlighted in chapter three (Table 3.2).

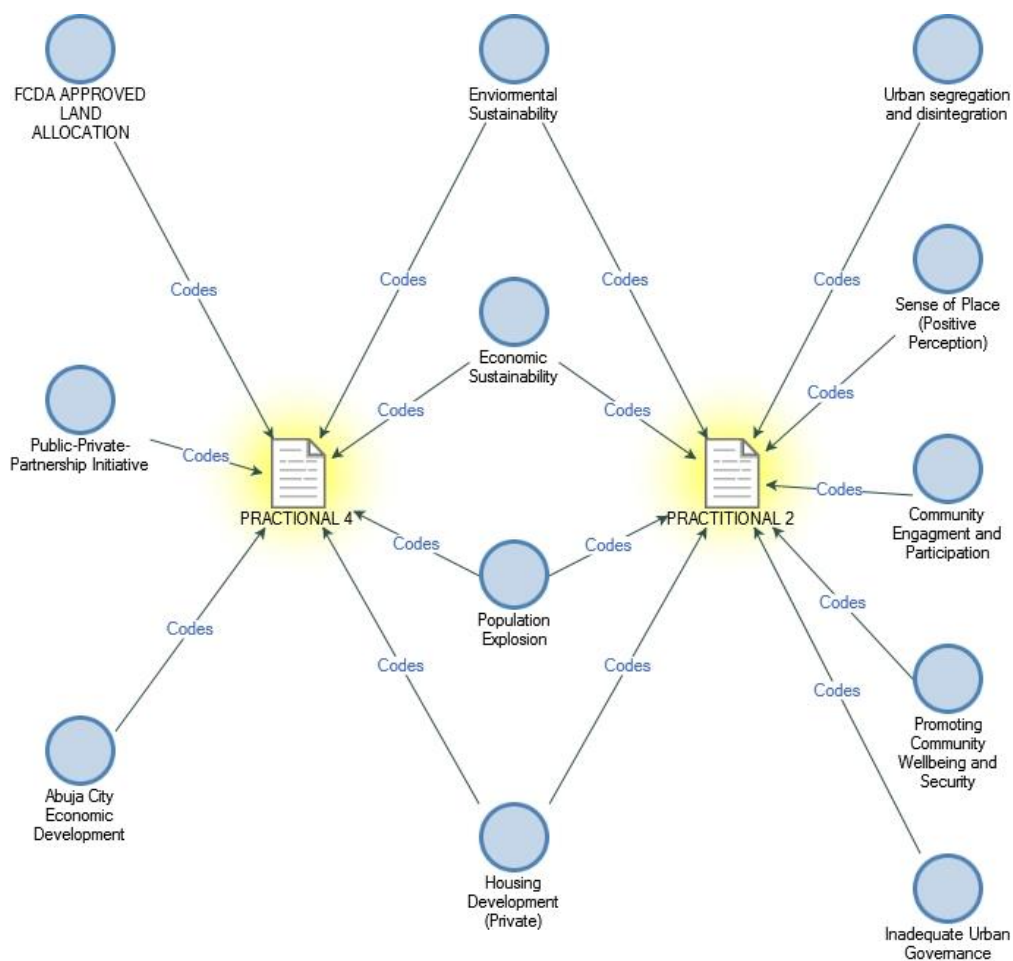


Figure 7.8: Diagram illustrating the Thematic Relationships from Abuja Private Practitioners.

The second phase of fieldwork provided understanding of the contest over the Abuja urban space. For example, the Abuja policy makers (government officials 1, 2, 3 and 4) have argued that its activities concerning land tenure issues are in accordance with existing laws (Land Use Act 1978 and the Federal Capital Territory Act). These laws empower the government in terms of the right to occupy and allocate land for urban development purposes. In addition, cases of corruption and nepotism within the government institutions and agencies, most significantly in the planning permission and land allocation departments by some senior officials and politicians who sell land without due consideration of its purpose on the Master-Plan were also identified. Government (official 3) argued that the currently implemented public-private-partnership through the “Land Swap” in fostering the development of Abuja city have been effectively used by the political classes for their private interest. This is due to the focus of the Abuja policymakers on economic development and investment opportunities,

which has left the residents of both informal and newly created formal neighbourhoods with contrasting perspectives of the image of the city, and a social construction of their space.

Furthermore, interview responses from government officials identified issues concerning the non-availability of demographic data, tax evasion and the non-compliance with building regulation, environmental laws and the illegal sale of land by the indigenous population as factors which have influenced the current developments of the informal neighbourhood settings. Interview responses as shown in Figure 7.9 below reveal the non-payment of taxes in the informal neighbourhood areas of Kuruduma and Dutse-Baupma. However, residents within the privately developed estates of Lugbe identified the payment of taxes. Responses to support the non-payment of tax by the informal neighbourhood residents centres on the unavailable infrastructure and poor housing conditions in the case of Dutse-Baupma, while Kuruduma residents do not support the payment of taxes based on their understanding of customary land which is owned and transferred from generation to generation; as such “they cannot pay for what is theirs” (Kuruduma R8).

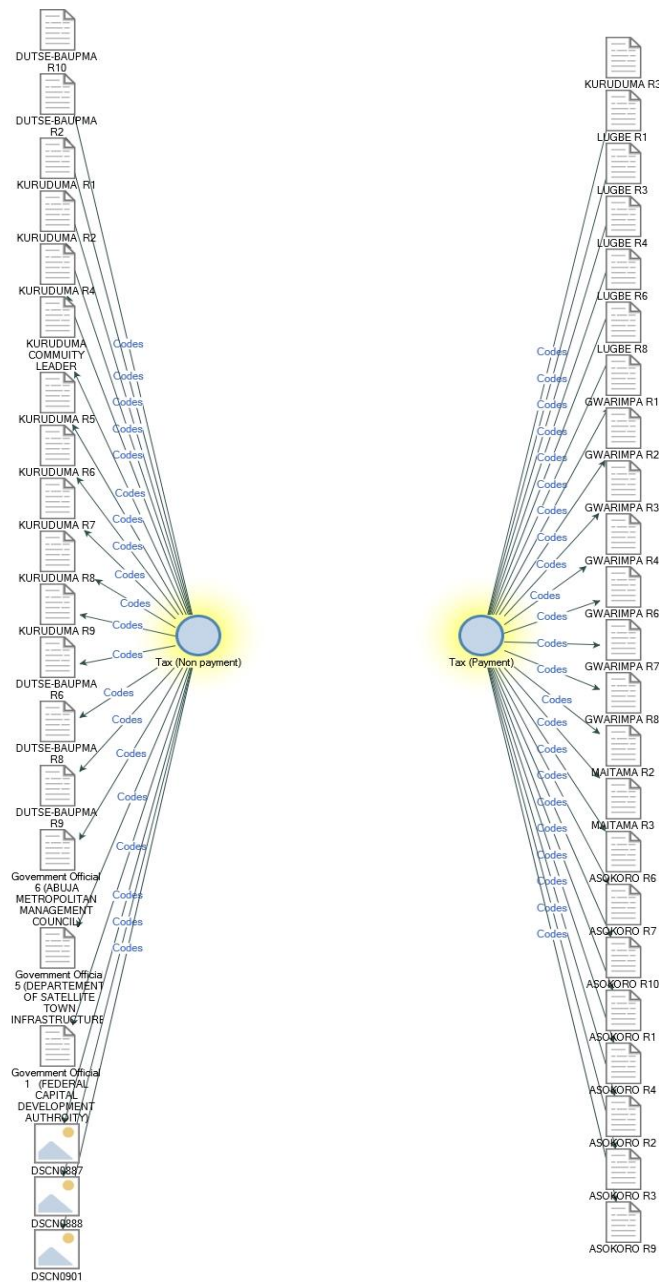


Figure 7.9: Abuja Urban Taxation Participant Responses.

Government officials however argue that the extension of infrastructural and housing development to the informal neighbourhood remains a difficult challenge through the public-private-partnership initiatives based on the non-availability of demographic data in the case of the informal neighbourhoods in comparison with the formal neighbourhoods where adequate infrastructures are provided and maintained based on the effective taxation system. The government (official 7) sheds more light on this with the provision of the maps of the case-study neighbourhoods as earlier discussed in chapter six (6.3.2.5). The response presents

the argument that the public-private-partnership can be considered as a means of rectifying issues concerning demographic data and informality of the concerned neighbourhoods as shown below in Figure 7.10 (see appendix for D for A3 format of the maps).



Figure 7.10: Aerial Map of Maitama (above) and Kuruduma (below) Neighbourhoods.

The above image illustrates the result of available demographic data with the map of Maitama within a built-up planned layout with street name, allocated plot numbers and sizes. In contrast is the image below of the clustered informal Kuruduma neighbourhood without demographic data of its residents prior to its allocation through the public-private-partnership initiative. A government (official 7) response clarified that the public-private-partnership supported by the Land Use Act of (1978) provided the opportunity to allocate the entire Kuruduma neighbourhood to new owners with new allocated plot numbers with the extension of proposed infrastructures such as dual carriage and single-lane roads linking each

street. However, the second phase of fieldwork revealed that the residents of Kuruduma are not aware of the present development highlighted in the above map concerning their neighbourhood, while conflicts have continued to erupt between the old and new occupants of the neighbourhood.

The application of an analytical tool from an ethnographic perspective presents Abuja's urban development practice with a relationship with social construction. For instance, a relationship exists between the circumstances of the production of neighbourhood space and the people's experiences within their lived space. As previously discussed in chapters two and three, the sustainability debate tends to prioritise environmental and economic (productive) goals as the end result of development, and treats social sustainability (re-productive) as an implicit goal. Production and reproduction from a sustainability context have been treated in isolation as though the two main domains are completely unrelated. One of the major challenges facing sustainable urban development has been marginalisation, as the search for development is moving towards some more abstract goals such as environmental and economic sustainability (WCED, 1987: 48-49).

7.3 ABUJA CITY SOCIAL PRODUCTION AND CONSTRUCTION

In order to address the social, reproductive aspect of urban sustainability, the adopted ethnographic method explored the phenomenon of social production and construction within Abuja's urban development context. This follows Harvey's (1973) understanding of cities, which advocates the consideration of how human practices create distinctive conceptualisation of space, along with the exploration of the social justice concept and its relationship to urban spatial systems. Wilson (1977) further developed Harvey's thought of the spatial implications of economic production, and the development of cities through urbanisation; without exploiting the urban poor. Wilson's argument centres on the position that the social scientist cannot understand human behaviour without understanding the framework within which subjects interpret their thoughts, feelings and actions. In view of these arguments, the analysis of the existing and empirical knowledge provides an understanding of the present urban development practice and the social sustainability-related issues of the city of Abuja.

Low (1996) clarified the distinction between social production and construction in the context of urban development, with the argument that the production of space incorporates

social, economic, political, and technological factors that determine the historical emergence and formation of an urban space. Low's (1996) viewpoint substantiates the earlier discussed interconnectivity between the different pillars of sustainability in chapter two as a means of sustaining urban development. Furthermore, Low's perspective of the world of social construction and space creation also focuses on the symbolic experience of a space as mediated by social processes such as exchange, conflict and control. This substantiates Vinci's position in Lefebvre (1991:3) with its categorisation of "*space is a mental thing*". The combination of these positions identified by Low (1996) provides an approach by which to analyse Abuja city urban planning challenges from its conception, its growth and transformation, institutional capacity, policy implementation, and proposed developmental strategies with a reflection on the key objective behind its creation of what was intended to be a city for "every Nigerian".

The findings of this research identify the significance of the production of space as integral to the spatial formation of the city of Abuja. This underscores the role of the various stakeholders involved in the space production process of the city. According to Richardson (1982), the historical process, and socio-political, economic and professional understandings are matters of social production of space, while social use and effective meanings belong to the domain of the social construction of space. Low (1996) further argued that the social construction of space is the actual transformation of space through people's social exchanges, images, and daily use of the material setting into scenes and actions that convey symbolic meaning. For instance, Rabinow (1989) identified the French colonist as evidence which sought to use architecture and city planning to demonstrate their cultural superiority. Therefore, Rabinow suggested the ordering of space as a way to understand the historical variable links between spatial relations, aesthetics, social sciences, economic and politics. Holstein (1989) also examined the state-sponsored architecture and Master-Planning of Brasilia as a new form of political domination through which the domains of daily life became the target for state intervention. Low (1996) presented the argument of both Rabinow and Holstein as illustrations of the impact of architecture to the maintenance of power of a particular group over the other at a level that combines both the control of the movement and the surveillance of the body in space. However, these actions do not take consideration of the lived experience of the individuals of the resistance of individuals and groups to these architectural forms of social control.

7.3.1. Abuja Neighbourhoods: Spatial Construction

The comparison of the physical development in the neighbourhood adopted as the case study for this research presents two contrasting developments that are both socially produced, built in different historical contexts, and constrained by limits imposed by available resources and the Nigerian government's political objectives. However, the experience of being in these contrasting neighbourhoods with a close interaction with their residents as an observer offers different voiced and conflicting perspectives. The difference represents symbolic, experiential and social construction from their physical form which reveals two opposing realities in the same urban space. For instance, the perception and living experiences of residents of the selected informal and formal neighbourhoods in Abuja city as explained in chapter six (6.3.3) can be viewed from Lefebvre's (1991:151) perspective as:

Production of a social space by political power that is, by violence in the service of economic goal.

This quote provides an understanding of the challenges faced by the Abuja urban majority group, from the current urban developmental practice in Abuja city. The space which the residents of the informal settlement in the city of Abuja occupy remains fundamental to their lived experience of the world in which they exist. This follows Henri Lefebvre's perception of spatial organisation analysis as that which must facilitate the contemplation of social, physical and mental factors with his development of the spatial triad (Lefebvre 1991).

Lefebvre's theory of the spatial triad utilises the three considerations of space in order to articulate the complexities of everyday life. Lefebvre presents the argument that human experience is comprised of three interrelated aspects of space: representation of space (conceived), spatial practice (perceived), and space of representation (lived). Lefebvre's (1991:38-9) explanation of the spatial triad defined:

***The Representation of Space:** as the conceptualised space constructed out of symbols, codification and abstract representation.*

***Spatial Practice:** This includes the production and reproduction, along with the location and spatial sets which characterise each formation and as such come together with other two elements of the triad to ensure the levels of cohesion and competence required for the everyday function of society, the spatial events of life.*

Space of representation: *The space of lived experience; this is space ‘as directly lived through its associated images and symbols and hence the space of “inhabitants” and “users” (Lefebvre, 1991:39).*

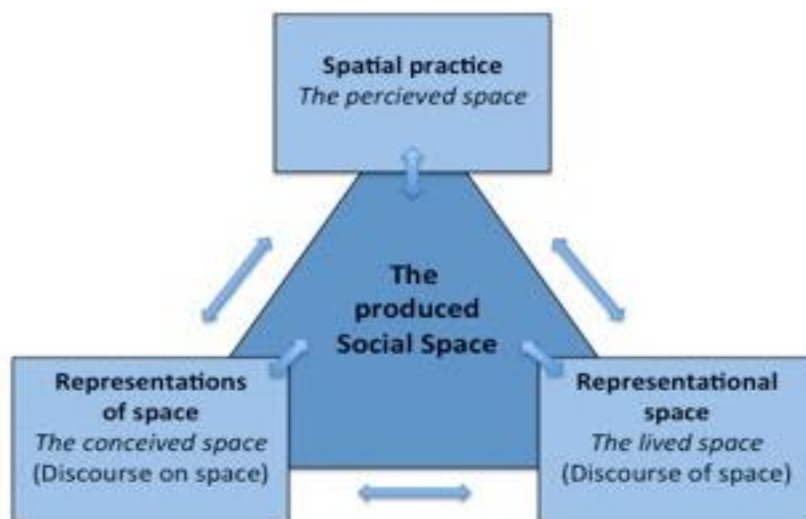


Figure 7.11: Henri Lefebvre's Theory of the Spatial Triad. *Source: Up the Oss Road (2014).*

Lefebvre's spatial theory provides more clarity to global sustainable urban development and practice which focuses on the integration of all aspects of space production as against the present situation of one-sidedness in Abuja's urban development. This procedure underscores the representation of space with emphasis on Abuja urban transformational factors, which play a significant role in the production of the Abuja urban space through the ideologies of the city urban development stakeholders of policy makers, built environment experts and the private investors while impacting on the physical form of the city. Lefebvre analysed space of representation from the perspective of the users or inhabitants, which produces a symbolic manifestation whose source lies in history, ideologies and lived experience.

Evidence from empirical process for this research study reveals that the current urban developmental practice in the city of Abuja has less consideration for space of representation while the right to the city is restricted to some group over the other. This is against Lefebvre's (1996) clarification on the right to the city, which concentrates on enfranchisement of those who inhabit the city with the right to participation and appropriation. Lefebvre, however, argues that these rights play a central role in the production of an urban space, as the

perspective of those who live and work in the city should determine any decision-making process that results in the production of an urban space.

7.4 MEETING THE ABUJA URBANISATION CHALLENGE

This thesis argues that the attainment of equilibrium in terms of social sustainability between the various neighbourhoods within the urban development and practice in the city of Abuja has not been achieved. The demands of meeting the urbanisation needs in Abuja city have been identified in this thesis from both existing and empirical knowledge as a challenge to the urban development institutions. Additionally, its attainment is not presently among the main foci of the present policy makers for Nigeria's capital city of Abuja. This established position is based on the results that emerged through the coding process from the transcribed empirical materials and data collection instrumentations such as documents from the government, pictures, and video and audio recording.

Based on these identified coding elements the formation of the Abuja urban space and its transformation signifies a space which is experienced variably by different groups and dominated by thoughts from their lived experiences. This substantiates Lefebvre's mental construction of space from the combination of both perceived and conceived space from a person's actual everyday life experience in an urban space. Lefebvre's position on the representation of space is that this involves inhabitants and users along with their experiences which is dominated by thoughts making a symbolic use of its object. Lefebvre argues that those who control the representation of space by implication control its production, organisation and usage.

Consequently, the above illustration of Abuja developmental context is that which combines the physical and mental, based on the argument that the concentration of the physical infrastructural development in the formal neighbourhoods over the informal continues to have a major impact on the lack of social sustainability, which is determined by the current urban practice. Lefebvre categorised these concerns under the practices of a spatial triad, with an argument that spatial practices comes along with other elements which support the levels of cohesion and competence required for the everyday function of the society.

The identified collaboration between the government and the private sector in deriving solutions to the urban challenges in the city of Abuja also generated another set of codes with

a focus on public-private-partnership initiatives as identified above in sections 7.1 and 7.2. The understanding of these codes explains the conceptualisation of Abuja city based on the factors of production and abstract representations. For Lefebvre, the spatial practices of any society are concealed in its societal space, and these practices can only be revealed by understanding such spaces. Existing knowledge with discussions on the Abuja Centenary City, one of the numerous results of the collaboration between the government and private investors, reveals an understanding of the urban realities of Abuja city. Nevertheless, spatial practices have close affinities to perceived space; the empirical knowledge from the residents of Kuruduma neighbourhood in Abuja provided an understanding of their perceptions of their lived space which conditioned their daily realities.

In view of the above, Watkin (2005) developed further the ideologies of Lefebvre's spatial practices with emphasis on the level of cohesion and the capability required for the everyday society to function, and the spatial event of life. Watkin's argument is based on the fact that the attainment of cohesion must be connected to social practice and performance, and how an individual relates to that space. Merrifield (1993) holds a similar view that identifies spatial practices as those which structure daily urban life and determine the urban realities and, in so doing, ensure societal cohesion, continuity and specific spatial competence. However, based on evidence which emerged through the empirical process, this thesis asserts that although spaces generated in the urban development context of Abuja (with examples of Dutse-Baupma and Kuruduma as explained in chapter six) are purporting to explore the social world, they are in fact very much an abstraction, a mental construction and, as such, have become disassociated from the physical and social realities of lived experience. The poor understanding of the spatial realities of Abuja urban development by its policy makers is reflected in their approach to policy implementation, which seems to favour the minority or the capital class.

However, the coding for informal settlement identified social sustainability-related issues such as inequality and segregation, injustice and the lack of adequate well-being, compensation and relocation issues, and loss of sense of place among many others. In the other hand, that of the formal settlement identified effective environmental service system, value of property and land, peaceful and serene environment, outdoor recreation, and neighbourhood pride. These opposing codes provide more clarification concerning the direct impact of the physical environment and lived experiences of the selected contrasting

neighbourhoods on their residents through associated mental and social interactions. Hence, the research authenticates Lefebvre's third element of the triad that identified the lived experience of a space as the space of representation. The examination of existing and empirical results from the selected contrasting neighbourhoods within Abuja's urban development presents the neighbourhoods of Dutse-Baupma, Kuruduma and Lugbe as spatial cases that are submerged and abandoned beneath the supremacy of the abstract representation of space with the neighbourhoods of Gwarimpa, Asokoro and Maitama by the urban development institutions in Abuja city.

The clarification of the contrasting neighbourhood situations, events, and meanings from the experiences of the residents as they naturally occur in the course of their daily lives demonstrates the importance of the utilised phenomenological approach for this research. In this sense, the analysis of the current Abuja urban development and practice with a focus on the contrasting neighbourhoods reflects a critical, descriptive and philosophical outlook. However, this provides an understanding of neighbourhood space as an important element that must be understood from the perspective of the experimental qualities of the person-spatial relationship.

7.5 SUMMARY

This chapter has discussed the findings of this research, evaluating these against the extant literature. It also highlighted and emphasised the predominance of social issues as the main aspect of sustainability challenge within the Abuja urban context. The findings from the contrasts in the neighbourhood character of the research study area reveal the challenge of the lack of social sustainability within Abuja urban development through conflicting interpretations of the city. This research analysis explored the responses of the informal settlements and their relationship with marginalisation and concerns over the idea of the right to the city of Abuja.

