SLUM CLEARANCE AND CREATION OF NEW CITIES IN URBAN AND DEVELOPED NIGERIA: THE BUILDER’S ENGAGEMENT

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SLUMS TO CITIES
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OVERVIEW:

Slums are man’s creation resulting from improper implementation of the Land Use Act which can also be referred to in The Global Report on Human Settlements 2003 as the places where poor people struggle to make a living and bring up their families, and the places where about one third of the world’s urban population live. It is also a product of about poor housing policy. Left to the low class occupants of the Slums, a vast majority of the population will see nothing wrong in dwelling perpetually in the slum but society and Government at a time end up seeing the slum as a misfit component of the Urban geography and thus see the urgent need to expunge its existence. Slum demolition thus arise most often against the will of slum dwellers. This work seeks to highlight the incidence of slum formation, Slum demolition, the creation of new cities, the inherent potential for the engagement of the professional builder right from slum demolition all through to the creation of new cities in Urban Nigeria.
SLUMS
The origin of slums in any location throughout the world would date back to when the earliest settlers of the geographical location under study first settled. It would most often be the dwelling of people of the lowest class of a group of people who would soon or later be tagged the poor. It is a place populated with just shelters from the element as different from planned dwelling places. Over time the dwelling quarters of the high class due to business and services activities evolve to become
what we now term as urban settlement and gradually become unwilling neighbor to the slums. Slums are usually characterized by densely populated geographical boundary usually close by urban areas marked by crowding, dirty run-down housing, poverty, and social disorganization”. In Nigeria, the continual growth and development of Slums is attributable to several reasons and these ranges from the Land Use Act that give Government heavy rights over land to inefficiencies in planning departments
Among individual countries, the proportion of urban residents living in slum areas in 2009 was highest in the Central African Republic (95.9%).

Some of the largest Slums in SSA are in:
- Kenya
- Nigeria
THE LAND USE ACT, ITS SHORTCOMING AND CONTRIBUTION TO SLUM CREATION

The objective of the Land use act and its creation was to make land in Nigeria available to all and to ensure that land is acquired and put to a proper use for the needed development. Prior to the enactment of the Land Use Act in 1978, there were three main sources of land law: Customary Law (varied from custom to custom), English received law (which comprises of the common law, doctrine of equity and statutes of General application), and local legislation. There was also a duality of Land Use System in the southern and northern parts of the country.
LAND USE ACT

• The Parliament of the then northern Nigeria passed the Land Tenure Law in 1962, which governed all interest affecting land. The Land Tenure law vested all land in the governor who was to hold land in trust for the people and only rights of occupancy (not rights of ownership) could be granted to other people. In the then Southern Nigeria, however, customary system of land tenure governed land interest and land was owned by communities, families and individuals in freehold. Land was acquired either by inheritance, first settlement, conveyance, gift, outright purchase or long possession. There were also crown lands, which were acquired by the British Crown by virtue of treaty, cession, convention or agreement.
Whereas in southern Nigeria, customary system of land tenure governed land interest and land was owned by communities, families and individuals in freehold. Land was acquired either by inheritance, first settlement, conveyance, gift, outright purchase or long possession. There were also crown lands, which were acquired by the British Crown by virtue of treaty, cession, convention or agreement. These 2 methods of land tenure systems did not allow for proper planning and land development. It had its shortcomings.
So in April 1978, the Land Use Act was passed. The Act distinguishes throughout between urban and non-urban (rural) land. In urban areas (to be so designated by the Governor of a state), land was to come under the control and management of the Governor and herein lies the insulation of government against inefficiency as displayed in the planning of our urban centres. The knowledge that Government reserves the exclusive right for the management and acquisition of land is a major factor
Promoting the negligent attitude of government to slum growth knowing fully well that at the appropriate time the slum will be “taken care of” without any form of reprisal or litigation damages.

But far beyond this, slums in Nigeria is one of the rating factors that class us as third world and underdeveloped. However, Slums are not peculiar to Nigeria. The global estimate of the magnitude of the challenge of slums.

The total number of slum dwellers in the world stood at about 924 million people in 2001. This represents about
32 per cent of the world’s total urban population. At that time, 43 per cent of the combined urban populations of all developing regions lived in slums, while 78.2 per cent of the urban population in least developed countries were slum dwellers. In some developing country cities, slums are so pervasive that it is the rich who have to segregate themselves behind small gated enclaves.
Statistics on Slum Population

Proportion of Urban Population Living in Slum

- Sub-Saharan Africa: 62%
- South Asia: 35%
- South East Asia: 31%
- East Asia: 28%
- West Asia: 25%
- Oceania: 24%
- Latin America & Caribbean: 13%
- North Africa: 24%

UNCOORDINATED DESIRE

One of the basic need and desire of man is to have shelter. This desire being one of Man’s several activities needs to be coordinated. A similar desire of man is the need to worship. Religion in its different forms have helped to coordinate this craving of man. So is the planning development in the Local authority is supposed to be in charge of building planning and approval, town planning etc.
The inefficiency of these authorities are the basis of flourishing slum creations. They have allowed billions of dollars to be expended on shanties that will ultimately be pulled down in the course of urban evolution.