The right of the city in the context of this research presents the challenge of an urban space which is centred on the production and re-production processes which, it can be argued, largely revolve around its policies, decisions and practice. This research also clarifies the various groups that are disenfranchised, and how, within the Abuja urban context. In addition, the second phase of the empirical study identifies the gap in knowledge exchange, consultations and negotiations. The first group is the indigenous settlers who have lost their

ancestral land and socio-cultural life through forced eviction to the “production of Abuja urban space” without due relocation and compensation in accordance to the Abuja Master-Plan recommendations. This creates a gap in knowledge between Westernised or post-colonial definition of urban development and indigenous practices and the implementation of appropriate policies which are tailored to meeting local needs. The second group comprises the low-income earners who reside in informal settlements such as Lugbe and Dutse-Baupma, who cannot afford to live in the heart of the city where all infrastructure and services are concentrated, and thus have been subjected to a representation of space with living experiences engraved in bitterness, neglect and the lack of inclusion – although they do not pay taxes. The third area under study is the government-initiated policies that work in favour of the capitalist group with the production of space to maximise its exchange value with examples of Maitama, Asokoro and Gwarimpa. Here there is less consideration for the right of participation and appropriation of the residents in informal neighbourhoods in the city of Abuja. Therefore, this research argues that if sustainable urban development is to be achieved, there is a need to re-appraise existing policies in order to reflect present day realities as the basis for policy formulation and implementation. Otherwise, the Abuja urban space will remain another “Alice in Wonderland”.

Furthermore, the contrasting neighbourhoods in Abuja city reflects a viewpoint that encompasses much more than just a concrete space in accordance with the spatial triad, but rather a perceived (everyday life and environment), conceived (mental construction) and lived space (combination of perceived and conceived). Therefore, the spatial triad provides the understanding of Abuja urban space beyond just planning the material space of the city, but also of how production and reproduction are carried out in recognition of all aspects of urban life, which includes the rights of every stakeholder irrespective of their class and status in the society.

The next chapter provides a summary of the entire research process, highlighting the key objectives and how these have been met by the different elements of the research. It also makes recommendations for further studies.

CHAPTER EIGHT

CONCLUSION AND CONTRIBUTION TO KNOWLEDGE

8.1 INTRODUCTION

This chapter concludes this thesis and presents the summary of the entire research project in terms of how the aim and objectives of the research have been addressed, the research findings, and the significance of the study. From the preceding chapter, several factors were highlighted as critical issues that create sustainability challenges in terms of policy formulation and practice within Abuja urban development. The empirical data and discussion offer some direction in terms of developing contextually relevant guidelines for improving existing policy and practice in this area. This chapter clearly outlines and discusses the developed guidelines that addressed specific challenges with expected intervention outcomes.

The originality of this research is confirmed based on the insights derived from the engagement of an empirical process in social sustainability issues, while providing new grounds and ideas in the urban development and practice of Nigeria's capital city of Abuja. Lastly, this chapter presents the key academic and practical contributions of this research in addition to the perceived limitations and recommendations for further research.

8.2 RESEARCH SUMMARY

The purpose of this study originated from the claim in literature over the lack of consensus among urban development stakeholders concerning how sustainable development is being achieved through policy programmes and practice. Based on this position, this research study explored the sustainability of Abuja's urban development and proffered guidelines for future policy formation and practice improvement. To review, discuss and analyse the data to achieve the aim and specific objectives, the research involved a number of fundamental stages set out in eight chapters with a brief description as shown in Figure 1.1.

8.2.1 Stage 1: Research Overview

Chapter one, the introduction chapter, introduces the study and presents the overview of this thesis. Herein, the context and the rationale of the study, which included the background of the problem examined, were explicated.

8.2.2 Stage 2: Literature Review

Chapters two and three address the research objectives one, two, and three by establishing a theoretical background and critical review of the literature which identifies knowledge gaps as well as present state of knowledge concerning sustainable development, urban regeneration, practices and public policy framework. Additionally, chapters two and three also addressed the following research questions as previously highlighted in chapter one.

Research Questions 1 and 2

- *What is the relationship between sustainability, sustainable development and urban regeneration?*
- *What is the significance of the social aspects of sustainability, and how can it be integrated at a more practical and operational level within urban regeneration perspective?*

The above research questions were answered by reviewing the concept of sustainability from the industrial revolution from the seventeenth century to the nineteenth century, this with the rise in urbanization which prompted 'sustainable development' from environmental concern and economic growth. In this study, sustainable development was discussed from the pre-Brundtland to the post-Brundtland periods through its weak and strong paradigms from a global perspective. Furthermore, the literature discussed the link between sustainable development and urban regeneration with the examination of the concept of regeneration and policy development from an urban developmental context. Key global sustainable regeneration frameworks from both the developed world and developing world were discussed. These frameworks present different approaches towards the attainment of sustainable development in that they were established in different countries, under different circumstances and for different goals with a number of strengths and weaknesses.

The major strengths in the adoption of sustainable development in the examined developed world are connected to environmental and economic matters, centered on issues concerning climate change, ecosystems and green infrastructural developments. On the other hand, the strengths for the developing world are connected to economic matters and the transformation of urban developmental outlook through urban renewal programmes. The major weakness established through this study from both worlds is the limited priority given to social issues and the emergence of conflicting perspectives concerning the true meaning of sustainable development most significantly in the developing world. These issues without doubt

prompted the need to establish how social sustainability can be integrated into urban development and practice through the research objective three.

Discussions within the literature review further examined urban regeneration in relationship with social sustainability at an operational level through the assessment of key frameworks in Europe and Canada. The three components of basic needs, individual capacity and community capacity, and the four guiding principles of equity, inclusion, adaptability and security were underscored as significant in the integration of social concerns into sustainable development from both theoretical and practical terms. Furthermore, discussions in chapter two captured the significance of social sustainability process within urban space creation with emphasis on the way and manner through which the integration of social sustainability can be achieved. Accordingly, a background of the urbanisation process and current urban development and practice of Abuja city was provided in chapter three in order to explore the extent to which consideration is given to the promotion of social sustainability factors as highlighted in research question three.

Research Questions 3 and 4

- *What considerations are currently given to the promotion of social sustainability factors within Abuja urban development framework?*
- *What are the barriers which infringe on the adoption of social sustainability competences within Abuja urban development framework?*

8.2.3 Stage Three: Methodology and Findings

In the desire to explore how sustainable urban development is being pursued within Abuja urban context through useful data from key stakeholders, the above question has been answered in chapters five and six through the research methodology design adopted for this study as shown in Figure 5.9. The adopted approach of qualitative research and the research strategy of ethnographic methodology were utilised for primary data collection with semi-structured interviews and multi-case studies. These techniques involved 73 participants including 30 residents each from both formal and informal neighbourhoods, seven government officials and five private practitioners conducted alongside non-participant observations. Additionally, archival documents were reviewed and contributed to the

reported findings in chapter six. The findings obtained over the course of the empirical process for this research in chapter six addressed research objectives four and five. The research identified and investigated the important factors that impede on the adoption and implementation of social sustainability within Abuja urban development and practice from the first and second empirical phases.

8.2.4. Stage Four: Analysis and Discussion

The data collected from the first and second empirical processes were managed using NVivo software 11 and qualitatively analysed using content analysis in chapter seven. This study indicated a number of fundamental factors highlighted as critical social issues connected to urban development stakeholders (the government, private practitioners and residents) that create sustainability challenges. These factors create some key outcomes such as inequalities, urban exclusions, policy inconsistencies, illegal sale of land, and development of property and neighbourhood contrast. Additionally, this study identified that these outcomes are linked to public corruption, data limitations and nepotistic practices which created these problems and are reoccurring defects within the existing Abuja policy framework. However, the main findings and contribution to knowledge as discussed below addressed research objective six of this study. Figure 8.1 below illustrates the link between the research aim, objective, methodology and all chapters in this thesis.

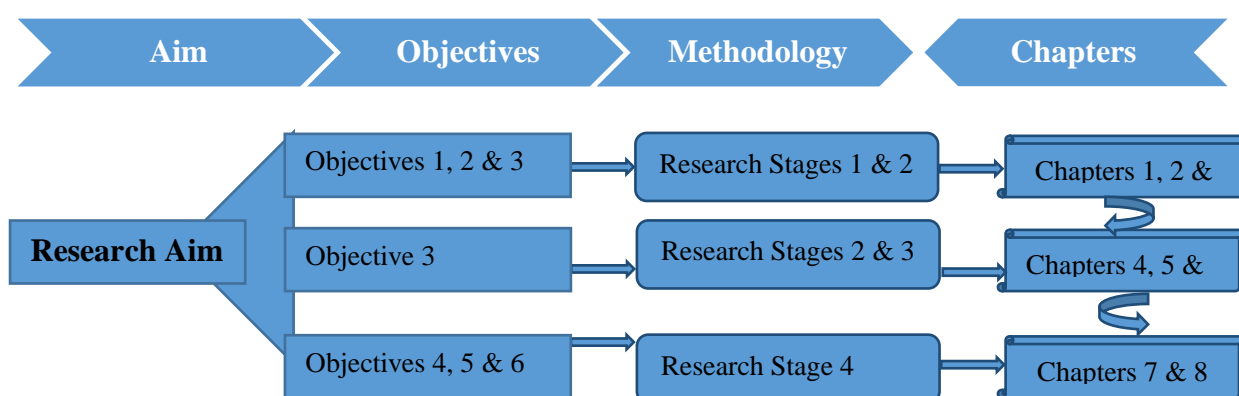


Figure 8.1: Research Aim and Objectives Attainment Layout.

8.3 FINDINGS AND CONTRIBUTION TO KNOWLEDGE

This section summarises the main findings and the original contribution to knowledge for the study. The findings reflect concerns from the empirical data and their analysis presented in chapters six and seven.

8.3.1: Summary of Research Findings

The nature of space has remained a mysterious element in every social examination or analysis; in particular, how human social practices are created and implemented. Previous discussion in chapter two (2.6; 2.6.4) highlights the concept of “social justice” as an important factor in any sustainable urban development, most importantly with the equal distribution of facilities, infrastructure and a shared vision towards the development of policies and laws which takes consideration of the well-being and happiness of the society. Based on the research findings as revealed in chapter six and analysed in chapter seven, it can be contended that the city of Abuja’s current urban development policies and laws are a major factor which contributes to the city’s current spatial structure. This current situation can be linked to the question raised by Wagner in Rapoport (1969) on *how do human efforts actually change the environment and with what effects?* However, Wagner argues that this question can be approached comparatively, respecting the great choice and experience available to mankind, which can be treated historically and can be traced and interpreted to what humans have done at various times and in different places.

Considering this viewpoint, the empirical results and analysis of this research from both top-down and bottom-up approaches - as discussed in chapters six and seven - indicate that Abuja urban development and practice is still at the level of urban renewal with a loose institutional structure, ineffective policies and planning system, and little public participation. The findings also suggest that the currently adopted public-private-partnership initiative as a solution to the challenges of rapid urbanisation and regeneration from a micro perspective lacks a long-sighted and comprehensive viewpoint in achieving sustainable urban development. In order to improve the level of urban re-development and practice, a macro-level of restructuring is required in the government institutions, policy formation, information database and public-participation. However, the empirical data and discussions

in chapter seven offer some direction in terms of developing contextually relevant guidelines for improving policy and practice in Abuja city.

8.3.2: Proposed Guidelines for Abuja Urban Policy and Practice

Guidelines are commonly used to achieve specific outcomes and they offer useful points of reference for action, setting a course for streamlining processes, routines and actions, with the aim of achieving specific outcomes either as intervention strategies or as catalysts for reactions (Luscher, 2010). Accordingly, the following discussions supported by guidelines address challenges and improve social outcomes within Abuja urban development and practice.

8.3.2.1: Standardising Abuja Urban Planning Systems

An effective urban planning system standard ensures the formulation, implementation and proper monitoring of policies and strategies. These allow the creation of places where people can live, work and interact with special consideration on community safety, sense of place, social cohesion, equity and justice, interaction between urban form, nature and the built fabric in achieving a more successful and sustainable city. The empirical findings for this research provide outcomes for achieving the objective of identifying the key competencies necessary to integrate social sustainability into Abuja urban development framework. For instance, the current situation in the research study areas of Abuja can be attributed to the inability of its policy makers to plan and engage all interest groups in its policy formation through an envisioned process as shown in the research conceptual framework diagram in chapter four (Figure 4.1).

Subsequently, discussion in chapter two (2.4.1) highlights the significance of policy formulation in achieving contemporary urban regeneration projects with the integration of the three characteristics of “comprehensive, integrated vision and action”. Accordingly, in the task of tackling the urban development challenge in the city of Abuja, the following guidelines must be considered:

1. All urban developmental policies must be drawn up to reflect the local needs and opportunities of the city inhabitants irrespective of their socio-economic and socio-cultural status.
2. The local context must be properly understood, most importantly with challenges of simple observation in which all stakeholders must be fully involved in the planning, decision-making and implementation processes.
3. Policies must also be duly monitored to ensure accountability and to also determine their impact concerning executed projects through indicators in measuring the level of progress.

From the above guidelines, the government's intention to develop the Abuja urban space should involve every community and stakeholder (the indigenous population, the private sector and government agencies) through multiple objectives and activities while seeking a balance between 'people', 'place' and 'business' in achieving long-term sustainable development. In addition, Abuja city urban regeneration should take into consideration existing problems and potentials which cut across the responsibilities of the government, and the partnership between the private sector and the people. Consequently, with the balance between the three elements, for the people, there will be the opportunity to participate and benefit through skill and capacity acquisition, while their lifestyle aspirations are achieved. In the case of the Abuja city as an urban space and the private sector, the general environment will be improved for all concerned, hence supporting the attraction of more investment opportunities, economic competitiveness and prosperity.

8.3.2.2: Abuja Urban Development and Practice Management System

Planning for urban regeneration should involve numerous analyses and estimates in relation to the urban and regional situations. Empirical results as revealed in chapter six (6.3.2; 6.3.3; 6.3.4,) and their analysis in chapter seven identified factors that inhibit Abuja's urban development. These include inconsistencies in policy formation and implementation, weak government institutional capacity and structure, corruption and nepotism, non-availability of demographic data, lack or irregular availability of funds, environmental lawlessness and vandalism, lack of effective urban development managerial systems, and many more.

In consideration of these issues, this thesis argues that demographic data remain an important tool in resolving these challenges, and the non-availability of accurate demographic data most

importantly in the informal neighbourhoods creates the gap impeding the achievement of efficient development planning, implementation and evaluation. Even in the formal neighbourhoods where demographic data are available, empirical results revealed that such data are being ignored or underutilised in some cases by Abuja policymakers (politicians, top-government officials, private investors and planners) for a range of reasons. These include corruption and nepotism with unqualified political officeholders taking major urban planning decisions due to the powers vested in their office by existing laws.

The realisation of the potential use of demographic data for Abuja's urban planning and practice would enable the understanding and essential consideration of issues within the informal and formal neighbourhoods as revealed by the research findings. These include population growth, taxation data, compensation and resettlement, illegal sale of land, building conversion and expansion, physical infrastructure provision and management for maximum efficiency, land use, urban activities, and social and environmental risks. Therefore, to achieve these intents, there is the need for the inclusion of the following guidelines:

1. The establishment of an efficient information management system to record and review the environmental, economic, and social information concerning the Abuja urban space.
2. The activities and administrative information of the Abuja urban development institutions with examples as discussed in chapter six (6.3.2) should be collectively analysed to ensure an integrated system.
3. The need for knowledge-sharing in the derivation of the best developmental practices among the residents, government officials and private organisations and institutions in achieving the needed infrastructural development, service provision, and social responsibility.
4. The introduction of a public enlightenment and civic re-orientation programme using the "local content plan", which will involve the indigenous residents of different neighbourhoods through awareness campaigns using their native languages to sensitise the public on environmental education and development control procedures.

With the above comprehensive approach, sets of data will be required from all neighbourhoods within Abuja urban space from short-term to long-term periods towards the planning for sustainable development, the encouragement of public participation and the

governing of urban regeneration projects. In addition, the process would keep all stakeholders apprised of relevant information as empirical findings confirm that informed stakeholders, such as the deprived indigenous population, are more likely to perceive that they are valued and respected by the policymakers. Furthermore, the use of these guidelines will allow Abuja urban departments to take definitive actions to fill current urban development gaps. These include the appropriate allocation and monitoring of infrastructural development and the environment in relation with the existing population per urban unit area, and saving financial cost and the administrative time spent by the government while ensuring the effective management of challenges that may be related to urban development. Therefore, it is also suggested that the information collected would serve as a database for the government, private developers and the public, while good use can be made of it to enhance the development of Abuja city.

8.3.2.3: Public-Private-Partnership and Public Participation

Findings from empirical process revealed the encouragement of the private sector to actively participate in the urban re-development process with limited intervention from the government most importantly with housing and infrastructure provisions in Abuja city development. Also analysed in chapter seven (7.2.2.1) are existing laws such as the Land Use Act (1978) with vested powers on the Abuja urban policy makers. This has resulted in conflicting interests and contest over the Abuja urban space between the indigenous population and the government; and the failed resettlement, compensation and relocation plan. This researcher argues that this current policy goes against global sustainable practice and the Justice Aguda Master-Plan recommendation for Abuja city as discussed in chapter six (6.3.5). The Abuja Master-Plan clearly states the procedures towards ensuring the implementation of the compensation and resettlement plan for the original dwellers of the city, who are to be re-housed at minimum costs in which the housing and the environment must be widely accepted by the people.

The research findings, however, revealed that current urban development practice has departed from the initial Master-Plan recommendation with the Land Use Act of 1978 serving as a framework for the currently implemented “Land Swap” development initiative. This process has not only promoted the lack of social sustainability, but also positions the city of Abuja as “a no-man’s land”, rendering many natives and migrants homeless with their land

ownership transferred to the private developers without due compensation and appropriate resettlement. The effectiveness of public land acquisition and development policy depends on the overall structure in the decision-making process for land use and equitability which can be determined by the following guidelines:

1. The direction of appropriate administrative and management structure in land acquisition policies that encourage local community and organisation participation which expand the scope of compensation through open, responsive and flexible operation.
2. The structure of land demand and supply programmes such as land 're-adjustments' can be an effective solution to the present problem of land acquisition in Abuja urban development of weak policy implementation, over bureaucratisation and abuse of power.

Subsequently, public-private-partnership can play a much more significant role in the Abuja urban context if the government as the public sector positions itself in a supervisory role as highlighted in Figure 8.2 to protect the interests of all parties involved through policy reform, which takes consideration of the following strategies:

1. Decentralisation of planning powers with the encouragement of citizen's or resident's continued interest in the planning of their neighbourhood or space which they occupy.
2. Adequate consultation, communication, negotiation and knowledge exchange through a shared ownership of the Abuja urban development agenda by linking public, private and civil spheres in the urban planning systems.
3. Urban planning and government activities must merge, with a focus on the promotion of accountability, transparency and civic engagements.
4. The promotion of equity most importantly regarding issues relating to participatory processes, infrastructure, and services.
5. There must be more collaboration and strengthening of institutions for the latest research and policies in engaging urban challenges.

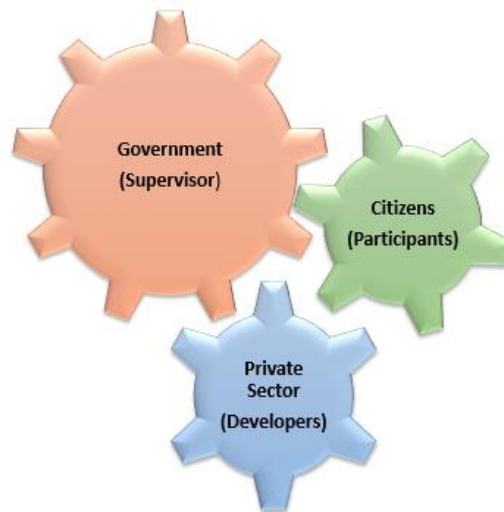


Figure 8.2 : Integrating Urban Stakeholders through Public- Private -Partnership.

The shared ownership of the urban development agenda is essential in achieving sustainable developmental strategy in the Abuja urban context, most significantly the establishment of an enlightenment programme of engagement that cuts across multiple groups, disciplines, partners and the local community. The findings and discussion from this study in chapters six and seven revealed the current Abuja urban development and practice as inadequate, poorly managed and lop-sided, with re-occurring socio-economic and environmental challenges. These challenges are linked to the gaps in information sharing, and knowledge engagements between the Abuja policymakers and the local residents, most noticeably in low-income areas. An in-depth understanding of the daily urban realities and challenges faced by the urban dweller such as poverty, social exclusion and segregation, urban sprawl and an unhealthy urban environment is essential towards sustainable urban policy formulation.

To improve the level of public participation in the Abuja urban development context, the earlier discussed Arnstein's (1969) ladder of public participation in chapter two (2.6.6) is essential. The last two stages ensure the decentralisation and delegation of urban planning powers and control to the citizen. These would enable the understanding and exchange of ideas in resolving the conflicts currently being experienced by cases such as the Dutse-Baupma and Kuruduma neighbourhoods by providing official public channel for residents to participate, express their feelings and communicate, while the government and the private sector provide professional and technical advice.

8.3.2.4: Social Capital, Heritage and Modernity

Empirical results from the informal neighbourhood settings for this research revealed the neighbourhood cultural identity and heritage in a variety of ways, ranging from the concerns over retaining the local characteristics and strengthening cultural identity by indigenous settlers, traditional shop houses, open road-side trading, workshops and market stalls by both migrants and the indigenous population contributing to the street culture of the case-study neighbourhoods. This diversity of activities has brought together people from various tribal groups and religions with the same social status clustering together in a network based on culture, support, trust, and financial capacity.

While the current Abuja urban development policy has considered demolition as part of the urban renewal plan for this neighbourhood, this research suggests moving forward into conservation or preservation policies and plans instead with the following:

1. The establishment of a conservation Master-Plan which would include new restoration laws and policies that recognise the preservation of these communities towards defining Abuja city's unique historical heritage and modern multi-cultural identity.
2. Increase preservation and heritage conservation awareness within the informal neighbourhoods for cultural and economic benefit in replacement of the current extension and conversion of ancient buildings.
3. The incorporation of the public-private-partnership with local stakeholders to promote tourism in these historic neighbourhoods in order to revive commercial and economic benefit for local residents and the government.
4. The use of the earlier suggested Abuja urban development and practice management system as a database for identifying historical heritages and unique architectural characteristics within the informal neighbourhood settings.

With public-private-partnerships and public participation-driven policy towards tourism measures as illustrated above, it is projected that the preservation of cultural heritage, sense of place and identity, and the environment will be enhanced. In addition, this would bring a

balance between the three pillars of sustainability within Abuja urban development and practice as all urban stakeholders ranging from the government, private sector, residents and visitors would benefit from the city's re-development projects.

To this end, the above-discussed guidelines are specific to Abuja urban development and practice, and based on the field data and findings. Whilst they may offer useful directives for other developing country contexts, modification may be required in order to enable outcomes and should be based on data similarities.

8.3.3: Original Contribution to Knowledge

Philips and Pugh (1994, 2010) defined 'originality' in terms of doctoral research from six main points. These are without copy or limitation; new in style, character, substance or form; not been done previously; authentic; and the result of thoughts all produced using researcher's own facilities. Similarly, Silverman (2005) argues that originality on which a PhD research is examined is based on four criteria: the research is genuinely conducted by the researcher; the thesis is satisfactory as regards literary presentation; the thesis is suitable for publication as submitted or in a modified form; and the thesis forms a distinct contribution to knowledge of the subject and affords evidence of originality by discovery of new facts and/or the exercise of independent critical power.

The originality of this research lies in the insight derived from the engagement of an empirical process in order to identify how sustainable development is being pursued within the Abuja urban context. Further originality is also achieved through the adopted investigative approach in order to obtain empirical evidence of new findings, whilst providing new grounds and ideas for improving urban development and practice for key academic and practice contributions.

8.3.3.1 Academic Contribution

As previously discussed in chapters six and seven, this research contributes to the existing body of knowledge in terms of establishing an understanding of social sustainability challenges and engendering factors in developing nations using data from the Abuja urban context. Additionally, this study extends the understanding of social sustainability and improves on the existing literature as discussed in chapter two (2.5) by identifying context-

specific factors or elements that create social challenges and constrain sustainable urban development.

8.3.3.2 Practice Contribution

The set of guidelines and intervention outcomes proposed above advances the ability of practitioners to develop and implement policy in a way that addresses the desires of the communities, whilst helping the authorities meet their development aims. This is an original contribution of this study as the literature does not reveal any such targeted guidelines that are based on contextual data.

8.4 ABUJA URBAN DEVELOPMENT FRAMEWORK, THE PHENOMENOLOGICAL SIGNIFICANCE: FINAL THOUGHTS

The discussions in this research support the view of a holistic approach towards policy formation in the attainment of sustainable urban development and practice in Abuja city. This addressed urban development challenges identified in the research problem definition, aim and objectives as highlighted in chapter one, with a focus on exploring the sustainability of Abuja's urban developmental context. Therefore, this research supports the argument of authors like Carmona et al (2010), who established the position that the new emerging tradition of thoughts and practices for sustainable urbanism is that which can be categorised as a process with "no right or wrong answers, only better and worse answers". This position, in the context of Abuja urban development, underscores the adopted phenomenological approach for this study, by providing a broad understanding of the current urban development in the city of Abuja beyond its physical or visual appearance, but as one that which demands an integrated scope towards its urban development policies and practice.

This research adopts an all-inclusive framework in order to ensure equity, and recognition for all stakeholders within the city; after all, the city was created for national representation through the Abuja Master-Plan recommendation as discussed in chapter three (Table 3.1). Furthermore, the Yorubas, one of Nigeria's big tribes, believe in the culture of collective effort, which reflects communality in the same way as all other ethnic groups in Nigeria do, with its adage:

"Ona kan o'woja...." (A Yoruba adage)

This means that every issue presents an opportunity for multiple interpretations, perceptions and solutions, depending on the perspective of the reviewer.

Through its empirical findings, this research has highlighted gaps in the Abuja city urban development decision-making process, which is captured in the multiplicity of desires and aspirations among its city dwellers with the examination of the life experiences of informal neighbourhood settings of Dutse-Baupma, Kuruduma and Lugbe; and vice versa in the cases of Asokoro, Maitama and Gwarimpa. However, this process also established the subjective constructs of image, identity, access to opportunity, and the authenticity of the Abuja urban development to its dwellers.

The adopted phenomenological approach for this research provides the understanding of the Abuja city urban developmental context from two main perspectives of the “bourgeoisies and proletariats” ideologies. The first perspective is the city of Abuja’s response to rapid urbanisation, with a link to the global conformist agenda, through the adoption of the neo-colonial urban modernist concept embodied by the “Land Swap Initiative”. However, this focused on urban regeneration, real estate redevelopment and the engagement of private-public-partnership as the infrastructure delivery mechanism towards attaining sustainable urban development for the city. An example of such policy implementation is the “Land Swap” concept and its outcomes with Abuja Centenary City as discussed in chapter three (3.3.5). This research categorises this ideology as being tailored to a global script which solicits an elitist nature, but also acknowledges the fact that they are good in their own right; based on existing global urban development with notable examples such as Hong-Kong and Dubai.

Furthermore, this research recognises the positive impacts of this ideology within the Abuja urban context, most significantly on the “image of the city”. This with the objective of the Abuja urban development institutions of achieving a “green city” created through the specific organisation of space and an ideal environment with beautiful natural landforms blended with aesthetically sound architectural masterpieces as shown in Figure 6.32. Subsequently, empirical evidence also reveals that the policy makers (including top government officials, politicians, the business community, built environment professionals and technocrats) have collectively acknowledged this development of Abuja city as a symbol of “national pride”. For instance, global urban development professionals such as Mohammed Al-Abbar, the man responsible for the establishment of the tallest man-made structure in the world - the *Burj Khalifa*, and the world’s largest shopping mall ever built - the *Dubai Mall* described Abuja’s

current urban development policy as a catalyst that will trigger opportunities for a better economic and environmental development (Al-Abbar, 2014).

Nevertheless, given the background and the empirical findings as seen in the research case-study areas, this thesis raises the key question: “is this what is needed at the moment” in (achieving sustainable urban development in the city of Abuja). This question is based on the conflicting variables between cultural and local values, nationalistic aspirations, and the right to the city, the image of the city, and modern urbanism which were revealed through the value of the adopted phenomenological approach. However, this also identifies the resultant issues such as the “everydayness” as described by Paddison and McCann (2014), which represents the hallmark of such conflicts being experienced subjectively in the different neighbourhood contexts of the Abuja city.

The understanding of Lynch’s (1960) position on the image of the environment brings some clarity to this situation based on his analysis of the mental image of the city as that which is held by its citizens, through their association with various parts of the city. However, this underscores the significance of phenomenology to the understanding of the Abuja urban development, while providing an insight into the absolute truth about the city, which challenges the ideologies presented by the urban development institutions and policymakers. The adopted ethnographic approach also shares the everyday realities of the residents of the case-study neighbourhoods towards the understanding of their perceptions, emotions and feelings of their occupied Abuja urban space. This provides a new insight from a legitimate source of knowledge, rather than depending on existing knowledge acquired prior to the engaged empirical process. For example, the empirical evidence from the residence of Abuja’s urban informal settlements (Dutse-Baupma, Kuruduma and Lugbe) revealed the “proletarianistic” ideologies beneath Abuja’s urban development representing a major challenge of economic and political vulnerability. The phenomenological understanding of this situation can be found in the concept of the “right to the city”, with the unequal distribution and provision of infrastructural facilities, with the residents of Lugbe and Dutse-Baupma reporting no sense of belonging to and right to identity with the Abuja city, as revealed in chapters six and seven. In addition, the neglect of the historical and indigenous values of Kuruduma neighbourhood, which has been replaced by a modernist urban concept, subjects the residents of these neighbourhoods to the siege of globalisation and

“contemporarism”. However, this research identifies the impact of these developments on the identity of these residents, which in itself is a critical issue concerning social sustainability.

Nevertheless, the renewed urban development policies being utilised in Abuja city neglect Jacobs and Appleyard’s (1987) good urban environment manifesto of liveability, identity and control, access to opportunities, authenticity and meaning with the creation of an environment for all, therefore revealing the Abuja urban development as a situation where

All animals are equal, but some are more equal than others (Napoleon the Pig in Orwell, 1945).

This research contends that the phenomenological viewpoint of Abuja urban dwellers through individual or group consciousness remains essential, which should be a focal point for policy formation. The practical function of orientation seems to be the order of the day in today’s sustainability campaign, as not much attention has been given to the issue of identification. In achieving sustainable urban development, every individual needs to identify with the space in which they exist. In the context of urban development, it is important to consider elements that support human well-being such as infrastructure, services, housing and street furniture. In the absence of these developments in any urban environment or lived experience, these would definitely translate into a meaning.

Phenomenology as the theoretical lens of this study presents a solution to the current spatial inequality, segregation and informality being experienced within Abuja urban development as it offers the opportunities to assess, understand and present a viewpoint of the relationship between built environment and how it is experienced by its users. Therefore, the designing, creation and sustaining of spatial spaces must be carried out from an inclusive and participatory approach, where the observer’s or occupier’s image and identification is duly considered in the urban and developmental planning process.

8.4.1 Limitations and Future Research

Until now, there is still the absence of a well-defined theory to explain and tackle the problems of Abuja urban development process as a whole. This study provides a comprehensive approach to the current Abuja urban development practice by establishing collective effort as a basis for attaining socially sustainable urban development and practice for Abuja city. Additionally, it sets forward a set of guidelines for implementing existing and future practices,

using the findings from the research data to develop contextually appropriate recommendations. Overall, the findings of this study show that social development issues remain the principal concern within the context and this can help policy makers focus developmental policy design and implementation to fit with contextual sustainable development requirements.

Firstly, one of the limitations of this research, despite the attempt to explore sustainable development from the triple bottom-line perspective, is that the field data seem to be concentrated around social issues. This is perhaps one limitation in terms of developing a comprehensive understanding of sustainable urban development and practice. Secondly, an ethnography study would necessitate or demand longer embeddedness within the research community. Whilst this study effectively employs a short ethnographic process to capture the research data, it is possible that the gaps between the first and second data collection phases may hold some useful information about sustainability positions in urban development practice. This may create limitations for comparing existing studies between the western context and the Nigerian context where other studies may have employed continuous and extended ethnographic methodology. Future studies can explore the practice of sustainable development within the same context and identify why social issues are more of a priority within the context.

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APPENDICES

APPENDIX A

ETHICS APPROVAL

School of Architecture, Design and the Built Environment

Burton Street, Nottingham NG1 4BU. Tel. +44 (0)115 941 8418 www.ntu.ac.uk/adb

Dr Michelle Pepin
Standards, Quality Assurance and Enhancement
School of Architecture, Design
and the Built Environment
Nottingham Trent University
Burton Street
Nottingham, UNITED KINGDOM
NG1 4BU

e-mail: michelle.pepin@ntu.ac.uk
tel: +44 (0) 115 848 2388

25th April 2013

To whom it may concern

This serves to confirm that Segun Ogunsola is a registered student with Nottingham Trent University in the United Kingdom. He is undertaking doctoral study with us. The approved title of his PhD thesis is: *Social Sustainability: a Tool for Achieving Urban Development and Practice in Abuja City, Nigeria*. The purpose of his visit is to undertake empirical research to inform the development of his thesis.

Yours sincerely



Dr Michelle Pepin
School Standards & Quality Manager
School of Architecture, Design and the Built Environment

NOTTINGHAM
TRENT UNIVERSITY

Research Interview Consent Form

Participant number: _____

Informed Consent for Participation in Research *(To be completed after reading participant information sheet)*

I have read the information sheet and I consent to participate in the research conducted by Segun Ogunsola from the Nottingham Trent University, United Kingdom. I understand the purpose of the research is to gather information for academic purposes and I consent to being one of the persons interviewed for this research.

1. My participation in this research is voluntary and I understand that I will not be paid for my participation.
2. I have read and understood the information provided to me. I have had all my questions answered to my satisfaction and I voluntarily consent to participate in this study.
3. I understand that I can withdraw and/ or discontinue participation at any time without any penalty.
4. I understand that my participation is limited to the pre-interview and observation arrangements, the interview and access to the final report if I request for one. I am aware that the interview will last approximately 30-90 minutes and will involve the use of audio and manual recording materials. I am aware that I may object to the interview session being recorded at any time.
5. I understand that the researcher will not identify me by name in any reports using information obtained from this interview and my confidentiality as a participant in this study is protected by the guarantee of anonymity. Subsequent uses of records and data from my participation will be only within the permits of the Data Protection Act, 1987.
6. I understand that this research has been reviewed and approved by the Ethical Approval Committee of the Nottingham Trent University, United Kingdom.

Signature
Participant

Dates

Signature
Researcher

Dates

Research Interview Information Sheet

Research Title

Social Sustainability: Guidelines for Urban Development and Practice in Abuja City, Nigeria.

Introduction

You are being invited to participate in this research study. Before you decide whether or not to participate, it is important for you to understand why this research is being conducted and what your participation will involve. This document provides useful information that will assist you to make an informed decision about participating in this study. Please take time to carefully read through the information provided and where appropriate discuss with your superiors if you wish. I am happy to be contacted if you find any part of the information unclear and would like more clarity before making a decision to take part in this study.

Thank you for taking time to read this information.

Purpose of the study

This study seeks to engage, explore and understand how urban development and practice in Nigeria's capital city of Abuja is being pursued. It will help in exploring the issues concerning the implemented urban development policy, and provide actions needed in achieving sustainable urban development and practice in Abuja city in Nigeria.

Participant Selection:

You are being invited to participate in this study because you have been identified as someone in a position to give useful insight on this topic. You meet the requirements for inclusion as a participant because of your experience, location, portfolio and position as a resident of Abuja city, a staff of Abuja urban development department or agency and a staff of a private organisation involved in the physical development of Abuja city. It is believed that the findings of this study will offer Abuja urban development significant benefits through the understanding the actions needed in the implementation of sustainable urban practice in the development of Abuja city in Nigeria.

Scope of participation:

Your participation in this study will entail three levels of involvement; they are outlined below.

1. Access and pre-interview discussions: Your informed consent to participate in this study will provide permission for further contact regarding the conduct of an interview and (where applicable) observation during the fieldwork. It will also permit me to pass on information about the interview with a set of questions attached.
2. Interview and observation: One interview session at a convenient location (preferably within your organisation). The interview session will last between 30-90 minutes and will adopt a semi-structured format to allow you the opportunity to express your views concerning the purpose of the research. It is intended that the interview will be recorded using audio devices and subsequently transcribed into text format for analysis. You can object to recording at any time during the interview. All recordings will be archived with the Nottingham Trent University research office for four years and subsequently destroyed. Where applicable, observations will be conducted anonymously with your permission. A notepad may be used to take notes of the processes and items of interest.

Please note:

1. You can withdraw from the interview without reason at any time
2. You can stop the interview at any time.
3. You do not have to answer any question(s) that you do not wish to, and,
4. Your name and personal information will be anonymised so you cannot be identified from the reports produced from this study.

Note: As part of the presentation of the research results, your words may be used by way of direct quotes or references. In the event of such usage, your words will be anonymised to ensure that you cannot be identified from their usage. It is also important to make you aware that you can contact the Nottingham Trent University research office and the research supervisor using the details below to provide information about the conduct of this study and any concerns you may have. This information will be treated in confidence and addressed accordingly.

If you are happy to continue and participate in this study, please sign the attached consent form any time before the conduct of the interview.

Thank you for your time and cooperation.

Researcher

Segun Ogunsola
Doctoral Researcher
School of Architecture, Design and the Built Environment
Burton Street, Nottingham NG1 4BU
United Kingdom.
segun.ogunsola@ntu.ac.uk
ogunsola.segun@yahoo.com
+44(0)7799757469

Supervisors:

Professor. Mike Hoxle
Professor of Property Management and
Development,
School of Architecture, Design and the Built
Environment
Burton Street, Nottingham NG1 4BU
United Kingdom.
mike.hoxley@ntu.ac.uk
+44(0) 1158484690

Dr. Michelle Pepin
Research Areas:
Design Environment
Architectural Design and Global Difference
School of Architecture, Design and the Built
Environment
Burton Street, Nottingham NG1 4BU
United Kingdom.
michelle.pepin@ntu.ac.uk
+44(0)1158482388

APPENDIX B

**SUMMARY OF EMPIRICAL PROCESS PARTICIPANTS, DATES AND
LOCATION**

GOVERNMENT INSTITUTIONS AND DEPARTMENTS.

Date	Location	Activities	Interviewee
15 th May 2013	Federal Capital Development Authority (FCDA)	<ul style="list-style-type: none"> Interview session included the discussion and examination of urban development activities and policies been implemented such as urban governance, democratic Society and Human Rights by the FCDA. Documents showing the existing land swap concept were provided alongside other capital projects undertaken revealing the scale of preference in terms of distribution of infrastructural facilities. 	<p>Director Establishment and Training: Nuhu Ahmed.</p> <p>Deputy-Director Urban & Regional Planning: Ramon Ishola</p>
17 th May 2013	Abuja Municipal Area Council (AMAC)	<ul style="list-style-type: none"> Land administration and existing guideline and regulations. The Provision and Distributional Process of Public infrastructure and Services, with mode of distribution. 	<p>Mandate Secretary Hon.Yahaya Gwagwa</p>
17 th May 2013	Department of Satellite Town Infrastructure (DSTI)	<ul style="list-style-type: none"> District development: Challenges of infrastructural developments in the satellite towns. Analysis of existing infrastructure initiatives. 	<p>(Deputy Director) Mohammed Shehu</p>
20 th May 2013	Abuja Metropolitan Management Council (AMMC)	<ul style="list-style-type: none"> Environmental management initiatives. Environmental challenges that infringe on the developmental process in Abuja city development. Environmental safety policies and regulations. 	<p>(AMMC Officials) Uche Ezekiel</p>
28 th December 2015	FCDA(Research Development)	<ul style="list-style-type: none"> Statistics on urban development demographics and morphology Compensation and Relocation 	<p>(Deputy Director) Yahaya Abdulkadir</p>
28 th December 2016	Abuja Geographic Information System (AGIS)	<ul style="list-style-type: none"> Land acquisition and development Development of existing and planning of new structures. Allocation of land for different uses like residential, commercial, industrial, 	<p>(Senior Geographic Information Officer) Daniel Yisa</p>

		<ul style="list-style-type: none"> Generating of reports for higher officials/management with adequate maps. 	
29 th December 2015	Compensation and Relocation	<ul style="list-style-type: none"> Resettlement compensation and relocation within Abuja urban development. Land Use Act and its recommendation 	(Compensation and Resettlement Department Official) Risikat Ishola

INFORMAL NEIGHBOURHOODS (DUTSE-BAUPMA, KURUDUMA AND LUGBE)

DATE OF INTERVIEW	LOCATION	PARTICIPANT	OCCUPATION/POSITION
21 st May 2013	Dutse –Baupma 1	Resident 1	Community Head of Dutse-Baupma
21 st May 2013	Dutse –Baupma 2	Resident 2 Resident 3 Resident 4	Road-Side Mechanic Ground-worker Civil Servant
22 nd May 2013	Dutse –Baupma 3	Resident 5 Resident 6 Resident 7	Saloon Operator Road Site-Mechanic Trader
22 nd May 2013	Dutse –Baupma 4	Resident 8 Resident 9 Resident 10	Road Carpenter Food Vendor Student
Second Empirical Phase 30 th December 2015			

23 rd May 2013	Kuruduma 1	Resident 1	Community Head of Kuruduma
23 rd May 2013	Kuruduma 2	Resident 2 Resident 3 Resident 4	Trader Civil-Servant Tailor
24 th May 2013	Kuruduma 3	Resident 5 Resident 6 Resident 7	Housewife Farmer Fisherman/Farmer
24 th June 2013	Kuruduma 4	Resident 8 Resident 9 Resident 10	Electrician Civil Servant Bricklayer
Second Empirical Phase 31 st December 2015	Kuruduma Observation		
25 th May 2013	Lugbe 1	Resident 1 Resident 2 Resident 3	Business- man House wife Civil Servant
25 th May 2013	Lugbe 2	Resident 4 Resident 5 Resident 6	Road-side Mechanic Trader Plumber
25 th May 2013	Lugbe 3	Resident 7 Resident 8 Resident 9 Resident 10	Policeman Trader Business-man Banker

4 th January 2016	Lugbe Observation		

FORMAL NEIGHBOURHOODS (MAITAMA, ASOKORO AND GWARIMPA)

DATE OF INTERVIEW	LOCATION	PARTICIPANT	OCCUPATION/POSITION
27 th May 2013	Maitama 1	Resident 1 Resident 2 Resident 3	Business- man Director NCCE Architect
27 th May 2013	Maitama 2	Resident 4 Resident 5 Resident 6	Education Administrator Insurance Broker Oil and Gas Consultant
28 th May 2013	Maitama 3	Resident 7 Resident 8 Resident 9 Resident 10	Contractor Student Legal Practitioner Federal-Civil- Servant
29 th May 2013	Asokoro 1	Resident 1 Resident 2 Resident 3	Medical Doctor Banker Construction Project Manager
29 th May 2013	Asokoro 2	Resident 4 Resident 5 Resident 6	Architect Quantity Surveyor Financial Expert
30 th May 2013	Asokoro 3	Resident 7 Resident 8 Resident 9 Resident 10	Businessman Businessman Retiree Real-estate Developer
1 st June 2013	Gwarimpa 1	Resident 1 Resident 2 Resident 3	Federal Commissioner Lecturer Senior Police Officer
2 nd June 2013	Gwarimpa 2	Resident 4 Resident 5 Resident 6	High way Engineer Accountant Businesswoman

2 nd June 2013	Gwarimpa 3	Resident 7 Resident 8 Resident 9 Resident 10	Politician Businessman Building Contractor Industrialist
	Date	Location	
Second Empirical Phase	10 th -11 January	Maitama	
	12 th - 14 th January	Asokoro and Gwarimpa	

APPENDIX C

KEY PARTICIPANT INTERVIEW TRANSCRIPTS

**THE INTERVIEW GUIDELINE QUESTIONS FOR THE FEDERAL CAPITAL
DEVELOPMENT AUTHORITY.**

INTERVIEWEE: YAHAYA ABDULKADIR

POSITION: ASSISTANT DIRECTOR URBAN AND REGIONAL PLANNING (FCDA)

DATE: 25th December 2015.