The growth of slums can be nipped in the bud by enforcing regulations.
Corruption is at the helm on most planning authorities in Nigeria. The practice is to issue approved drawings and paper. However, on ground a total deviation from the approved drawing is developed.

Squatter development are rampant across most urban settlement and their development grown under the very watch of the planning authority. Abuja as a case study has the Federal Capital Development Authority as the Arbiter of the modern day development of Abuja as a new city but
right under their watch you see squatter communities develop over years allowing for sometimes up to 5000 dwelling units and sometimes many more and then suddenly they come up with a demolition order and several thousands of home are demolished.
Anther cause of slum generation is the failed mortgage system in Nigeria. The Federal Mortgage Banks are supposed to provide long term finance to qualified Nigerian citizens as well as suitably screened developers to enable mass housing development at affordable rates especially to the low income earner of the society. With this arrangement, planned urban dwelling structures would be developed but with the rate of slum development a lot has been left to be desired.
Other Causes of Slum Build-up

- Rural - Urban migration
- Urbanization
- Housing crisis
- Natural Disaster
- Social Conflicts
- Displaced people as a result of war e.g. Boko Haram
- Poverty
- Poor Infrastructure, social exclusion and economic stagnation
UNTAPPED MANPOWER RESOURCES

The Nigerian Economy has been estimated to have 1.2 million new entrance into the labor Market annually (Okonjo Iweala 2015)

Nigeria has ample manpower resources but they rather remain largely untapped or are voluntarily lost to the developed nation through willful emigration.
The City behind the City

- A slum is a heavily populated urban informal settlement characterized by substandard housing and squalor

- The home of the urban poor
Statistics on Slum Population

- 33% of the urban population in the developing world in 2012, or about 863 million people, lived in slums compared to 924 million people in 2001.

- Between 1990 and 2010 the percentage of people living in slums dropped, even as the total urban population increased.

Challenges of Slums

• Unplanned housing development
• Degradation of infrastructure
• Building collapse
• Lack of optimization of land use
• Stiffen growth of cities and urban centers
Challenges of Slums

- Over population
- Poor Sanitation
- Criminal activities and drug use is prevalent
- Breeding ground for diseases and epidemic
SLUM CLEARANCE
Case study of Slum Clearances in Nigeria (1)

Maroko Slum

Maroko Town a slum, was initially a swamp waste land in the south east of Lagos state was inhabited by new migrants into the state.

Due to its proximity to Victoria Island, resident complained to the Government about slum and the nuisance this slum constituted to them and their property.

The military Governor of the State, Raji Rasaki took action on July 14, 1990 to forcibly remove the residents resulting in numerous injuries. Governor Rasaki and his armed security forces caused the eviction of hundreds of thousands of residents, some of whom claimed they had legal title to their property.
Today this slum area has become Victoria Island extension and part of Lekki phase 1 - one of Nigeria’s prime estate property.
The Moral Angle

According to Sule (1990) in his work titled ‘Recent Slum Clearance exercise in Lagos (Nigeria): Victims or beneficiaries’

“...the clearance of Maroko seem to have served only to exacerbate the already intransigent problem of urban housing shortage in Lagos”
25 years After...

A home for the rich and wealthy
Case study of Slum Clearances in Nigeria (2)

Makoko

A slum neighborhood located in Central Lagos, along the shores of the Lagos lagoon as you ascend the third mainland bridge from Ebute Metta.

With population in tens of thousand and growing daily, it houses many ijaw natives and is a welcoming town to new entrants into the city of Lagos. Houses are constructed on stilts with no provisions for sanitation.
Case study (2) How not to do a Slum Clearances

• In July 2012, after global embarrassment from a BBC documentary the Lagos state government started a slum clearance exercise by giving the residents a 72 hours eviction notice.
• Dozens of residences were destroyed.
• One resident was killed in the action and after international condemnation, the exercise was stopped.
OPPORTUNITY FOR BUILDERS IN SLUM CLEARANCE

Builders can be suitably well positioned to become engaged in slum clearance service deliveries as follows:

- Provision of Plants (equipment) and services
- Preparation of Slum clearance plans and proposals
- Compensation to slum developers by salvaging and recycling building materials from slum clearance
Opportunities of slum clearance

• Improving the Urban index rating
• A fresh Beginning
• Utilization of latest technology
• Sustainable Cities
• modernization
• Manpower Development
• Improved procurement methods
• More healthy environment
Opportunity to Build New Cities
Opportunity to Build Mass Housing Schemes
Opportunity to Build Modern Cities
Strategies to reduce and transform slums