- 1. What challenges have this agency faced in actualizing sustainable urban development in Abuja city?**

***Response:** Organisation is a major challenge we have here in FCDA; many of our staff are not adequately trained to carry out their job effectively.*

The way Abuja was previously planned, numbers of neighbourhood gives you districts, the districts make up the Federal Capital Territory. What has been affecting the current development or planned population you find around the city of Abuja is the indiscipline in the part of the government and the residents of many of this illegal neighbourhood, you have been too. Some government officials would just wake up and take decision which is against the recommendation of the masterplan. We don't stick to the densities of the neighbourhood, in each district; we are supposed to have low, medium and high densities. Take a look at Gwarimpa for instance, you will find out that many people are doing conversion of their building and doing whatever they like building higher in areas where such development is not allowed. From the neighbourhood, to the district and coming to the main city, we have facilities which are allocated to each neighbourhood for convenience like local shopping store, schools, police station, hospital an offices complexes to serve this neighbourhood. The district are supposed to be the combination of many neighbourhoods with much more bigger facilities: bigger hospitals, shopping centres, district vocational centre and all that Most of these planning schemes have been change, we have gone ahead to change all this to just houses.

- 2. Is this based on the fact that the city of Abuja is faced with rapid urbanisation and also the problem of meeting housing demand?**

***Response:** In my opinion, it is all about indiscipline, you must understand that where infrastructure is available, that is where people always want to go, if we are allocating land in areas where we have not provided infrastructure, the powers that be don't even want to go there. The real estate investors don't want to go there as well; if they can they would rather go to where there is infrastructure. You must understand that those who have connections will go ad pull some strings with unplanned housing while restrict themselves to the main city.*

The way forward for us as an institution is to ensure that we do more for the lower income neighbourhoods or areas. But do not forget that Abuja was created as an administrative and capital city for Nigeria. You are talking about somewhere you are largely going to have civil servants, but ironically most civil servant don't live in the city, cos we can't afford it. I think what we need to do, there is nothing that says you cannot build for civil servants within the city. I know if you want productivity, you can do subsidy, you have to subsidise or you can build in the case of beautification of the city and allow the civil servant to finish the interior based on their income.

3. Compensation, Relocation, integration, Social Sustainability and the Land Swap Initiative

Response: Well, I am not sure if the new government would want to continue with what the last administration was doing concerning urban development and public-private-partnership initiative, but what am sure of is that they would review the past programmes like the land swap. Even the National Assembly is looking into that, when we went there for an interactive session. Let me first start with the relocation and compensation, we have not had a stable policy on what to do with the local indigenes so to speak. From the beginning, the policy focused on evacuation of all the original settlers, but the government of former president Obasanjo (1999)–(2007) emphasized that it was too expensive at the time, because it was to cost the government, over 500 billion naira at the time. Then the policy changed to partial relocation, meaning that wherever the original settlers were, we relocate them within the FCT. Then we dabble into integration with examples such as the Garki village, it didn't work out, the whole idea was to see if we could develop a typical traditional settlement. If you go there, you will realize that it failed woefully.

The problems here are not just the fault of the government in this respect, the indigenes themselves have their own issues, I don't want to make accusation, but we know some of the things they do and many of them selling land to people without government authorization. And you know the land belongs to the government. Concerning the issue of compensation, each time I hear about it; all I do is just shake my head. Because, take for instance the land swap initiatives, for every time decisions were made, the chiefs of the villages were taking along. I could not believe all the publicity I saw in the papers that the indigenes have not been compensated. At every stage, we involved the chiefs, we actually appointed a community relation experts among them, through that process, we allocated them an area of their choice, payment to them were increased, lands were allocated for their farm and we also gave them an option for integration. There are instances where they even praised the former minister for doing so much for them.

I think the grievances, am telling you his for your own use. I have interacted with so many of them (the local indigenes) on three instances. The first instance, they complained about where they were living, and someone will just come from somewhere else, and you people will allocate him a plot of land and suddenly he will be buying cars and living large and here we are suffering, I got his point. In Abuja here, land is very expensive and in high demand, I mean, if a minister likes you, he won't give you contract, he will just give you one plot of land, and you will make your money without any worries without going through contract processing issues. The second instance was when we started on this land swap, this incidents actually informed us on the way to do something revolutionary, we went there with some investors and suddenly we were surrounded by some youth and asking us what we were here for. We told them that we were here to do some survey, they angrily told us to leave. On the third instance, similar thing happen, and the youths wanted to go violet, so I came to the front as the leader of the government delegation. Many of them were aggrieved based on past promises that their land has been taken without compensation, and we the government want to take more.

This happen on the second run way project of the Abuja Airport (Nnamdi Azikwe International Airport), one of the indigenes told me that if I want he can take me to where his grandfather house was, before it was demolished to be replaced by the airport terminals. The young man told me that if the government is not careful, Abuja city would be turned into another crises and conflict zone like the Niger-delta of Nigeria with uprising over oil installation and spillage. I want you to critically analyse this stories I have just told you, it is not the government fault, but the leadership of this local indigenes who often hold meetings with the government and collects compensation funds on behalf of the entire settlement. The young man told me that their village head owns luxury houses and cars, while they suffer in penury with no health centre, water or any form of services.

It will be absolutely necessary for us to sit down as an institution and derive permanent solutions to the entire FCT project, there are so many things going wrong with the way we are approaching the development of Abuja. It is my option that the current structure we have is too cumbersome, I mean, you have been out of this country, look at Dubai, Singapore. I know Singapore is smaller than Nigeria, but they had their problems, what did they do, they sat down and tore all the manuals and started afresh, today Singapore is the destination for some many conferences, they have succeeded in city planning and development. We need to do same I think. If you have system that has so many agencies that don't complement each other, you are going to end up like this, when you have leadership that is not patriotic, that is greedy, when you have workers that are not fully trained, that don't know their jobs, you will end of the current problem in FCT. We have so many departments within FCT, that don't coordinate, that don't understand their key responsibilities and assignment.

Take for instance, this department is in charge of planning, we have another department in charge of building regulation and control, sometimes when we site people building where our plans have not reached, and we write to them, many times, they don't respond. They are supposed to stop every activity until this department gives approval. But the current situation is not like that, the department of parks and recreation is another example that is not reliable. You cannot take your family to parks here in Abuja, most of it has been converted to glorified beer parlours. The last time a minister wanted to change this, he was branded a "sharia" minister. He emphasized that all he was trying to achieve was urban parks that we can all be proud of, go to hype park in London, you will not see what is happening in our parks.

One major problem I have with the private investor initiatives within Abuja urban development is that those initiatives deviate away from the original plans, what stops the investors from investing within the planned parameters of the city? We have just giving to you the real estate development plan of an investor, it took us 7-month objecting to that development before we were over powered by those in high places, people that have connection in this city. That development is situated in a recreation area from the plan, not for living, but we were over powered.

4. Are the politicians the problem? Truncating the policies put together by experts?

Response: *They are; they are a big problem. They don't understand planning, I would also say we don't have qualified and efficient staffs, we have not had officials that would tell the ministers who are political appointee point black that they are not allowed to take wrong decision. Many of the top officials here like the executive secretary just sit and wait for the politicians to tell them what to do. Here as the planning department when we object wrong decision, the ministers and top officials over rule our decisions and go ahead to do whatever they want to do. For instance, in the case of the dallas- caraville project which was allocated plot for housing development in a green and recreation area, my director of planning objected and refused to sign the approval, the minister reminded him that he was the minister and sole authority in terms of land allocation for whatever use. Projects like the centenary city are interfering with the Abuja Master-plan negatively, if the centenary city is coming to stay, we have to rethink the entire structure of the city. This is a city which can be considered as an "apartheid enclave" is going to impact of the city, by being the neighbourhood of the rich. You can see that because the centenary city is located close to some farmlands, owners want to convert the farmland to estates. There is a structure for the city and there are plans before the centenary city, we need to have an environmental impact and social assessment to determine what's going to happen when the centenary city is finally built.*

It is a good thing that we are going to have investors, but my argument is that why can't we channel that investment into the main city, we have four phases within the city already, so why can't we channel this new development into the footprints of the city. In every city, you are going to have your highbrow areas, your shopping streets, your boulevards, this investor can create such, instead of disturbing the human poor. The same people can also go into social housing, which I think is their own social responsibility to do that, you know partner with the government, let's have beautiful apartment: one bedroom, studio apartments for the low income earners with a

beautiful façade, while the occupants do whatever they want inside. There are many things that have been done wrong with Abuja urban development; we cannot continue the development of Abuja as the 'business as usual' attitude towards the way and manner we engage in urban planning process and implementation. I am actually advocating for a review to see where we have gone wrong in Abuja urban development, our focus over the years has been housing alone. Like in a neighbourhood like Asokoro, if residents need anything to buy, they have to travel all the way to Garki, because land allocated for shopping complexes and school for our kids have been taken over by these housing developments. As far as I am concern, there is nothing that we cannot do, if we are serious about doing it, we can decide to renew entire neighbourhoods in sections with examples from the case of Singapore. They sat and negotiated with the landowners evacuated a section of the neighbourhood and return once the needed infrastructure has been provided. The land Use Act is part of the problems, but can also utilized in a positive way, from the point of view of the landowners where the government takes full control of the land like in the case of Lebanon, where a market was to be renewed, the market owners were being stubborn, the president revoked the land and chased the market owners away and rebuilt it into a modern market and return back the shops because they took a census and were presented with the title of the shops, from being shop owners they became millionaires. I hope am not coming across as a hardliner or fanatic on planning, but to be honest, in the case of Abuja, we have lost the momentum about this city, there is a lot of work to be done, we are sitting in our various offices and be looking important.

**THE INTERVIEW GUIDELINE QUESTIONS FOR THE FEDERAL CAPITAL
DEVELOPMENT AUTHORITY.**

INTERVIEWEE: NUHU AHMED

POSITION: DIRECTOR ESTABLISHMENT AND TRAINING (FCDA)

DATE: 15th May 2013

1. What are the main objectives and responsibilities of this government agency?
2. Have the agency been able to achieve the main aim and objective of its establishment...Yes or No.
 - a) If yes, how?
 - b) If no, why?

Response: *The FCDA is the main administrative institution in the city of Abuja, with the responsibilities of coordinating other sister agencies and departments towards the development of Abuja city with a focus on the Master-Plan recommendation as the guideline. The (FCDA) was created through the Decree No.6 of 1976 which vested ownership and control of all land in the area to the Federal Government also gives the FCDA the onus of handling the design, planning and construction of the Federal Capital Territory with the following functions: To choose a site within the Capital Territory for the location of the Capital City, prepare a Master Plan for the use of land in the Capital City as well as the rest of the Capital Territory; provide public/community services within the Capital Territory; establish infrastructure such as roads, railways, bridges, reservoirs, water course buildings and other such works which would support the livelihood of the residents of FCT. The FCDA also co-ordinate the activities of the Area Councils, Departments and other Agencies of the government of the Federation within the FCT.*

ACHIEVEMENTS

The reality of Abuja coming together as Nigeria's Federal Capital City is most gratifying. The transformation of Abuja has been tremendous from a thick savannah to a glamorous glass and lights dotted skyline with international standard skyscrapers with beautiful green urban spaces. This, for me, is a most fulfilling experience considering that I saw this dream unfold as an itinerant young engineer who was part of the growth and development processes of the new capital city, which can be considered not only a pride to Nigeria, but to the entire African continent.

I fully understand how this city has grown over the years as I grew through the ranks within this institution and today, sit as the Director Establishment and Training of the FCDA. As one of the key officials with the responsibility and at the helm of affairs of the development of the Federal Capital under different Ministers in

the past and present, I would like to first salute the foresight of the founding fathers, particularly General Murtala Mohammed, whose vision and mission brought this dream to reality. The Justice Aguda recommendation team whose dreams and aspiration for all Nigerians in the city of Abuja is today not just a reality, but has continue to grow continuously. I also want to salute the first committee that was saddled with the responsibility of securing a suitable Federal Capital City, the effort of every minister in visualizing the Abuja master plan, and the ever effervescent vigour of various construction companies that more often than not had to work at neck breaking speed to deliver on tight time lines.

- 3. Research in recent times has shown increase in population growth most importantly in cities in developing countries which results in various challenges such as slum generation, expansion of informal settlements, increase in crime rate and many more. How has the FCDA been able to tackle the rapid urbanisation challenges in the Abuja context?**

Response: *Like you rightly said, rapid urbanization is a global trend and a major challenge to many cities across the world, likewise the new city of Abuja. For instance, the current population of Abuja, along with the area council and satellite town has continue to increase from over a 110,000 thousand when the capital was moved from Lagos in 1991 to a projected estimate of 10 million by 2018. This development has created a major problem in our hands as an institution, most importantly in the area of housing, infrastructure and protection of the environment of this city. However, every government over the years have mandated us as an institution to ensure that the city development conforms to the Master-Plan recommendation. As such, we have ensured that as an institution we employ global standards and incorporate various initiatives like public-private-partnership to resolve a lot of issues surrounding infrastructure and housing provision for the growing city of Abuja. But we have continuously faced many challenges from the rapid growth of shanty areas and neighbourhood across the FCT, with illegal structure and temporary buildings been erected by law breakers and some residents who do not obey environmental regulations and laws.*

- 4. In achieving a sustainable urban development, component within the system such as (Social, economic and cultural) needs proper consideration particularly with its relationship with in terms of urban planning and development. How has the FCDA been able to incorporate these factors in its urban development plan?**

Response: *Well. Urban development plans in the city has involved private investors, like I said earlier, this has yielded very positive result particularly in the area of employment opportunities, wealth creation and foreign investment for the economy of the territory. If you further look at our greening programme which focus on keeping the city of Abuja clean and green, which is second to known, that also takes adequate care of the general environment by planting trees and beautification of ornamental flowers and helps to prevent challenges*

particularly as we talk of global warming. The Minister has also mandated that the FCDA through AMMC who are in charge of sanitation and the cleaning up of Abuja to ensure a clean and filth free city, while emphasizing that Abuja under his watch must be restored to its original clean and green concept, this in accordance with the Master-Plan. But it is important to note that we require the utmost support and cooperation of residents, development partners and key stakeholders in the Abuja project to ensure a clean city.

5. Your response seems to be silent on the social aspect of Abuja urban development; has the FCDA taken any measure from this pillar of sustainability in your view?

Response: Not really, we have achieved quite a lot in the area of social sustainability particularly with our regular neighbourhood meetings, we call them “town hall” meetings here, and we occasionally meet up residents and private developers to find out how we can ensure that the Abuja development is adequate. For instance, we did some of this meeting in Asokoro extension, Gwarimpa and many other places.

6. How would you describe the implementation of the Abuja Master-Plan in terms of its recommendation on issues such as?

- a) Resettlement plan
- b) Provision of adequate housing and infrastructural development for every Nigerian
- c) Equal distribution of resources
- d) Social integration and cohesion

Response: The Department of Resettlement and Compensation is charged with the responsibilities of policy formulation, guidelines and implementation of resettlement schemes; and the payment of compensation for crops, economic trees and structures. The creation of the department some few years back provided the opportunity to bring under one umbrella all issues pertaining to resettlement and compensation which hitherto had been fragmented in the Department of Urban and Regional Planning, Development Control and Land Administration. The Department has three divisions and they are valuation and compensation, planning and resettlement and monitoring and logistics.

In the aspect of resettlement, many of them are at various stages of completions like Apo, Galuwui/Shere and Wasa. The resettlement of the original inhabitants of Apo has commenced in earnest in Apo resettlement site. Also there are 877 houses meant to accommodate the original inhabitants of Garki, Akpanjenya and Apo village respectively. The Galuwui/Shere resettlement site is meant to accommodate 12 communities of Jabi Samuel, Jabi

Yakubu, Utako, Kpadna, Mabushi, Gishiri, Kado 1 and II, others are Magajipe, Zhilu, Maje etc. The progress of physical construction work is at 75% completion covering an area of about 9,000 hectares of land. The buildings are expected to be in a neighbourhood system where each neighbourhood is expected to retain their traditional institution as well as chieftaincy allegiance.

HOUSING

In the area of housing, over the years due to the non-availability of funds majority of housing is undertaken through the private-public-partnership using private developers; but the FCDA ensures that the housing schemes are developed in accordance to the FCT Housing Policies and Regulations in line with the existing National and FCT Laws, Regulations and Policies. This is aimed at facilitating the regulation of affordable Mass Housing Developments by Public and Private Investors. Establish a methodology for engaging stakeholders (in the areas of communication and consultation).

7. How effective is the land administrative system and the implementation of the Land Use Act (1978) in Abuja?

8. Response: *I think the Land Use Act is explicit concerning the role of the minister of FCT in the case of Abuja urban development; I will give you a copy before leaving so that you can fully study it as a reference point for your research. Every land belongs to the government and the government allocates the land for both private and public development, however every individual or organisation is expected to apply to AGIS who allocates the land with an allocation number.*

9. How would you describe the present housing delivery system in Abuja city today?

Response: *Due to lack of funds, and the enormous growth of Abuja, the government does not have the capacity to provide housing to Abuja residents. You will agree with me that the cost of building materials is constantly on the rise, this along with the cost of the labour. As such we need to invite the private investors in this case; which I would argue is more in the favour of those that can really afford it. That is the current situation of things.*

10. How effective and adequate is the provision of affordable housing and public services and infrastructure in Abuja?

Response: *Like I said previously, the real estate developers are majorly involved in the delivery of housing as it is capital intensive for the government, but this scheme has greatly helped to provide housing for many Abuja residents.*

11. Do you agree or disagree with the fact that every Nigerian, irrespective of their class and status, has access to quality housing, and a decent, safe, and healthy environment with infrastructural services at affordable cost?

a) Agree, how?

b) Disagree, what are the factors or challenges that have led to such?

Response: *The major challenge we are having in the area of the question you have just raised is that: First, the private investors have to make return on their investments, so majority of the houses are just for those that can afford it. Secondly, you have to realize that we are facing serious challenge concerning informal development, particularly with the illegal sale of land by the local indigenes which is against the Land Use Act. Thirdly, we also have problems concerning those who neither respect or obey environmental laws and don't pay taxes mostly in the satellite towns. Like I said previously, the Abuja Masterplan makes provision for relocation and compensation for any land taken over from the original natives. Most of the houses built have been sold while many of them still want to lay claim for another money or house. Insincerity is the issue, we are facing here from the original natives.*

12. Are there any dynamic strategies existing or proposed to foster and promote an effective sustainable urban planning and development in terms of social sustainability in Abuja?

Response: *Well all I can say in that respect is that we need new policy reform and effective implementation. This is significant to move forward the development of this city.*

13. Does the FCDA engage in any collaboration with other agencies or private organisation through PPP initiatives in the delivery of a more sustainable urban development in Abuja?

Response: *The private sector collaboration within Abuja urban development has been strategic, as it has snowballed the opening up of more districts with modern infrastructures, which would have been a major challenge to the government. Agreement has been signed through a memorandum of understanding with investors under the Land Swap Initiative to provide the needed infrastructure to the agreed districts in many parts of the Federal Capital City with multiplier effects of creating over a million new jobs especially skilled labourers like engineers, architects, town planners, surveyors as well as estate valuers among others in the Federal Capital Territory.*

14. Are there any preferred locations and neighbourhoods in terms of the scale of preference towards the delivery of infrastructural and public services?

Response: *We in the FCDA do not have preferred location in ensuring the effective development of Abuja city, however we have a work plan, and this work plan is tied to our annual budget. So many of those neighbourhoods that you might notice not having the required infrastructure might be in future considerations of the FCDA for full development exercise.*

**THE INTERVIEW GUIDELINE QUESTIONS FOR ABUJA METROPOLITAN
MANAGEMENT COUNCIL (AMMC).**

INTERVIEWEE: UCHE EZEKIEL

POSITION: MANAGEMENT OFFICER

DATE: 16th May 2013

1. What are the main objectives and responsibilities of this government agency?

Response: *The Abuja Metropolitan Management Council (AMMC) is responsible for the coordination, supervision and the improvement of the physical environment of Abuja city, this in line with the provisions of the Abuja Master-Plan and the Development Control guidelines. Also the main focus of this agency within the city of Abuja's development is the improvement of the aesthetics of properties around the FCT, which involves planning and installation of billboards, street name, house numbering, telecommunication mast and other amenities and infrastructure to support the Abuja residents. Many of our activities also involves the management and maintenance of FCTA offices, national monuments, street lights and drainages. AMMC also promotes and provide adequate park resources and recreational site development/ management, including tree planting, reclamation of green areas, vegetation control and emergency management. And the purpose of these is to create a humane environment in the Garden City Setting of Abuja. . AMMC is comprised of five departments namely: Parks and Recreation; Urban Affairs, Development Control, Facilities Maintenance and management, and Finance.*

2. Have the agency been able to achieve the main aim and objective of its establishment...Yes or No. If yes, how? If no, why?