A combination of these strategies have been used in various parts of the world

- Slum removal
- Slum relocation
- Slum upgrading
- Urban planning with city wide infrastructure development, and
- Public housing projects
5 Procedural step for slum clearance

1. Acquire land in accordance with the plan - acquire land and structure on them
2. Relocation of residents - legal requirement
3. Site clearance - not razing of the structures
4. Site improvement
5. Land built up with consideration for original occupants

Sule (1990)
Others

• Enacting Slum Clearance Act
• Active Private Public Partnership in Urban renewal process
• Active stakeholders engagement
• Long term development town planning and continuous review
Before King Abdullah bin Abdulaziz Al Saud of Saudi Arabia passed on, he put $80 billion on the table to finance a new city in his name that will hold an incredible 2 million people. Eventually covering 150 square miles – core plus suburbs – on the edge of the Red Sea and just an hour away from Mecca. It will house one of the largest sea ports in the world, it will provide over a million jobs (desperately important for the future of a country where 40% of the population is currently under 15 years old) – and if construction sticks to schedule, it will be complete by 2020.
KING ABDULLAH ECONOMIC CITY SAUDI ARABIA
New Songdo City is sitting on 1,500 acres of reclaimed land, the city is designed with one overriding purpose in mind, BUSINESS. With 80,000 apartments and 60 million square feet of office and retail space. The $40 billion development will open in 2015. The average apartment will cost half a million dollars.
Songdo, South Korea
Waterfront City, Dubai

Dubai has a new city in the works. It is at the centre of a development made of artificial islands and canals called Waterfront, the design-work of the Office for Metropolitan Architecture. With a population of 1.5 million, Waterfront will double Dubai’s population, boost its job market by one million and add 70km to its coastline.
Waterfront City, Dubai
POLICY MAKERS AND THE PROFESSIONAL BUILDERS

For there to be optimal engagement of the Professional builder the widening gap between the policy makers as well as government who are the no. 1 client and the Builders must be closed up.

NETWORKING: The Nigerian professional builder can be more engaged on new cities development by improving on networking ability

This must be consciously employed by following the steps below:

• Identifying the project
• Enumerating the stake holders in the project
• Sifting out the policy or decision makers of the project
• Becoming visible in the face of this group
• Ensuring that all capacity requirement are complied with
• Identifying areas of best opportunity to render service
• Making a deliberate attempt to be involved in the project
• A clear case is the Eko Atlantic City project in Lagos State that is being solely handled by the foreign Lebanese firm – Messrs. Chagoury group
• CONTRACTING CULTURE: Nigeria professional builders will need to develop a contracting culture to enable them get beneficially engaged. A situation where an expatriate builder gets remunerated about 300% higher a local of same professional qualification leaves much to be desired
THE PROFESSIONAL BUILDER’S ENGAGEMENT
FURTHER TRAINING FOR PROFESSIONAL BUILDERS

- In view of the creation of new cities as a fall out of slum clearance or urban evolution, professional builders need to engage in further professional training as well as mandatory continuous development. Builders may have to embark on new fields of knowledge to become handy and highly sought after in the new game of new city construction. A certification in project management is compulsory, Political and relationship management may be required, Facility management will help and so on and forth.
ECONOMIC PROSPERITY

The successful engagement of Nigerian Professional Builders in New cities construction and development in Nigeria will bring about economic prosperity to the nation as against the present practice whereby most of the new cities under construction are awarded to foreign firms who at the end repatriate all their income thereby resulting in the prosperity of foreign nations.
This is a very serious loss when we consider the fact that over 30% of the total cost of capital project embarked upon by the country goes into settling overheads and profits for the multinational companies engaged in this new cities and urban renewal project.
TECCHNOLOGY

- New cities creation will enable builders recommend and implement sustainable building production. It will bring to the fore, the application of modern technology in building delivery system from the stage of construction to the life of the building.
- Such technologies and innovation will include:
  - Solar Technology
  - Latest building services solutions which will include Lighting, Noise control and acoustics, conveyance, travel e.g Helipads, waste management etc.
Part of the technological advances now available also include the advanced facility management plant and equipment which are now available for the maintenance of high-rise facades, professional builders can make a career in this line as new cities will not run without a ready arrangement to efficiently manage such or else it will be invitation of a very very very big and expensive slum.
CONCLUSION

• From the foregoing, it is clear that some of the reasons apart from social and economic factors include the poor implementation of the 1978 Land use act, inefficiency of the building and land planning authorities. Government is also immune to the reactions that usually follow slum clearance. The professional builder can however be engaged in slum clearance service provision, construction of new cities as well as in the management and maintenance of new cities. These can be easily achieved by bringing more in terms of deliverables, experience and qualification into the game.
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Thank you for listening
Questions
&
Answers