Response: *Absolutely, too a very large extent, if you drive around the city of Abuja, no thought, you will agree with me that it can be classified as one of Africa's most beautiful and maintained city, not to talk about its comparison within the context of Nigeria. It is important to note that this department within the FCDA. AMMC as a department came into being in year 2005 as a response to the increasing development challenges besetting an evolving federal capital such as Abuja.*

3. What are the typical challenges which arise as a result of environmental management of Abuja City?

Response: *The very first that I would like to discuss is the issue of funding, which has been a major challenge most importantly as the city of Abuja has continued to house numerous residents from various part of the world.*

We are really struggling to fund many of our projects. Additionally, factors such as environmental lawlessness, non-payment of environmental management levy, inadequate knowledge concerning environmental protection and issues concerning global warming were identified as an element which hinders the attainment of a sustainable green urban city in the informal neighbourhood setting in Abuja city. The formality of the main city of Abuja, while attributing the success of the urban green scheme to the commitment of majority of the residents through the adequate payment of environmental protection levy, collaboration between the institution and private organisations to ensure urban environmental protection and the level of enlightenment of the majority of its residents as an influence on why neighbourhoods within these areas have remained “clean and green”.

- 3. Urban environmental management has been discovered to involve a wider aspect of management strategies which include various stakeholders’ participation in achieving a better service delivery.**

If yes, can you please explain how this agency has been able to achieve this?

Response: *Yes, like I just said, it is much easier to partner with stakeholders in the planned neighbourhoods. This has been achieved greatly within the city, however it has been very difficult in the unplanned settlements or neighbourhoods due to the challenges of access, no clear street name or house number. So it is really difficult to have a demographic data in this case, which would lead into infrastructure provision or maintenance of any services. Majority of the people living in the areas you have mentioned like Lugbe, Dutse-Baupma do not obey environmental laws, neither do they pay the environmental levy required to maintain their neighbourhoods. They don’t even understand the impact of a dirty environment, or that of global warming related issues. They are found of vandalizing the little infrastructure that which in their neighbourhoods, pasting posters on government infrastructures, breaking government tarred roads to pass pipes for water and littering the streets with refuses.*

- 4. What is the level of partnership between this agency and private organisations in ensuring a safe and healthy environment?**

Response: *Addressed above.*

- 5. Are there any special preferences in terms of neighbourhoods within the Abuja context?**

Response: *Like I said, there are no special preference, but our activities can only cover planned areas where we have the data, for instance in the event of taxation, we can only provide infrastructure and services for areas that we are sure that its occupants will support in terms of tax payments and things like that. We can certainly not extend services to some of the informal areas as they are illegal anyway.*

- 6. Are there any urban management indicator systems to show the level of progress in the Abuja urban plan?**

Response: *Yes, we organise our annual appraisal at the end of the year for a clear overview of our activities and identify areas which needs improvement for subsequent planning and implementation.*

7. According to urban development research in Africa, Abuja city can be considered as one of the most beautiful cities in Africa, with lots of urban green spaces, parks and urban beautification activities within the city. Does this development apply to every part of the city?

If yes, what about cases like Chika, Lugbe?

If no, why? (Little or no infrastructure and beautification activities)

8. What urban development strategic plans exist and are proposed in relation to urban environmental challenges?

Response: *In this case, we are looking at reviewing our law and enforcement policies, maybe by introducing mobile court in the event, someone is caught destroying the environment or vandalising our beautification projects. Like I said earlier funding has also been a major challenge, this is why the government have resulted to ensure that some of these areas are given to private investors to improve on the infrastructures.*

9. What measures are being put in place to ensure the compliance with environmental protection regulations in Abuja?

Response: *That has been a very difficult challenge, most importantly in the areas of effective workforce that are well trained and dedicated towards the objectives of this agency. Many of our officials don't do their work diligently, what you find are just people coming here to earn salaries. These are few of the problems which hinders the provision of an appropriate and beautiful urban space. Secondly we need a total change in the way we handle environmental sanitation and also compliance to a more sustainable urban space here in Abuja city. I would argue that education human development has major role to play here. For instance, the beautiful parts of this city have occupied by well-educated and well to do individuals, which reflects on the maintenance culture and attitude towards the preservation of the environment. But in the satellite towns, or informal neighbourhoods, many of those living there are not well informed, and understand lessens the impacts of unkempt surroundings and issues of global warming.*

**THE INTERVIEW GUIDELINE QUESTIONS FOR THE FEDERAL CAPITAL
DEVELOPMENT AUTHORITY.**

INTERVIEWEE: MOHAMMED SHEHU

POSITION: PLANNING OFFICER

DEPARTMENT: DEPARTMENT OF SATELLITE TOWN INFRASTRUCTURE

DATE: 16th May 2013

KEY OBJECTIVES OF YOUR DEPARTMENT

Response: *The key objective of the department includes the following:*

- *In recognition of intense pressure on the capital city of Abuja, it was necessary to derive a means for the reduction of such pressure caused by the increase in population of the city dwellers. Thus, by opening up and developing the satellite towns with adequate facilities and basic facilities to the teeming rural dwellers, thereby improving the living standards and general environment of its residents.*
- *Develop linkage between the satellite towns and the Federal Capital Territory (FCT), with the provision of roads, potable water and electricity, this in conformity with the Abuja Master-plan recommendation.*

2. What are the key challenges often encountered regarding the current urban development of Abuja city?

Response: *Many people migrated into Abuja from everywhere both within and outside Nigeria and most of this people cannot afford the current prize of accommodation within the main city. Due to this circumstance, they reside in the satellite town, which does not have the required infrastructure to support the current population. Due to the high liveability rate of the city of Abuja, they tend to settle for less by living in the satellite towns and suburbs in search of cheaper accommodation and lifestyle. Land and property owners in these satellite towns have also taken advantage of the situation by building more housing to habitat the migrating population without consulting the building control department for building approval or adhering to building code of conduct of the Federal Capital Territory. This process has led to the generation and development of slum and informal settlement spreading all across the satellite towns. This is against the Master- Plan of Abuja, and successive administration of the Federal Capital Territory has continued to discourage the building of any structure without adequate approval from the government. In the quest to tackle this challenge and also discourage this action of slum generation within the Federal Capital Territory, government has resorted to the option of demolition of slum settlement for other purposes.*

3. How would you consider the current state of infrastructure development in Abuja city satellite town in comparison with the main city?

Response *Well you must realise that many of our satellite towns are considered illegal development as lots of activities takes place there. First, you cannot compare the level of infrastructure provision within Abuja main city with the satellite towns, this based on the fact that the main city is appropriately planned and have the necessary data to evenly distribute public services. Secondly, the government has been facing lots of challenges concerning funding infrastructural developments and have implemented the public-private-partnership measures as solutions. However, this mechanism has produced the required results, as the city of Abuja is gradually becoming an investor's destination with the provision of infrastructure in exchange of financial gain. But this initiatives have not been extended to the satellite town, as many of the investors are not willing to invest where maximum profit will not be made. That is the more reason why many of the neighbourhoods in our satellite towns are what they are with all sort of illegal activities taking place there.*

4. Social sustainability in urban development and practice focuses on the people by ensuring an equal enabling urban space is provided for every dweller; are there any plans by this department to incorporate such a principle in its planning policies?

Response: *The major problem we are having in that respect is government's focus on financial gains through the development of this city. the Abuja Master-Plan and its recommendation is extremely clear on this, as a city that symbolises Nigerians unity, where every Nigerian is welcome and should be accepted. But today, because land has become a very expensive commodity, it is now strongly contested between the government, the local people who had lived here for many years before the creation of the city itself and private investors who has seen the city as a financial hub. As, such there has been conflicts between this people and that leads to why the city is divided and has developed into different fragmentation of planned, unplanned and mixture of both across the city. However, I would argue that the government is not doing enough to integrate this different fragmentations and I think that should be done if we can achieve anything in the area of social sustainability.*

5. As a department with the responsibility of ensuring infrastructure provision in the satellite town, are the citizenry involved in the planning process?

Response: *We try as much as possible to engage the community leaders in our plans, by holding regularly town-hall meetings, most importantly on the current state of their neighbourhoods. However many of our discussions with them often include payment of tax, obeying urban rules, laws and regulation; unauthorized building plans, resettlement and relocation and issues concerning the illegal sale of land which is a common practice among the natives. But it is very clear that our effort as a department has yielded minimal results as many of the natives and residents of the satellite still embark on many of the "don't" of the government and that is why we you find the satellite town in their current state.*

6. In your opinion, are there any possible solutions to these current challenges?

Response: *I think for us to achieve the required positive result in the case of the satellite towns, it is a collective process from both the government and the resident of the satellite town by ensuring the government takes responsible by providing adequate urban governance for residents in respective of where they are living in the city. Secondly, the government need to provide an effective work plan through new policy formulation to ensure adequate compensation in areas that land has been taken, resettlement for the former occupants. That is how it is being done in the developed countries. For instance, the emergence of shanties and slums in the FCT can be attributed to the one-sidedness of the government with the full concentration on the main Abuja city at the expense of corresponding developments at satellite towns. Many residents who cannot afford accommodation even within these satellite towns resort to the construction of shanties and makeshift settlements. The response by the government by demolishing these buildings have not produced any results, as the occupants relocate to another area to do the same sort of illegal development. And the government is to be blamed for this for their inefficiencies and lack of commitment to areas occupied by the urban poor.*

**THE INTERVIEW GUIDELINE QUESTIONS FOR THE FEDERAL CAPITAL
DEVELOPMENT AUTHORITY.**

INTERVIEWEE: RISIKAT ISHOLA

POSITION: RELOCATION AND COMPENSATION DEPARTMENT

DATE: 17th May 2013

1. What are the main objectives of this department?

Response: *It is important to note that issues concerning relocation and compensation had been a critical issue which had been fully thought about even before the construction of Abuja capital city commenced. If you carefully read through the Justice Aguda Recommendation for the Abuja Master-Plan. However, the (FCDA) as an institution saddled with the responsibility of ensuring adequate development of the capital city has ensured that the Master-Plan and its recommendations are respected through the establishment of this department solely to look into issues which has continually risen concerning cases of compensation and relocation within Abuja urban development and the entire Federal Capital Territory. As such, this department deals majorly on the coordination, planning, relocation, integration of all concerned parties within Abuja city urban development ensure. The Abuja Master-Plan recommendation is clear concerning the responsibilities of this department.*

Resettlement as it affects the FCT was categorized into two: - Those who opted to be moved out of the FCT, and - Those that had remained but could be resettled within the FCT, should their places of abode be affected by development projects. First, before the capital city was located at this current position, there were original natives, mostly the gbagyi tribe who were living here either as farmers, fisher men or cattle rearers. The provision of the Master-plan states that they are either relocated to another site, or integrated within the development plan of Abuja city, and that is what we have done over the years, even when we have continued to face numerous challenges.

2. How have you been able to achieve its objectives?

Response: *Do not forget that urban development is a continuous process, we have done tremendously well considering the situation we find ourselves from issues surrounding funds, lack of adequate workforce, corruption within the system and many more issues. We have had different policy change over the years concerning relocation, resettlement and compensation. First, we had the (Policy change of 1978) with the decision to evacuate all the inhabitants had to be revised and compensation and resettlement undertaken only in respect of those occupying the site chosen for building the city. But at the time, it was discovered based on the study area that local inhabitants within the Territory were far from being 'few'. As such the policy was gradually dumped after some few neighbourhoods were resettled.*

For instance, the FCDA has built numerous relocation neighbourhoods, with modern infrastructure to support the everyday life of the residents. Examples of some of this neighbourhoods are : Jibi and Apo resettlement areas.



Jibi resettlement neighbourhood: Kubwa Express Way. (Photography: Segun Ogunsola)

Furthermore, the Government made a complete U- Turn and opted for “Integration Policy” due to the huge amount of money that was needed towards relocation of the original natives who preferred to remain in the FCT as against complete resettlement. Examples of some of this neighbourhoods is Garki Village within Garki II District of the City in Phase I which was allowed to remain, except for the people to be affected by the construction of access roads and other infrastructures. However the policy changed again around (1999) for complete resettlement again. So we have been back and forth, mostly as a result of the different administrations we have had. This has contributed negatively to the current issues experienced across the Federal Capital Territory.

3. What have been the implications of these policy changes over the years?

Response: *These series of policy changes and inconsistencies by Government have a lot of serious implications on the implementation of the provisions of both the Abuja Master Plan and the Regional Development Plan of the FCT. As earlier seen, the FCT Act was enacted with the initial intension of getting every person residing within the Territory evacuated, (Section 1[3], FCT Act, 1976). That is why the Act vested all land within the FCT absolutely in the Federal Government. This effectively alienated the original inhabitants from their ancestral land. Section 297, Subsection 2 of the 1999 Constitution of the Federal Republic of Nigeria further affirms the above provision, that: “The ownership of all lands comprised in the Federal Capital Territory, Abuja shall vest in the Government of the Federal Republic of Nigeria”. On the other hand, other Nigerians perceived movement into the Territory as license to enter into any parcels of land without any restriction. This effectively laid the solid foundation for squatter settlements within the FCT.*

4. There have been various challenges within Abuja city currently facing examples of conflicts of interest from the original natives, issues surrounding farmlands, economic crops and

forceful eviction in some neighbourhoods and settlements. What steps has this department taken considering these situations?

Response: *To be very honest with you, there has been numerous factors responsible for that. One, is the issue that politicians have suddenly taken over the role and responsibilities of technocrats within Abuja urban development plans and implementation. In a situation where the Master-Plan is being distorted by those in mighty places, and professionals like us are not allowed to do our job, what do you expect. The political office holders do whatever they like and they cannot be questioned. They often allocate land to their colleagues, friends and family without considering urban plans wither such allocation is permitted within the overall plan. Secondly issues surrounding housing needs and the value of land which has increased over the years had resulted to the local Traditional Rulers within the neighbourhoods yet to be relocated getting seriously involved in the operations of the illegal land 'markets' and subsequent outright alienation of their ancestral land. Rather than wait and get 'meagre' amount from government as compensation, they found it more expedient and lucrative to sell out rightly, outside government regulatory bodies.*

Even when the government compensate in areas concerning economic crops and trees, they continually instigate the youth in the community to disrupt law and order in the name of non-compensation. Many of the local chiefs are non-sincere amount their dealing with the government and private developers.

5. What can you say about the Land Use Act (1978) in relation to these current developments?

Response: *The land Use Act presents an explicit position as regards this issue of discussion. The land fully belongs to the government and can only be allocated and certificate of ownership granted or retrieved by the government. However squatters around the FCT have discovered over the years that instant fortune can be made out of the illegal operations of land market. They have exploited the weakness of the Government apparatus by engaging in illegal sale of land and construction of buildings. This has gradually resulted in the flourishing of squatter settlements and neighbourhoods that you find around today. The general believe is that one can obtain a parcel of land develop, rent out and almost immediately recoup his/her initial investments in few years, even before the government notices such developments. Two years rent are payable at the first instance in most cases for any accommodation in terms of rent, and no any form of taxes are ever paid to government. So, before the government could acquire the land for any developmental project, they ('developers') would have recouped their initial investments and even made some profits. They were therefore ever ready to build regardless of the risk involved. However, do not forget that people are constantly moving into Abuja because of the relative peace enjoyed by the inhabitants. This massive influx of people into the territory coupled with weak development control apparatus, contributed also to shortages of houses, and subsequent growth of squatter settlements. Also, Lack of a well-developed Mortgage Institutions did not give much room for private developers to provide enough housing scheme for low income earners hence squatter development in Abuja.*

6. What would you consider a profound solution to the resettlement and relocation issues between the original natives and the government within Abuja urban development, - most importantly in achieving an inclusive city where every city dweller would have a sense of place and belonging as recommended in the Abuja Master-Plan?

Response: *I seriously think the Master-Plan recommendation is achievable, but some many factors need to be given special consideration. First, the issue of effective and upright leadership in all works of life in this country. Even if a country has all the best policies in the world, you need good leadership to drive the policy into full implementation, this is one of the missing gaps in the case of Abuja. In a situation where government is changed every four years in accordance with our constitution, and each time this changes occur, a new individual is appointment to take charge in terms of policy implementation, and such individual as another ulterior motive, hardly will any positive impact will be achieved. Secondly, we need new laws and policies that are centred on the people, in respective of which social class they belong in the society. For instance, when there is so much focus on generating funds from foreign investors and private partners like the case here in Abuja city, conflicts of interest would always arise. Thirdly, the original natives need to be part of the planning process, where everyone sits; both the government and the people and discuss how we can move Abuja city forward; instead of laying so much emphasis of the Land Use Act, which ignores the right of the people and just focus on the government or individuals in the herm of affairs.*

**THE INTERVIEW GUIDELINE QUESTIONS FOR THE FEDERAL CAPITAL
DEVELOPMENT AUTHORITY.**

INTERVIEWEE: RAMON ISHOLA SALAMI

POSITION: DEPUTY DIRECTOR URBAN AND REGIONAL PLANNING (FCDA)

DATE: 15th May 2013

1. What are the main objectives and responsibilities of this government agency?
2. Have the agency been able to achieve the main aim and objective of its establishment...Yes or No.
 - a) If yes, how?
 - b) If no, why?

Response:

This institution should be awarded a pass mark in terms of creating a city which accommodates every Nigerian in respect of their class or status, with equal rights". I think the results over the years in the current development of the city of Abuja speaks for itself through the existing development and infrastructure which has been put in place. However, the commitment of the institution in engaging in a collective agreement of building a world class city which it is proud of, but has also encountered the challenge of adequate funding as the city is built based on budget provisions (Capital and recurrent expenditure).

3. Research in recent times has shown increase in population growth most importantly in cities in developing countries which results in various challenges such as slum generation, expansion of informal settlements, increase in crime rate and many more. How has the FCDA been able to tackle the rapid urbanisation challenges in the Abuja context?

Response:

The growth rate of the population of Abuja is enormous as people from all around the world migrate down to the city in search of greener pastures, particularly Nigerians who have lived abroad. The preferred choice of Abuja to other Nigerian cities is due to the infrastructures available and the modern urban development system which can be compared to any international city in the world. If you see the level of development from the central area to Maitama, Asokoro, Garki, Wuse, Jabi, and many others, you will agree that Abuja which is slightly over 30 years is a huge "success".

4. In achieving a sustainable urban development, component within the system such as (Social, economic and cultural) needs proper consideration particularly with its relationship with in terms of urban planning and development. How has the FCDA been able to incorporate these factors in its urban development plan?

Response: *Well don't forget that the FCDA, is subdivided into different departments, however each department ensures that we live up to expectation regarding the issue of sustainability, but like you know the issue of funding hinders many plans that the government has, but we are still trying our best to partner civil organisation and private investors in this regard. And many of these private sector initiatives have yielded numerous positive results here in the city of Abuja.*

5. Your response seems to be silent on the social aspect of Abuja urban development. Has the FCDA taken any measure from this pillar of sustainability in your view?

Response: *Not really, many of our activities involve the people, but the compensation and relocation department will give you more details concerning issues regarding social sustainability.*

6. How would you describe the implementation of the Abuja Master-Plan in terms of its recommendation on issues such as?
- a) Resettlement plan
 - b) Provision of adequate housing and infrastructural development for every Nigerian
 - c) Equal distribution of resources
 - d) Social integration and cohesion

Response: *The major constrains for the extension of infrastructures and services to these identified neighbourhoods have been the challenge of funding for this identified areas you have mentioned (Lugbe, Dutse-Baupma and Kuruduma) which are called the 'city belly 'or city expansion areas. As a result of this development, the government has brought forward private investors to drive the development of the city forward. For instance, the Federal Capital Development Authority have employed the Land-swap concept by bringing private developers who have enough financial capacity to provide the necessary infrastructures and services, in which about 8 districts have commenced as pilot projects. It has been very difficult convincing any private investors to come and invest in those neighbourhoods. As you fully know, "Nobody will come and invest his money where he will not make maximum profit"*

7. How effective is the land administrative system and the implementation of the Land Use Act (1978) in Abuja?

Response: *We have severally passed the information to every Abuja residents using different medium that the land belongs to the government, and anyone who is interested in acquiring a land for any purpose at all, must consult the government through application and go through the usual process. However, what you have currently in the city of Abuja, which is created numerous challenges most importantly concerning planning is the issues of corruption within our institutional structure, lack of obedience of law and order by some residents and nepotism in the part of our leaders. Because of the way the Land Use Act is been positioned, I can rightly say, it is being misused my those in position of authority, many of our officials also engage in corruption, giving approvals without considering the Master-plan recommendations and requirement and many more issues that I won't like to discourse here.*

8. Do you agree or disagree with the fact that every Nigerian irrespective of their class and status has access to quality housing, and a decent, safe, and healthy environment with infrastructural services at affordable cost?

a) Agree, how?

b) Disagree, what are the factors or challenges that have led to such?

Response: *Well I won't agree to that in all honesty, however many factors can be attributed to this. First, Abuja city was not planned to be a commercial city, it was designed as an administrative city with the provision of infrastructure and supporting facilities to cater for not too large population. But what we have today is a city that is under pressure with so much population far beyond what has been previously planned. Presently, the city does not have the capacity to take care of the demand of the high population, as such many of the residents particularly in the suburbs which is largely an informal and illegal residential areas have to provide alternatives for themselves. Secondly, the truth is that these informal neighbourhoods are illegal and not supposed to be where, they are, that is why they are often demolished or marked for demolition. An administrative city should not be a place where you find such development, as such most minister of FCT has often given us the mandate to ensure total clean up.*

9. Is there any dynamic strategy existing or being proposed to foster and promote an effective sustainable urban planning and development in terms of social sustainability in Abuja?

10. Does the FCDA engage in any collaboration with other agencies or private organisation through PPP initiatives in the delivery of a more sustainable urban development in Abuja?

Response:

Off course. In recent years, we have continuously engaged the private sectors within the framework of urban development in the city of Abuja, part of the criteria for such initiatives is to ensure sustainable development which encompass the three pillars of sustainability.

THE UNSTRUCTURED AND SEMI STRUCTURED INTERVIEW QUESTIONS AND RESPONSES FOR DUTSE-BAUPMA INFORMAL NEIGHBOURHOODS.

1. Please can we know your name and that of this neighbourhood?

a) What do you do for a living?

Response: *I am Haruna Dianday, I am the community head of Dutse-Baupma. This neighbourhood has been existing for a long time. My grandfather was also the head of this community during his time and we are big farmers in our family. The history of this community dates back to over 200 years ago, when we migrated from around Gbaya settlement in Diko area, which is today known as Suleja.*

2. Please could you tell us how long have you been working or living in this neighbourhood?

a) Less than a year

b) More than two years

c) More than five years

d) Less than 10 years

e) More than 10 years (Did you grow up here, are there any major changes in this area in the last 10 to 15 years?).

Response: *I have lived in this neighbourhood all my years; I have never lived anywhere else till I became the community head about ten years ago.*

3. Before moving into the current address, where did you live?

4. Could you tell me what motivated you or the reasons that led you and your family to decide to live here? Did you consider any other places when you were making the moving decision?

Response: *The truth remains that I cannot even consider living somewhere else because I am from a royal family in this community and I must always be this community to ensure its progress, protect his culture and traditions and ensure that our people live in peace and harmony.*

5. Do you own/rent:

a) This house

b) Flat

c) Family Compound

d) Landlord

Response: *I and my extended family live in this compound, and we have lived here for years, generation over generation.*

6. How did you acquire this property/land?

a) From private developer

b) From the government (FCDA)

c) Original native

d) Customary land

Response: *From my great to my grandfathers also lived here, before it was transferred to me and my brother along with our wives and children. We are over 80 of us living in this compound; and we live as one, happy and always together to share our daily lives and experiences.*

7. Could you tell me something about the house/flat, such as the layout and the facilities?

Are you happy with this house/flat? What are the good/bad aspects of this particular house/flat, for example, is it too small, the neighbours, facilities, etc.?

a) Good aspects Bad aspects

Response:

Good Aspect	Bad Aspect
<ul style="list-style-type: none"><i>This house is historic, and has a long cultural history, most importantly to this community.</i><i>It also provides shelter to us (Myself and my family).</i><i>We live in harmony here and makes us more unity as one big family.</i>	<ul style="list-style-type: none"><i>The major problem we have concerning this house is its dilapidation. It's getting to old and need s regular repair which is becoming very expensive.</i><i>Another second problem is the issues from the government, who constantly tell us that they will break down our buildings, because we are not on the Abuja Master-plan. They treat us like we are not human beings, and that Abuja is only for rich people.</i>

	<ul style="list-style-type: none"> • <i>If they do, where do we go? I don't like that at all.</i>
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8. Can you tell me something about the neighbourhood area? For example

- The level of infrastructure
- Housing
- Sanitation
- Planning process
- Leisure park, facilities and public transport etc.?

Response: *See the state of our roads, houses and neighbourhood; it is very obvious that no human being is supposed to be living here with this present condition.*

We are the original settlers and owners of the land and villages which today makes the whole of Abuja. Many years back when the construction of Abuja began, we were promised "heaven on earth" concerning our neighbourhoods and our people, but today we are worse than the government met us.

Majority of us are farmers and some others fisher men before Abuja was created, our lands were taken from us with a promise to provide our children employment, compensate us and relocate us to a well-planned neighbourhood. But today, every promise they made has not

been fulfilled. My personal land was taken off me with a promise to construct a dam for the provision of water for this neighbourhood. The same piece of land is presently occupied by luxury houses by the rich men who own this city; I leave everything into God's hand as we have been cheated and neglected without no form of compensation by the Nigerian Government.



9. Do you have any plan of moving to another area, either in the near future or after your retirement? Or do you want to live here for a longer term?

- Yes, No
- Do you have any idea where you may like to live? Could you tell me where?

Response: No, why should I leave where belongs to me. Never.

10. How is this neighbourhood managed and planned in terms of layout, infrastructure provision and sanitation?

- Government (Are you people involved in the planning and decision-making process)
- Civil society
- Neighbourhood Scheme and intervention (How do you people coordinate the management of the neighbourhood).

Response: *The government don't care about us here; we don't have any idea concerning any plans that they have for us. For instance, you only see government officials during election periods coming here to campaign to do this and that, they never fulfil any promise. See the roads, no water, no light, the schools are in bad conditions. In fact, each time I think of the current state of infrastructure, it is disappointing. We are largely being marginalized, go inside the main city of Abuja, and see the level of development there, but here the government dont think we are human beings that should be taken care of. Concerning the issue of the neighbourhood here, we have to do all we can within our powers to help ourselves as a community, if the government fails, we will not fail the community as leaders.*

11. **Generally speaking, are you happy with the neighbourhood area you are now living in? What are the good aspects for living here, what are the down sides? Do you know your neighbours?**

a) **Good aspects Bad aspects**

Good Aspect	Bad Aspect
<ul style="list-style-type: none"> • <i>This neighbourhood is much secured as we know each other and have lived in harmony for years.</i> • <i>I am also happy living here, because i was born here, and this is the only place where i can find joy living around my people and family has their head. That is why we need the government to help improve this community as it is our own home.</i> • <i>Many people from various part of Nigeria are also living here, as the community accommodates everybody without discrimination.</i> 	<ul style="list-style-type: none"> • <i>If you work around, you will see a lot of buildings being marked for demolition, we don't know when this will happen. Many people here are living in fear from government coming to destroy their houses.</i> • <i>There is no help from the government, and many people here are suffering a lot. If you look around you will see how people live here, it is really bad.</i>

12. **Are there any government representatives in this neighbourhood?**

Response: *We don't have any representative here, they all live in the nice areas, no one remembers here. We are left to resolve our problems ourselves as a community, I have written several letters to (FCDA), no one responds to any letter.*

13. **How do you think this neighbourhood can be improved?**

Response: *We need government intervention here in Dutse-Baumpa, if you go around some neighbourhood here in Abuja, you will see good roads and water there, we need such here, not threat from the government for us to move from our neighbourhood that we have lived for years with our families. This neighbourhood is important for the culture of Dutse-Baumpa, if we leave here, what we will show our children.*

14. Do you think it is within your fundamental right to have good quality housing and environment?

Response: *Yes, why not. I believe every man was created equally by God, and will die one day. There is no special preference in heaven, like we have here on earth.*

DUTSE-BAUPMA 3

INTERVIEWEE: SAMUEL AGBANI

1. Please can we know your name and that of this neighbourhood?

a) What do you do for a living?

Response: *I am a motor mechanic and this is my work shop.*

2. Please could you tell us how long have you been working or living in this neighbourhood?

a) Less than a year

b) More than two years

c) More than five years

d) Less than 10 years

e) More than 10 years (Did you grow up here, are there any major changes in this area in the last 10 to 15 years?)

Response: *I have been in Dutse-Baupma for over 10 years, I learnt this job in Dutse-Alhaji, some few miles away from here, before coming to set up my workshop here.*

3. Before moving into the current address, where did you live?

Response:

4. Could you tell me what motivated you or the reasons that led you and your family to decide to live here? Did you consider any other places when you were making the moving decision?

Response: *When I moved here, the population was not this much, so there was enough space where I could set up my mechanic work shop without much stress and this location is also close to the main road, where you have lots of vehicles going into Abuja through the Kubwa Express way, so we often have lots of customers coming to repair their vehicle. So it is a good location for business.*

5. Do you own/rent:

a) This house

b) Flat

c) Family Compound

d) Landlord

Response: *I rent this space from one Alhaji who owns the land and we pay him monthly, but I also live in this area, but further down. My house is a one room apartment, but there is about 15 other rooms in the compound which is occupied by other tenant. But we only have one toilet and kitchen that we all share, that is life here my brother.*

6. How did you acquire this property/ land?

a) From private developer

b) From the government (FCDA)

c) Original native (Is this house built in accordance with the Abuja Master-Plan)?

d) Customary land

Response: *The local government is the one that come here to ask for money for maintenance, for me; I don't pay because they don't do anything. So why should I pay. I don't even have enough so there is no point paying any money.*

7. Could you tell me something about the house/flat, such as the layout and the facilities? Are you happy with this house/flat? What are the good/bad aspects of this particular house/flat, for example, is it too small, the neighbours, facilities, etc.?

a) Good aspects Bad aspects

Response:

Good Aspect	Bad Aspect
<ul style="list-style-type: none"><i>This place is good for business, there is lots of people here, like you can see my workshop is filled with different cars that am repairing.</i><i>Like I said before, life here is very cheap compare to some other part of this Abuja that is why we are here, we have our families to feed and take care of so we need a cheap place to live and work.</i>	<ul style="list-style-type: none"><i>You can see yourself, the situation here, very dirty, no one is ready to coordinate anything, everyone just doing whatever they like. You cannot do this inside the main town. If you practice such attitude in the main city, the government will arrest you, because they have planted flowers and grasses for beautification. But in this neighbourhood people don't really care about the area.</i>

	<ul style="list-style-type: none"> • <i>Also let me tell you, I have been living here for the past ten years, the state of the houses here are very bad. For instance we dont even house good toilets within the compounds that we live, I feel extremely disgusted each time i have to return there when am pressed.</i>
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8. Please, can we look around the surrounding of your house and neighbourhood?

9. Can you tell me something about the neighbourhood area? For example

- a) The level of infrastructure
- b) Housing
- c) Sanitation
- d) Planning process
- e) Leisure Park, facilities and public transport etc.
- f) Tax

Response: *There is nothing like planning process here, you can see it does not look planned. The houses are mostly built by the local people here for renting, so many of us rent through them. That is how we live here, this local people cannot provide good toilets and drainage, which is the work of the government, to provide. The issue of tax, it is even very different for government to come here, the houses don't have address, it is just streets that we have here, so you cannot impose tax on people here, if you come and you don't see anyone at home, who will you collect the tax from?*

10. Do you have any plan of moving to another area, either in the near future or after your retirement? Or do you want to live here for a longer term?

- a) Yes, No
- b) Do you have any idea where you may like to live? Could you tell me where?

Response: *I work here, so I would rather want a better workshop and room to live in, many people know me here and patronise me, if I leave this place, I would need to find new customers, so it is better for me here since I have been here for a long time.*

11. How is this neighbourhood managed and planned in terms of layout, infrastructure provision and sanitation?

- a) **Government** (Are you people involved in the planning and decision-making process)
- b) **Civil society**
- c) **Neighbourhood Scheme and intervention** (How do you people coordinate the management of the neighbourhood).

Response: *We clean this areas ourselves here, sometimes we block the potholes with sand and cement and also ensure that we clean the drainage, even though some people refuse to join us to clean the neighbourhood, many of us still come out to do it when we are called up.*

12. Generally speaking, are you happy with the neighbourhood area you are now living in? What are the good aspects for living here, what are the down sides? Do you know your neighbours?

- a) **Good aspects** **Bad aspects**

Response:

13. Are there any government representatives in this neighbourhood?

Response: *Government of Nigeria don't have time for poor people, so they don't come here, we only have community leaders here.*

14. But, do you think it is within your fundamental Human right to have access to good housing, wellbeing and environment?

Response: *If I am given the right, I will not reject it. I will be happy to have it.*

INTERVIEWEE: USMAN JIMOH

1. Please can we know your name and that of this neighbourhood?

a) What do you do for a living?

Response: *I am a civil servant with the Federal Character Commission in Abuja.*

2. Please could you tell us how long have you been working or living in this neighbourhood?

a) Less than a year

b) More than two years

c) More than five years

d) Less than 10 years

e) More than 10 years (Did you grow up here, are there any major changes in this area in the last 10 to 15 years?)

Response: *I have been living in Dutse-Baupma here since 2008.*

3. Before moving into the current address, where did you live?

Response: *I was living in Ilorin, Kwara-state, before I was transferred to Abuja in the year 2008.*

4. Could you tell me what motivated you or the reasons that led you and your family to decide to live here? Did you consider any other places when you were making the moving decision?

Response: *Well, I considered a lot of places, but decided to live here because of the accommodation cost, however I had previously lived in two other houses before moving to this one, all within this neighbourhood. I have decided to stay back here because I understand the neighbourhood well and my wife owns a shop within the Dutse-Baupma market, so that's why it will be difficult for me to move somewhere else.*

5. Do you own/rent:

a) This house

b) Flat

c) Family Compound

d) Landlord

Response: *My previous houses were rented, but I built this house about a two years ago and it is a two bedroom house with kitchen at the back and also toilet.*

6. How did you acquire this property/ land?

- a) From private developer
- b) From the government (FCDA)
- c) Original native (Is this house built in accordance with the Abuja Master-Plan)?
- d) Customary land

Response: *I bought the land from an original owner, not the FCDA. I mean the original natives here, and decided to build this house within the little space that I have. Because the native people sold the land to me, I don't have any document from the government, the only document I have is the agreement that was written and signed by the person who sold the land to me with dates and the total amount payed.*

7. Could you tell me something about the house/flat, such as the layout and the facilities? Are you happy with this house/flat? What are the good/bad aspects of this particular house/flat, for example, is it too small, the neighbours, facilities, etc.?

- a) Good aspects Bad aspects

Response:

Good Aspect	Bad Aspect
<ul style="list-style-type: none"> • <i>It is a very cheap neighbourhood to live in comparison with the main city.</i> • <i>We all know each other here, and we live in peace with one another even as many of us have come from other part of the country.</i> • <i>We work together to ensure that the area is taken care of with the little funds that we can put together among ourselves.</i> 	<ul style="list-style-type: none"> • <i>Lack of government assistance and recognition of the hardship been experienced in this neighbourhood.</i> • <i>There is so much people moving here now, and the insecurity has increased</i> • <i>The neighbourhood needs to improve as the environment is far below good quality standard.</i>

8. Please, can we look around the surrounding of your house and neighbourhood?

9. What do you consider as environmental needs and wants in this neighbourhood, if there are any?

- a) The level of infrastructure
- b) Housing
- c) Sanitation
- d) Planning process
- e) Leisure Park, facilities and public transport etc.
- f) Tax

Response: *There are many resources needed here. For instance, you can clearly see the type of housing here, we just build for shelter and don't care about standard building materials due to no availability of money. Some months ago, a building collapse killing its occupants as it was built with substandard materials. If the government can provide good housing here, and necessary infrastructure like good road, pipe borne water and electricity to support many artisans, it will be a lot better for many residents and also improve the general environment. Concerning the issue of tax, we don't really pay that here.*

10. Do you have any plan of moving to another area, either in the near future or after your retirement? Or do you want to live here for a longer term?

- a) Yes, No
- b) Do you have any idea where you may like to live? Could you tell me where?

Response: *I already live here, and my family is established here, so thinking of moving to another area is a no go option.*

11. How is this neighbourhood managed and planned in terms of layout, infrastructure provision and sanitation?

- a) Government (Are you people involved in the planning and decision-making process)
- b) Civil society
- c) Neighbourhood Scheme and intervention (How do you people coordinate the management of the neighbourhood).

Response: *All landlords in this neighbourhood, street by street often come together on the last Sunday of every month to discuss how to improve on my problems that we are facing in the neighbourhood. It is at this meetings that we decide on how much will be contributed to resolve some of this issues. For instance, we agreed in the meeting held in February this year that all landlord should mandate their tenants and family members to ensure that the front of their houses and compounds are cleaned often. So it is more like a community scheme, because we do not have any form of government programme here.*

12. Generally speaking, are you happy with the neighbourhood area you are now living in? What are the good aspects for living here, what are the down sides? Do you know your neighbours?

a) Good aspects Bad aspects

Response: *I am happy that I have a shelter over my head, but the question remains what type of shelter, look around here, I would have loved for a better quality life, but the money within my reach can only provide this.*

13. Are there any government representatives in this neighbourhood? If there are, are members of this neighbourhood engaged in participation, empowerment and access.

Response: *Government representatives don't have time for areas like this, except they are interested in the land, which today is a major asset in this city. There are many low income areas in the city of Abuja that has been demolished and the space redeveloped into big nice houses, but the government don't come around here.*

14. But, do you think it is within your fundamental Human right to have access to good housing, well-being and environment?

Response: *Off course, definitely it is my right, but the government who should ensure my right does not recognise it, it is a shame that a big country like Nigeria with many resources have us living this way, it is really sad and not nice at all. We can only pray that things get better, may be through this can of research that you are doing here.*

KURUDUMA 1

INTERVIEWEE: SULYMAN BELLO (COMMUNITY LEADER)

1. Please can we know your name and that of this neighbourhood?

a) What do you do for a living?

Response: *I am the community leader of this Kuruduma neighbourhood and I am a commercial farmer and have been all my life.*

2. Please could you tell us how long have you been working or living in this neighbourhood?

a) Less than a year

b) More than two years

c) More than five years

d) Less than 10 years

e) More than 10 years (Did you grow up here, are there any major changes in this area in the last 10 to 15 years?)

Response: *I have never lived in any other place than Kuruduma all my life. As the community head here, I was appointed the head many years ago after the death of our former community leader.*

3. Before moving into the current address, where did you live?

Response:

4. Could you tell me what motivated you or the reasons that led you and your family decide to live here? Did you consider any other places when you were making the moving decision?

Response:

5. Do you own/rent:

a) This house

b) Flat

c) Family Compound

d) Landlord

Response: *I live here with my extended family and it is a large compound and majority of my children and ground children are either into farming or buying and selling. Some of them are also go to school, as you know education is very important these days.*

6. How did you acquire this property/ land?

- a) From private developer
- b) From the government (FCDA)
- c) Original native (Is this house built in accordance with the Abuja Master-Plan)?
- d) Customary land

Response: *As an original native of Kuruduma, this house was given to me by my father, and I also lived in this house as a little child, and I also wish you pass this house to my children when I am no more. This is a traditional house and cannot be designed or built like a modern building, for instance the house is made with local bricks so we like it that way, as the local material can be sourced locally. Abuja itself belong to us, majority of the land were owned by my fore-fathers who were famers and fisher men before Abuja became what it is. When the government came many years ago, we were told that they wanted to build a new city and they told us not to worry that we would be adequately paid for all our lands that will be used to build new roads and many modern things. But today majority of the promises were not fulfilled.*

7. Could you tell me something about the house/flat, such as the layout and the facilities? Are you happy with this house/flat? What are the good/bad aspects of this particular house/flat, for example, is it too small, the neighbours, facilities, etc.?

- a) Good aspects Bad aspects
- b)

Response:

Good Aspect	Bad Aspect
<ul style="list-style-type: none"> • <i>Kuruduma is a good neighbourhood with very fertile land, it is also one of the closest satellite down to the Abuja city centre and that the major reason why it is the focus of many private developers for real estate business.</i> 	<ul style="list-style-type: none"> • <i>There has been many challenges and battle between us as a community and the administration of Abuja city. Several meetings and letters have been written concerning the matter in which we are been thrown out of our land, this land belong to us from the government has insisted that we move.</i>

	<ul style="list-style-type: none"> • <i>I can also say for sure that there is no form of infrastructure here, we also have issue of flooding here, if you look around, you will see that some part of our houses are being washed away by erosion, but the part of the community which has been taken over by the government and private investors have all been provided with what we have been deprived.</i>
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8. Please, can we look around the surrounding of your house and neighbourhood?

9. Can you tell me something about the neighbourhood area? For example

- a) The level of infrastructure
- b) Housing
- c) Sanitation
- d) Planning process
- e) Leisure Park, facilities and public transport etc.
- f) Tax
- g) Compensation and Relocation

Response: *No we don't pay tax here at all, and I don't think we should pay for what is our own. Concerning the issue of compensation or relocation, I seriously don't like to discuss it, but I will because you have come for a different purpose. Several times, the government has called us to their office, telling us to move that they will buy new buildings for us somewhere else, and that we would like it, my answer to them is that I have three wives, and 14 children, which house will accommodate them like the ones I have here. I also have a big farm, where my yearly yields are sold to support my family, how will the government give me another farm. This are the issues, go and find out where compensation has been done in this Abuja, people were given two bedroom houses to accommodate a man that has over 15 family members, please tell me how he will cope?*

10. Do you have any plan of moving to another area, either in the near future or after your retirement? Or do you want to live here for a longer term?

a) Yes, No

b) Do you have any idea where you may like to live? Could you tell me where?

Response: *No, why should I move away from here, we have seen many private developers saying that we don't own the land, that we should move, my answer to such question is that a place that i was born, that my grandfather and great grandfather lived and passed onto me, is not mine. You can see the level of injustice and inhuman behaviour we are experiencing here.*

11. How is this neighbourhood managed and planned in terms of layout, infrastructure provision and sanitation?

a) Government (Are you people involved in the planning and decision-making process)

b) Civil society

c) Neighbourhood Scheme and intervention (How do you people coordinate the management of the neighbourhood).

Response: *Don't forget that Kuruduma was initially a local village setting, before Abuja's development, so many of this areas that have developed today were formerly farmlands, so the only can of planning we have here is our own traditional way of doing things. Today many of those things are no more with new developments taken over the entire place.*

12. Generally speaking, are you happy with the neighbourhood area you are now living in? What are the good aspects for living here, what are the down sides? Do you know your neighbours?

a) Good aspects Bad aspects

Response: *I am extremely very sad, that things has to happen to Kuruduma as a community, this community has changed from what it used to be in the past, due to the so called modern development. Our children are all scattered everywhere, nowhere to live; you can imagine, one being an stranger in their own land. That is exactly the situation here in Kuruduma, we are now strangers to the new developments on our own land. It is very disappointing that we are been treated this way.*

13. Are there any government representatives in this neighbourhood? If there are, are members of this neighbourhood engaged in participation, empowerment and access.

Response: *We don't have any such thing here, when you see the government officials here, they are here for negative reasons, either to hand over land documents to private developers and show them the site, or they are here for demolition.*

14. But, do you think it is within your fundamental Human right to have access to good housing, well-being and environment?

Response: *For me, if it is my right, they will not take it from me. that is my view on that.*

KURUDUMA 3

INTERVIEWEE: RAMA ALHAJI

1. Please can we know your name and that of this neighbourhood?

a) What do you do for a living?

Response: *I am a farmer, and I have been doing this farming work for a long time.*

2. Please could you tell us how long have you been working or living in this neighbourhood?

a) Less than a year

b) More than two years

c) More than five years

d) Less than 10 years

e) More than 10 years (Did you grow up here, are there any major changes in this area in the last 10 to 15 years?)

Response: *I was born here in this neighbourhood and have lived all my life here.*

3. Before moving into the current address, where did you live?

Response:

4. Could you tell me what motivated you or the reasons that led you and your family to decide to live here? Did you consider any other places when you were making the moving decision?

Response:

5. Do you own/rent:

a) This house

b) Flat

c) Family Compound

d) Landlord

Response: *This is my house and I built it many years ago, from my farm produce, it has about 7 rooms to accommodate my family.*

6. How did you acquire this property/ land?

- a) From private developer
- b) From the government (FCDA)
- c) Original native (Is this house built in accordance with the Abuja Master-Plan)?
- d) Customary land

Response: *As an original native of Kuruduma, my land which I built my house and the farm which I work on presently was given to me by my father. I don't do any other thing other than farming.*

7. Could you tell me something about the house/flat, such as the layout and the facilities? Are you happy with this house/flat? What are the good/bad aspects of this particular house/flat, for example, is it too small, the neighbours, facilities, etc.?

- a) Good aspects Bad aspects
- b)

Response:

Good Aspect	Bad Aspect
<ul style="list-style-type: none"> • <i>Many years ago, when you come here, the whole place was farm land, before we have a very good fertile land here. We also rear our cattle too.</i> • <i>Because of the population increase in this neighbourhood now and the creation of Abuja many years ago, the price of land has increased. For instance I have sold land to some interested customers here and they pay good money.</i> 	<ul style="list-style-type: none"> • <i>The major problem that we have now is the government, they are telling us that we don't have a right to sell our own land, but they are selling the same land to this rich people.</i> • <i>Many of my lands have been taken and given to other people without any compensation of any sort, is it fair for something that belongs to you to be given to someone else without compensation.</i>

8. Please, can we look around the surrounding of your house and neighbourhood?

9. Can you tell me something about the neighbourhood area? For example

- a) The level of infrastructure
- b) Housing
- c) Sanitation
- d) Planning process
- e) Leisure Park, facilities and public transport etc.
- f) Tax

Response: *Before the government came here, we live in peace and we are not complaining, we worked hard and sell our farm products, the government came here and started building new roads and houses and now we are being chased away. As far as I am concern, we should be left alone, we don't need their planning or what so ever. However, I don't understand the issue of tax, but i think we are not supposed to pay for such.*

10. Do you have any plan of moving to another area, either in the near future or after your retirement? Or do you want to live here for a longer term?

- a) Yes, No
- b) Do you have any idea where you may like to live? Could you tell me where?

Response: *I am not interested in moving anywhere, this place belong to us as the natives of Kuruduma, we will continue to fight it, in fact we have consulted from lawyer who promise to get us positive news through the court. The lawyers told us that every land that the government takes from us, we are supposed to be payed compensation or relocated to any area of our choice, so we are waiting for the court judgement.*

11. How is this neighbourhood managed and planned in terms of layout, infrastructure provision and sanitation?

- a) Government (Are you people involved in the planning and decision-making process)
- b) Civil society
- c) Neighbourhood Scheme and intervention (How do you people coordinate the management of the neighbourhood).

Response: *Like I said before, we as the indigene here organise this neighbourhood in our own traditional way before the government came with their problem and trying to take our land and asset away from us. We organise the security, we build our houses and live our lives our own way.*

12. Generally speaking, are you happy with the neighbourhood area you are now living in? What are the good aspects for living here, what are the down sides? Do you know your neighbours?

a) **Good aspects** **Bad aspects**

Response: *Yes I love my neighbourhood, I have lived here all my life and this is the only life style that I understand, but the government should leave us alone and stop disturbing us.*

13. Are there any government representatives in this neighbourhood? If there are, are members of this neighbourhood engaged in participation, empowerment and access.

Response: *We don't need them here.*

14. But, do you think it is within your fundamental Human right to have access to good housing, well-being and environment?

Response: *I don't understand that. What is right? Laughs. Let me let you, you cannot take what belongs to a man, and try to provide the something else for him. The man knows what he wants and understands it well.*

KURUDUMA 2

INTERVIEWEE: BIMBO SAMUEL

1. Please can we know your name and that of this neighbourhood?

a) What do you do for a living?

Response: *I am a trader, I deal with clothing, household items and also food stuffs.*

2. Please could you tell us how long have you been working or living in this neighbourhood?

a) Less than a year

b) More than two years

c) More than five years

d) Less than 10 years

e) More than 10 years (Did you grow up here, are there any major changes in this area in the last 10 to 15 years?)

Response: *I have lived here for over 15 years, I am married to my husband who is from this community and so I have been living here since I got married.*

3. Before moving into the current address, where did you live?

Response:

4. Could you tell me what motivated you or the reasons that led you and your family to decide to live here? Did you consider any other places when you were making the moving decision?

Response:

5. Do you own/rent:

a) This house

b) Flat

c) Family Compound

d) Landlord

Response: *This family compound belongs to my father in-law, and we live as an extended family.*

6. How did you acquire this property/ land?

- a) From private developer
- b) From the government (FCDA)
- c) Original native (Is this house built in accordance with the Abuja Master-Plan)?
- d) Customary land
- e) Compensation and Relocation

Response: *This house is a local compound and cannot be compared to the new houses that they building close to us here. But the major problem is that we are scared, some few weeks ago some police and military men came to destroy many buildings in this neighbourhood. Many people were at work that day, and all their properties were scattered everywhere.*

7. Could you tell me something about the house/flat, such as the layout and the facilities? Are you happy with this house/flat? What are the good/bad aspects of this particular house/flat, for example, is it too small, the neighbours, facilities, etc.?

- a) Good aspects Bad aspects

Response:

Good Aspect	Bad Aspect
<ul style="list-style-type: none"> • <i>Kuruduma is very close to the Abuja city centre, it is less than 2 miles and that is why private developers are rushing here.</i> • <i>Many people living here now work in the construction going on around the new area. This has allowed my business to continue to grow, some construction workers also come here to buy things.</i> 	<ul style="list-style-type: none"> • <i>This place is a local area compared to Asokoro and the rest, but even at that, the government don't care about us here. They still want to drive us away.</i> • <i>The community leaders have written letters severally, but the government don't care, they are interested more in the land. You know land is very expensive in Abuja, very expensive. And Kuruduma is very close to the city centre, so that's why all this big men want to stay here by force.</i>

8. Please, can we look around the surrounding of your house and neighbourhood?

9. Can you tell me something about the neighbourhood area? For example

- a) The level of infrastructure
- b) Housing
- c) Sanitation
- d) Planning process
- e) Leisure Park, facilities and public transport etc.
- f) Tax

Response: *There is no planned area here, and we don't pay any tax here.*

10. Do you have any plan of moving to another area, either in the near future or after your retirement? Or do you want to live here for a longer term?

- a) Yes, No
- b) Do you have any idea where you may like to live? Could you tell me where?

Response: *I don't think so, where do we move to, I am a married woman and my family lives here, we do we move to? That is why we are begging the government to live us here.*

11. How is this neighbourhood managed and planned in terms of layout, infrastructure provision and sanitation?

- a) Government (Are you people involved in the planning and decision-making process)
- b) Civil society
- c) Neighbourhood Scheme and intervention (How do you people coordinate the management of the neighbourhood).

Response:

12. Generally speaking, are you happy with the neighbourhood area you are now living in? What are the good aspects for living here, what are the down sides? Do you know your neighbours?

a) Good aspects Bad aspects

Response: *I am happy that my business is growing, but the constant demolition is also making me afraid, because there is rumours that the entire neighbourhood would be demolished. And you know I have lived here peacefully for years before all this problem so I don't want to do.*

13. Are there any government representatives in this neighbourhood? If there are, are members of this neighbourhood engaged in participation, empowerment and access.

Response: *Each time we see the government people coming here, you will see people running and packing their properties, because it is either they are here to arrest people, or demolish houses or mark them with their red paint.*

14. But, do you think it is within your fundamental Human right to have access to good housing, well-being and environment?

Response: *Yes it is my right, God did not create two different type of human being, but the government in this Abuja don't care about us. We are always treated as if we were not created by God. They are all very bad leaders.*

KURUDUMA 2

INTERVIEWEE: EMEKA UZO

1. Please can we know your name and that of this neighbourhood?

a) What do you do for a living?

Response: *I work as a domestic worker in Asokoro Area.*

2. Please could you tell us how long have you been working or living in this neighbourhood?

a) Less than a year

b) More than two years

c) More than five years

d) Less than 10 years

e) More than 10 years (Did you grow up here, are there any major changes in this area in the last 10 to 15 years?)

Response: *I have only lived in this neighbourhood for less than a year.*

3. Before moving into the current address, where did you live?

Response: *I came from Calabar, to search for work here in Abuja so I came here to live with my sister.*

4. Could you tell me what motivated you or the reasons that led you and your family to decide to live here? Did you consider any other places when you were making the moving decision?

Response:

5. Do you own/rent:

a) This house

b) Flat

c) Family Compound

d) Landlord

Response: *I live in a rented house; it is a large compound with many other tenants.*

6. How did you acquire this property/ land?

- a) From private developer
- b) From the government (FCDA)
- c) Original native (Is this house built in accordance with the Abuja Master-Plan)?
- d) Customary land
- e) Compensation and Relocation

Response: I don't know much about that; I think the original native have a better idea.

7. Could you tell me something about the house/flat, such as the layout and the facilities? Are you happy with this house/flat? What are the good/bad aspects of this particular house/flat, for example, is it too small, the neighbours, facilities, etc.?

- a) Good aspects Bad aspects
- b)

Response:

Good Aspect	Bad Aspect
<ul style="list-style-type: none"> • <i>This area is close to Abuja city centre and is next to Asokoro, where I work. This is the only good thing I can say about this area.</i> • <i>Many people who live in Kuruduma here work in the new development, and also make money to survive from the construction activities.</i> 	<ul style="list-style-type: none"> • <i>There is constant demolition in this area, many people are saying government own the land and that we are temporary people here. So I cannot guarantee that if I go to work tomorrow, my room will still be standing here when I return.</i>

8. Please, can we look around the surrounding of your house and neighbourhood?

9. Can you tell me something about the neighbourhood area? For example

- a) The level of infrastructure
- b) Housing
- c) Sanitation
- d) Planning process
- e) Leisure Park, facilities and public transport etc.
- f) Tax

Response: *Kuruduma is more like a rural area, there is no much infrastructure here, you only find good roads and infrastructures in the new development that is been done close here. The big houses are owned by very rich people and some foreigners. Concerning the issue of tax, maybe because of the rural setting that we live in, we don't pay any tax here.*

10. Do you have any plan of moving to another area, either in the near future or after your retirement? Or do you want to live here for a longer term?

- a) Yes No
- b) Do you have any idea where you may like to live? Could you tell me where?

Response: *Yes, I do. Because I know that this house will soon be demolished. My plans is to move to Karu, because Karu is also cheap and not under Abuja administration, so demolition will not be done there.*

11. How is this neighbourhood managed and planned in terms of layout, infrastructure provision and sanitation?

- a) Government (Are you people involved in the planning and decision-making process)
- b) Civil society
- c) Neighbourhood Scheme and intervention (How do you people coordinate the management of the neighbourhood).

Response: *Like I said before, there is no form of infrastructure here, so we often get water from the wells in our compound and during dry season, we walk long distance to the new developments to fetch water from the big houses that have borne holes.*

12. Generally speaking, are you happy with the neighbourhood area you are now living in? What are the good aspects for living here, what are the down sides? Do you know your neighbours?

- a) Good aspects Bad aspects

Response: *How can I be happy, when I have no hope of shelter over my head, and am not sure if I will be sleeping outside tomorrow, it is a terrible situation?*

13. Are there any government representatives in this neighbourhood? If there are, are members of this neighbourhood engaged in participation, empowerment and access.

Response: *The only time you see government officials is when they are here to mark buildings for demolition, or when the demolition proper is about to take place.*

14. But, do you think it is within your fundamental Human right to have access to good housing, well-being and environment?

Response: *Yes, it is my right. But the government in this country does not recognise any right at all. It is all about those who have money and are influential in the society, the common man has no place in this city, it is very sad and it breaks my heart that our government have not respect or pity for us. We are constantly treated like animals, even animals have roof over their head.*

LUGBE 1

INTERVIEWEE: ADEBUSOLA OMONIYI

1. Please can we know your name and that of this neighbourhood?

a) What do you do for a living?

Response: *I am a trader, buying and selling is my specialisation.*

2. Please could you tell us how long have you been working or living in this neighbourhood?

a) Less than a year

b) More than two years

c) More than five years

d) Less than 10 years

e) More than 10 years (Did you grow up here, are there any major changes in this area in the last 10 to 15 years?)

Response: *I have lived here for a while; I think maybe more than five years now.*

3. Before moving into the current address, where did you live?

Response: *I was living in Suleje before I moved here in Lugbe.*

4. Could you tell me what motivated you or the reasons that led you and your family to decide to live here? Did you consider any other places when you were making the moving decision?

Response: *My sister introduced me to this trade business of buying and selling and told me that Lugbe is a good area with lots of people and cheap shop and accommodation, so I moved here to live and do my business.*

5. Do you own/rent:

a) This house

b) Flat

c) Family Compound

d) Landlord

Response: *I am renting a two bedroom house, and we are a lot in the compound, it belongs to one Alhaji, who is our landlord.*

6. How did you acquire this property/ land?

- a) From private developer
- b) From the government (FCDA)
- c) Original native (Is this house built in accordance with the Abuja Master-Plan)?
- d) Customary land

Response:

7. Could you tell me something about the house/flat, such as the layout and the facilities? Are you happy with this house/flat? What are the good/bad aspects of this particular house/flat, for example, is it too small, the neighbours, facilities, etc.?

- a) Good aspects Bad aspects

Response:

Good Aspect	Bad Aspect
<i>Lugbe is good, because we are peaceful here, and I have no problem with my business and anybody here.</i>	<i>The issue with that is that, I just wish that the road can be bigger, sometime ago a car killed someone here, for a place with so much people; there should be good road so that everybody can be happy.</i>

8. Please, can we look around the surrounding of your house and neighbourhood?

9. Can you tell me something about the neighbourhood area? For example

- a) The level of infrastructure
- b) Housing
- c) Sanitation
- d) Planning process

e) **Leisure Park, facilities and public transport etc.**

f) **Tax**

Response: *We the shop owners pay to the local council here, which is all I know. The house is what it is, we can do anything about it, and at least we have roof over our head. We don't have any choice than to manage our lives. You know things are very difficult in this country nowadays so when you have little, you thank God.*

10. Do you have any plan of moving to another area, either in the near future or after your retirement? Or do you want to live here for a longer term?

a) **Yes, No**

b) **Do you have any idea where you may like to live? Could you tell me where?**

Response: *If I have the money, why not. There are many better places in Abuja to live and do business. I like Wuse, Maitama, Kado or Wuye. Those are good areas that every human would love to live.*

11. How is this neighbourhood managed and planned in terms of layout, infrastructure provision and sanitation?

a) **Government (Are you people involved in the planning and decision-making process)**

b) **Civil society**

c) **Neighbourhood Scheme and intervention (How do you people coordinate the management of the neighbourhood).**

Response: *We normally inform everybody in this street, if we need to either clear the drainages or buy new transformer if there is no light, we also call all the youth to clear the refuse dump some times.*

12. Generally speaking, are you happy with the neighbourhood area you are now living in? What are the good aspects for living here, what are the down sides? Do you know your neighbours?

a) **Good aspects Bad aspects**

Response: *No, I am not; I just wish I can get another option. But for now, I don't.*

13. Are there any government representatives in this neighbourhood? If there are, are members of this neighbourhood engaged in participation, empowerment and access.

Response: *if government was here, you will know, because the environment would be like this.*

14. But, do you think it is within your fundamental Human right to have access to good housing, well-being and environment?

Response: *Well. Even if I say it is my right, I am not given the right, so what is the point.*

LUGBE 1

INTERVIEWEE: LEKAN ADENIRAN

1. Please can we know your name and that of this neighbourhood?

a) What do you do for a living?

Response: *I am a construction worker, specifically a plumber.*

2. Please could you tell us how long have you been working or living in this neighbourhood?

a) Less than a year

b) More than two years

c) More than five years

d) Less than 10 years

e) More than 10 years (Did you grow up here, are there any major changes in this area in the last 10 to 15 years?)

Response: *I have been living in Lugbe since 2010.*

3. Before moving into the current address, where did you live?

Response: *I used to live in Lokoja, but moved to Lugbe here in Abuja because you know Abuja has lots of construction job, so that's why I came here to work.*

4. Could you tell me what motivated you or the reasons that led you and your family to decide to live here? Did you consider any other places when you were making the moving decision?

Response: *Lugbe is that neighbourhood within Abuja that is largely occupied by different sets of people who have come from all around this country to live. In my opinion I consider it a no man's land, because it really belongs to every Nigerians. we have the chance to live here and do our businesses freely without special preference for any tribe here.*

5. Do you own/rent:

a) This house

b) Flat

c) Family Compound

d) Landlord

Response: *I live in one bedroom and it is rented.*

6. How did you acquire this property/ land?

- a) From private developer
- b) From the government (FCDA)
- c) Original native (Is this house built in accordance with the Abuja Master-Plan)?
- d) Customary land

Response:

7. Could you tell me something about the house/flat, such as the layout and the facilities? Are you happy with this house/flat? What are the good/bad aspects of this particular house/flat, for example, is it too small, the neighbours, facilities, etc.?

- a) Good aspects Bad aspects

Response:

Good Aspect	Bad Aspect
<ul style="list-style-type: none"> • <i>I like this neighbourhood because I have lots of my friends living area, so I never get bored, because we play together.</i> 	<ul style="list-style-type: none"> • <i>Lugbe here is for hustlers, but don't get it wrong, there are still some very good part of this neighbourhood; where the rich people live. Many of these good areas were developed by the real estate developers and sold at very expensive rates which is beyond what people like me can afford. But the issue is that this part where we live is totally neglected and cannot be considered as a good representation of Abuja city.</i> • <i>I often work in the nice areas in the city centre, and am always wondering why someone like me is subjected to this kind of neighbourhood. But there is hardly to what I can do, such is life.</i>

8. Please, can we look around the surrounding of your house and neighbourhood?

9. Can you tell me something about the neighbourhood area? For example

- a) The level of infrastructure
- b) Housing
- c) Sanitation
- d) Planning process
- e) Leisure Park, facilities and public transport etc.
- f) Tax

Response: *To be honest, the government needs to improve the services here, terrible road, no drainage in some street, flood in raining season, no lights and many other problems exist here in Lugbe. We also pay high rent here in comparison with some other areas that I know, because there are lots of people living here. Some of this artisans you see doing shoe making, or tailoring sleep in their shops, some of the young men also sleep outside because they have no house to live.*

10. Do you have any plan of moving to another area, either in the near future or after your retirement? Or do you want to live here for a longer term?

- a) Yes, No
- b) Do you have any idea where you may like to live? Could you tell me where?

Response: *No, I have been living here for a while now.*

11. How is this neighbourhood managed and planned in terms of layout, infrastructure provision and sanitation?

- a) Government (Are you people involved in the planning and decision-making process)
- b) Civil society
- c) Neighbourhood Scheme and intervention (How do you people coordinate the management of the neighbourhood).

Response: *This neighbourhood is managed by us the residents when we come together and ensure that we provide what we need to improve the environment by doing sanitation ourselves and many other things like that.*

12. Generally speaking, are you happy with the neighbourhood area you are now living in? What are the good aspects for living here, what are the down sides? Do you know your neighbours?

a) Good aspects Bad aspects

Response: *I am not happy, but there is little to what I can do, it is the duty of the government to improve the quality of the environment.*

13. Are there any government representatives in this neighbourhood? If there are, are members of this neighbourhood engaged in participation, empowerment and access.

Response: *Government presence is not here.*

14. But, do you think it is within your fundamental Human right to have access to good housing, well-being and environment?

Response: *yes, but that is not recognised here.*

LUGBE 1

INTERVIEWEE: NGOZI EZEKA

1. Please can we know your name and that of this neighbourhood?

a) What do you do for a living?

Response: *I am a trader, am involved in buying and selling.*

2. Please could you tell us how long have you been working or living in this neighbourhood?

a) Less than a year

b) More than two years

c) More than five years

d) Less than 10 years

e) More than 10 years (Did you grow up here, are there any major changes in this area in the last 10 to 15 years?)

Response: *I have lived in this Lugbe for over 15 years. I came to Lugbe in the late 1990s when my husband was transferred from Lagos to Abuja, and ever since, we have been living in Federal Housing Estate.*

3. Before moving into the current address, where did you live?

Response:

4. Could you tell me what motivated you or the reasons that led you and your family to decide to live here? Did you consider any other places when you were making the moving decision?

Response:

5. Do you own/rent:

a) This house

b) Flat

c) Family Compound

d) Landlord

Response: *This property is owned by my family*

6. How did you acquire this property/ land?

- a) From private developer
- b) From the government (FCDA)
- c) Original native (Is this house built in accordance with the Abuja Master-Plan)?
- d) Customary land

Response: *This property was sold by the Federal Government to my husband during the monetarization process of the President Obasanjo's administration.*

7. Could you tell me something about the house/flat, such as the layout and the facilities? Are you happy with this house/flat? What are the good/bad aspects of this particular house/flat, for example, is it too small, the neighbours, facilities, etc.?

- a) Good aspects Bad aspects

Response:

Good Aspect	Bad Aspect
<ul style="list-style-type: none"> • <i>It is a two-bedroom house, but we have extended it by an additional one room to accommodate my grown up children. I have also construction my shop, where I sell my goods to the ever growing population of Lugbe.</i> 	<ul style="list-style-type: none"> • <i>My main issue in Lugbe is the neglect by the government, for instance, when this estate was under the Federal Government, it was properly maintained. But ever since the estate was sold, nothing has been done in terms of sanitation, and building regulation. Some of the houses have been converted to churches and mosque where prayers are being held with loud speakers and disturbing the entire neighbourhood. Some of them even park their cars and disturb the entire neighbourhood. This is some few problems that we have here, lawlessness.</i>

8. Please, can we look around the surrounding of your house and neighbourhood?

9. Can you tell me something about the neighbourhood area? For example

- a) The level of infrastructure
- b) Housing
- c) Sanitation
- d) Planning process
- e) Leisure Park, facilities and public transport etc.
- f) Tax

Response: *The area council staff come here to collect the usual tax, but we don't even know why we pay this taxes. For housing, more of it is needed in Lugbe here, the area is becoming too populated.*

10. Do you have any plan of moving to another area, either in the near future or after your retirement? Or do you want to live here for a longer term?

- a) Yes, No
- b) Do you have any idea where you may like to live? Could you tell me where?

Response: No.

11. How is this neighbourhood managed and planned in terms of layout, infrastructure provision and sanitation?

- a) Government (Are you people involved in the planning and decision-making process)
- b) Civil society
- c) Neighbourhood Scheme and intervention (How do you people coordinate the management of the neighbourhood).

Response: *The decision-making process of Lugbe is undertaken mostly by the residents here, because the government don't really care much about activities here.*

12. Generally speaking, are you happy with the neighbourhood area you are now living in? What are the good aspects for living here, what are the down sides? Do you know your neighbours?

- a) Good aspects Bad aspects

Response: *Lugbe has been our home for years now, it is parts and parcel of our everyday life that is why we are calling on the government to make the environment conducive for us.*

13. Are there any government representatives in this neighbourhood? If there are, are members of this neighbourhood engaged in participation, empowerment and access.

Response: *Not really, I don't see any around here to be honest.*

14. But, do you think it is within your fundamental Human right to have access to good housing, well-being and environment?

Response: *Yes, it is our right, but in a country like Nigeria, such right are always given to people in high places.*

LUGBE 1

INTERVIEWEE: OLAMIDE OLANIYI

1. Please can we know your name and that of this neighbourhood?

a) What do you do for a living?

Response: *I am a teacher by profession.*

2. Please could you tell us how long have you been working or living in this neighbourhood?

a) Less than a year

b) More than two years

c) More than five years

d) Less than 10 years

e) More than 10 years (Did you grow up here, are there any major changes in this area in the last 10 to 15 years?)

Response: *I have lived in Lugbe for 7 years' now*

3. Before moving into the current address, where did you live?

Response: *I was living around Kuje, before moving here.*

4. Could you tell me what motivated you or the reasons that led you and your family to decide to live here? Did you consider any other places when you were making the moving decision?

Response: *I got a cheaper accommodation here, because Lugbe is also closer to where I work.*

5. Do you own/rent:

a) This house

b) Flat

c) Family Compound

d) Landlord

Response: *I rent this apartment, and it's a two-bedroom flat.*

6. How did you acquire this property/ land?

- a) From private developer
- b) From the government (FCDA)
- c) Original native (Is this house built in accordance with the Abuja Master-Plan)?
- d) Customary land

Response:

7. Could you tell me something about the house/flat, such as the layout and the facilities? Are you happy with this house/flat? What are the good/bad aspects of this particular house/flat, for example, is it too small, the neighbours, facilities, etc.?

- a) Good aspects Bad aspects

Response:

Good Aspect	Bad Aspect
<ul style="list-style-type: none"> • <i>It is a lot cheaper to live here and residents have easy access to the market, and other things like that.</i> • <i>In my opinion, Lugbe is one of the very few neighbourhoods that have all Nigerians irrespective of class and status, but it is important to note that the rich or nice houses are clustered together, while that of the poor are also clustered together, but we are all together in the Lugbe neighbourhood.</i> 	<ul style="list-style-type: none"> • <i>You know Lugbe is like a middle-low class neighbourhood. What I have noticed over the years of living here is that you can hardly find government presence here. Majority of the houses are owned and built by private individuals, except for the Federal Housing Authority Estate built by the government which has also been sold out to members of the public. The transportation and infrastructure provision here is in a sorry state, and the population continues to increase. Security is also a major issue that we have to contend with in this neighbourhood, it is a high crime area as far as I am concern in comparison with most neighbourhoods within the city.</i>

8. Please, can we look around the surrounding of your house and neighbourhood?

9. Can you tell me something about the neighbourhood area? For example

- a) The level of infrastructure
- b) Housing
- c) Sanitation
- d) Planning process
- e) Leisure Park, facilities and public transport etc.
- f) Tax

Response: *Lugbe can generally be divided into three parts, the old lugbe, which is more of the shanty neighbourhoods that are informal and not planned, the Federal Housing estate which were built by the government in the early 1990s for civil servants and the new developments by private developers who buy land from the government for redevelopment and resale to those that can afford it.*

However, the Federal Housing is planned, but have been sold out to private individuals which now is not properly maintained and taken care of. But the new development is well planned and maintained adequately because majority of the residents there can afford to pay for monthly neighbourhood maintenance fee.

10. Do you have any plan of moving to another area, either in the near future or after your retirement? Or do you want to live here for a longer term?

- a) Yes, No
- b) Do you have any idea where you may like to live? Could you tell me where?

Response: *Every Abuja resident aims to move higher, if I have the money in future, I would either want to buy some of the new development here in Lugbe or move out to a better neighbourhood, because presently you can see the condition of this place.*

11. How is this neighbourhood managed and planned in terms of layout, infrastructure provision and sanitation?

- a) Government (Are you people involved in the planning and decision-making process)
- b) Civil society

c) Neighbourhood Scheme and intervention (How do you people coordinate the management of the neighbourhood).

Response: *As far as I am concern, the neighbourhood in not properly managed, you will only find the well managed part of Lugbe in areas where the private developers have built over time. It is also very difficult to have a neighbourhood scheme, where there is lots of population and less coordination.*

12. Generally speaking, are you happy with the neighbourhood area you are now living in? What are the good aspects for living here, what are the down sides? Do you know your neighbours?

a) Good aspects Bad aspects

Response: *Well it is what I can afford, I am really happy about it, I just hope the government can do better by providing the necessary facility to ensure that life is more comfortable here.*

13. Are there any government representatives in this neighbourhood? If there are, are members of this neighbourhood engaged in participation, empowerment and access.

Response: *We have area council officials who regularly come here to collect what is known as neighbourhood levy from shop owners or those that do the road side business. But the question remains what the money is used for. In advanced countries such levies are used to better the neighbourhood or environment, but in this case, the money is embezzled.*

14. But, do you think it is within your fundamental Human right to have access to good housing, well-being and environment?

Response: *Off course, every human being must be given the right to housing, a better quality of life than what is being experienced here, but the issues is that majority of Nigerians are not education to understand that some of this few things that we are deprived of is actually our right.*

LUGBE 3

INTERVIEWEE: NDAKO MUSTAPH

1. Please can we know your name and that of this neighbourhood?

a) What do you do for a living?

Response: *I am a mechanical engineer by profession*

2. Please could you tell us how long have you been working or living in this neighbourhood?

a) Less than a year

b) More than two years

c) More than five years

d) Less than 10 years

e) More than 10 years (Did you grow up here, are there any major changes in this area in the last 10 to 15 years?)

Response: *I have lived here for more than five years' now*

3. Before moving into the current address, where did you live?

Response: *I lived in Gwadalada before I relocated here.*

4. Could you tell me what motivated you or the reasons that led you and your family to decide to live here? Did you consider any other places when you were making the moving decision?

Response: *You know, everybody wants to come here to Abuja and make good money, with the way and manner the city is rapidly developing. so I also came here to struggle and see what I can make for myself. Secondly, I bought this property in this private estate when the realized that the private developer provided good infrastructures like road, pipe-borne water along with high quality building structure which is much more cheaper than the estate you will find within the main town. Initially, before the main express road was reconstructed, it took longer to drive to town, but after its reconstruction, it takes only less than 30 mins from here to get to the main city centre. So I would say the proximity to the city and the airport influenced me to buy the property.*

5. Do you own/rent:

a) This house

- b) Flat
- c) Family Compound
- d) Landlord

Response: *The land here in Lugbe are of various types, the private and estate developers are registered, so they have genuine land which is approved by the FCDA.*

6. How did you acquire this property/ land?

- a) From private developer
- b) From the government (FCDA)
- c) Original native (Is this house built in accordance with the Abuja Master-Plan)?
- d) Customary land

Response:

7. Could you tell me something about the house/flat, such as the layout and the facilities? Are you happy with this house/flat? What are the good/bad aspects of this particular house/flat, for example, is it too small, the neighbours, facilities, etc.?

- a) Good aspects Bad aspects

Response:

Good Aspect	Bad Aspect
<p><i>First there are very many good things about this area, like the available infrastructure like I mentioned earlier. Also residents in this estate work hand-in-hand to ensure that we collectively improve our neighbourhood through the regular meetings being held with discussions around sanitation, power supplier and many other things. We also have a list of people living here with their house number in case we need to collect funds to ensure that we provide the things we need and all that.</i></p>	<p><i>Well you can really have everything in a perfect shape, in as much as this part of Lugbe is planned, but is still very close to the slum areas. Sometimes he has people coming into this estate to commit all sorts of crime, many of them that has been caught, are said to have come from sabo-lugbe (informal setting). Another significant thing I have noticed is the increase in population and price in the price of property here. I would not say because I own one property, the price should continue to increase.</i></p>

8. Please, can we look around the surrounding of your house and neighbourhood?

Response: Yes, You can.

9. Can you tell me something about the neighbourhood area? For example

- a) The level of infrastructure
- b) Housing
- c) Sanitation
- d) Planning process
- e) Leisure Park, facilities and public transport etc.
- f) Tax

Response: *The planning process was undertaken by the private developers, however I think the government is not involved in any planning process here, that is why the private developers concentrate more on housing development for the profit making purposes. An idle neighbourhood should have other facilities which supports the well-being of its residents not just houses alone. Like you mentioned parks in your question, you will need to drive all the way to the main city before you can see any park and the public transport is also in a very poor shape. For tax that has been included in the levies collected by the estate administration fees on a yearly basis.*

10. Do you have any plan of moving to another area, either in the near future or after your retirement? Or do you want to live here for a longer term?

- a) Yes, No
- b) Do you have any idea where you may like to live? Could you tell me where?

Response: *No, I don't even have the money to move someone else if I want to at the moment.*

11. How is this neighbourhood managed and planned in terms of layout, infrastructure provision and sanitation?

- a) Government (Are you people involved in the planning and decision-making process)
- b) Civil society
- c) Neighbourhood Scheme and intervention (How do you people coordinate the management of the neighbourhood).

Response: *We come together to assist ourselves by contributing money, that's all we do here.*

12. Generally speaking, are you happy with the neighbourhood area you are now living in? What are the good aspects for living here, what are the down sides? Do you know your neighbours?

a) Good aspects Bad aspects

Response: *Yes, I am to be honest, but I will love the place to improve more.*

13. Are there any government representatives in this neighbourhood? If there are, are members of this neighbourhood engaged in participation, empowerment and access.

Response: *No I don't see any government official here.*

14. But, do you think it is within your fundamental Human right to have access to good housing, well-being and environment?

Response: *yes, it is*

INTERVIEW SESSION WITH ABUJA CITY CONSTRUCTION COMPANIES AND REAL ESTATE DEVELOPERS

1. Please can you tell us the name of your organisation and your background in terms of:

- (a) Role and responsibilities
- (b) Year of experience

Response: *Brains & Hammers has been in existence for over ten years now. As a company, we have become one of the fastest growing real estate firms in Nigeria with a focus on the mid- luxury range buildings. By maintaining control throughout the design and construction process, we ensure that each of our residences is built to the highest quality standards. Always on-time, always on-budget, our attention to detail speaks for itself. From the moment you sign up for a Brains & Hammers property, to the moment you take delivery of your prized possession, expect world-class professionalism; expect a level of personalized service that is unmatched anywhere in the Nigerian real estate industry. That is what we render in terms of services to our customers.*

2. Please can you enlighten me about the extent to which your organisation has been involved in the delivery of the following types of sustainable regeneration projects?

- (a) Housing
- (b) Public sector building/project (National/local government)
- (c) Private sector commercial building/project (including, office, retail, sport/leisure).

Response: *As a company, we focus more on the delivery of homes. Considering the current boom in the real estate industry in Nigeria, particularly here in Abuja, our company has been a major player in delivery of sustainable projects. Many of our completed and on-going projects can be found in Apo (1, 2, 3, and 4), Life Camp, Games Village, Gwarimpa, and Galadimawa. We also have projects outside Abuja. For instance, many of our company projects are in Lagos, precisely Lekki area.*

When you talk out sustainable regeneration, our housing projects are fully integrated in terms of not just focusing on the quality of the houses alone, but also its surrounding environment. Take for instance, our Apo (1, 2, 3, 4) projects includes a leisure club house with swimming pool, gym and green areas for relaxation within a gated community. We also ensure the usage of renewable materials for our buildings, all with a focus on protecting the general environment, particularly with the current global warming and climate change related problems.

Another significant contribution of Brains and Hammers in Abuja housing construction which I can say has considered sustainability is the effective use of space. Many of our housing projects maximize space usage. I am happy to take you to some of our estate after this interview to see things for yourself. You know previously here in Nigeria, neighbourhood space is not properly harnessed, what our company has been able to achieve in to incorporate our housing estates with the facilities that will ensure integration among neighbours living in a

particular neighbourhood like green spaces, parks and lots more, as against what we had before by the government which just focused on houses alone.

3. Which of the pillars of sustainability (social, economic and environment) does your organisation considers has most importantly particularly within the context of Abuja urban development. Or do you think they are all equally important to your organisation?

Response: *Well to my understanding economic and environmental sustainability can be expressly understood, but social sustainability can be slightly complicated based on the different aspects which it covers. To my understanding, when you're taking of social sustainability, I believe you are referring to things that relate to culture, tradition and value, the society, things that focus on the people generally. As a company, we are here to do business and make profit, and so far so good, Abuja is a good place for real estate business, so I can say economic sustainability has been achieved based on the fact that we employ, pay salaries to staff and also contribute to the general economy of the city through tax payments. Our company policy focus on the delivery of modern design houses, with a special consideration of the environment through the design concept, material used and the pattern of construction, as such environmental sustainability has been covered. For social, we provide housing, most importantly in a situation, where the government don't have the capacity, as a private company, we have been able to close that gap, as such I think we have also achieved social sustainability.*

4. But which do you consider most important, and are the provided houses cost effective in terms of rent and sale?

Response: *All the discussed sustainability elements are important in their own right, however you need to consider the context if where you are working, or undertaken the project. Don't forget that we also approach the banks for loans to actualize our housing projects, which we sell and make profits from the members of the public. Such houses cannot be sold below the construction cost price that is the main point that you must understand in this case.*

5. Please can you enlighten me about the degree of consideration your organisation gives to the promotion of socio-economic sustainability factors on regeneration projects?

Social Sustainability Factors:

- (a) Promoting health and safety of work force and local community/residents.
- (b) Promoting affordable housing
- (c) Promoting stakeholder's participation (including local community).
- (d) Promoting community security/well-being.
- (e) Promoting physical appearance / positive image of local environment.

Response: *In the area of social responsibility, this company has undertaken lots of projects which are supposed to be done by the government, take for instance, we are doing the road construction alone as part of our corporate*

social responsibility even though the onus is on government to provide those infrastructure facilities, if you had visited our Apo estate recently you would have seen that the road is nearing completion and street lights have already been installed thus enabling residents to drive safely and comfortably into their houses.

For low income houses, yes, we are trying to venture into that sector as well, in our Life Camp Estate where we have about 300 housing units, we have few 2 and 3 bedrooms and people are rushing for them. But in future we plan to build more of such, now what we are planning is a Brains & Hammers Town; the idea is a whole new concept. We are in the process of acquiring a huge tract of land here in Abuja where we will have a unique town that is the first of its kind with different estates inside the town with all the necessary facilities like hospitals, schools etc.

Economic sustainability factors:

- (a) Promoting value for money**
- (b) Promoting profitability for investors/developer (Return on investment)**
- (c) Promoting employment opportunities**
- (d) Promoting local/area economy growth**
- (e) Promoting local community organisations/enterprises**

Response: *The Federal Capital Territory is a fast-growing city that is faced with onerous challenge of providing affordable houses for its teeming population, especially for the burgeoning middle class. This has been taken by Brains and Hammers, which is creating a niche for itself at providing luxury homes specifically for the middle income earners. We have completed over 3000 houses all across Abuja, however we have our challenges as a company which includes accessing loans from financial institutions.*

5. Majority of Housing provision in the city of Abuja in recent years has been provided majorly by the private developers or organisation, what do you think has influenced this?

Response: *Increase in the city population I would say is a major factor. The population of Nigeria has continued to increase massively from less than 150 million about 15 years ago, to over 170 million presently. Off course we need houses to accommodate this growing population, and like you can see Abuja is that beautiful city every Nigeria or foreign national will love to live due to the available infrastructures that you find here.*

6. There also seem to be a lot of demolition of old neighbourhood in replacement with the new modern development, in your option, how has your organisation considered issues concerning

- (a) Conflicting interest**
- (b) Compensation and relocation**
- (c) Abuja city Master-Plan and its recommendation (A city for all Nigerians irrespective of class or status)**

Response: *As a company, land acquired for our projects are legal, signed and authorized by the government, I mean (AGIS) in charge of land allocated and sae here in the Federal Capital Territory. Issues concerning compensation and relocation are restricting between the government and the locals. But don't get me wrong in my explanation, we often employ many of the local indigenes as construction workers and they are happy working on many of our housing projects.*

OBSERVATION FOR BRAINS AND HAMMERS ESTATES



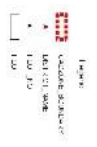
APPENDIX D

SELECTION OF RESEARCH CASE-STUDY AREAS AND MAPS



CADASTRAL
Guzape District
 Cadastral Zone A09

AGIS
 Abuja Geographic
 Information Systems
 4 Peace Drive, Central Area
 Abuja, FCT, Nigeria
 www.abujagis.com



AGIS
Abuja Geographic Information Systems
 4 Peace Drive, Central Area
 Abuja, FCT, Nigeria
www.abujais.com



CADASTRAL
Bwari District
 Cadastal Zone F02
 1: 2000



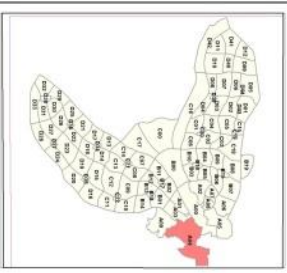
- Legend**
-  CADZONE_BOUNDARY
 -  DISTRICT NAME
 -  PLOT
 -  PLOT_NO
 -  STREET



CADASTRAL
LUGBE EAST DISTRICT
 Cadastral Zone E29
 Plan No. 28/2019

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 4 Peace Drive, Central Area
 Abuja, FCT, Nigeria
 www.abujagis.com





CADASTRAL
Asokoro District
 Cadastral Zone A04



- CADASTRAL
- STREET
- RIVER

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 Information Systems
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 Abuja FCT, Nigeria
 www.abujageis.com



- Legend
- CADZONE_BORDERBY
 - CADZONE_SIZE
 - PLOT
 - STREET_NAME
 - STREET

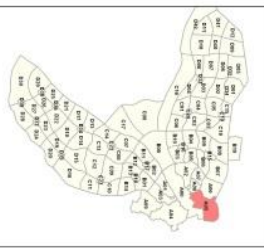


CADASTRAL
BUNKORO DISTRICT GWARIMPA FHA
C18

Printed: 23/03/2012

AGIS
Abuja Geographic
Information Systems
4 Peace Drive, Central Area
Abuja, FCT, Nigeria
www.abujagis.com





- ROAD
- STREET
- LOT



CADASTRAL
Maitama District
Cadastral Zone A05

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Information Systems
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