



URBANISATION AND SUSTAINABLE DEVELOPMENT OF ABUJA CITY, NIGERIA.

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Abstract

Rapid urban population growth in Nigeria and sub-

Keywords:
Urbanisation, Sustainability, Development, Challenges, Abuja City

Saharan Africa has brought a host of

INTRODUCTION

The impact of urbanization has brought significant changes to Nigeria's urban planning, practice and development system, specifically Abuja, Nigeria's capital city, built in the mid-1970s with urban policies focused on resolving urbanization challenges. These problems had penetrated the structured capital of Lagos in Nigeria (The Abuja Master-Plan, 1975). Abuja City's urban planning policies were intended to achieve sustainable urban growth through the implementation of policies that suggested combining the "three pillars of sustainability." This was done with the aim of ensuring equality of access, sense of place and integration, physical beauty, and

problems along with it. HDI) of 152 in 188 Nigeria 's Federal
The fiscal, listed countries, Capital as a primary
infrastructural and Nigeria's urban event. This paper also
social conditions in centers are plagued by analyzes some of these
these urban centers weak stability, longstanding
have been incapable of epileptic power and problems, their
providing a decent water supply, poor interrelationships and
standard of living for sanitation, health how they intensify the
their residents, problems , high Nigerian government's
aggravated by high construction costs failure to overcome
birth rates and a among other problems them. In addition, the
steady rise in the level (NPC 2017). This conclusion sets out a
of rural-urban qualitative study solution to these
migration. With a builds on current challenges with
population of knowledge about the guidance on the
approximately 188 emerging problems process of unraveling
million and an facing Nigeria's urban Abuja City's dynamic
international human environment with an corporation problems
development index (emphasis on Abuja, for sustainable growth.

Exemplary physical environment for its citizenry (Ikoku 2004; Jibril, 2006). The impacts of rapid urbanization currently influence the goal of achieving sustainable urban growth for the city of Abuja. This has created errors that the initial Master-Plan recommendation intended to avoid for Abuja city (Jinadu, 2004). Current urban policies and practices have failed to curb the negative impact of rapid urbanization, such as contests over urban space in Abuja, Master-Plan distortion and illegal growth, deprivation, disproportionate rights and access to the city , urban exclusion, segregation and division (Ade and Afolabi 2013; Ebo 2013; Ibezem-Ohaeri 2013; Atonko, 2014). Given this situation, Abuja City provides a good empirical background for exploring the issues of poorly implemented sustainable urban development policy , particularly as regards how to integrate the "three pillars of sustainability" into urban development policy and practice. The above history also underlines the need to understand the social dimension of sustainable urban

development and the measures needed to implement sustainable urban practice in Nigeria's Abuja city development. Rapid growth in urbanization in African countries reflects significant migration from rural areas to cities and also an increase in the natural population through increase births over deaths among city residents. Of the two major sources of urban population growth, natural growth plays a greater role in some countries, while more leads to migration from rural areas in some others. Cincotta and Engelman(1997) observe that some cities grow two to three times faster than the overall population of the country, indicating massive migration to those cities. Agbola (2005) notes that, however, what is interesting and confusing is that the process of urbanization in the more developed countries took several decades, enabling a gradual development of economic , social and political structures to tackle the transition problems. But the trend of urban agglomerations occurs more rapidly in the less developed countries against a backdrop of higher population growth, less developed economic, social , and political structures. Hartshon (1992), cited in Agbola (2005), identified this process of urbanization and urban growth in developing countries as "fake urbanization." According to him, urbanization is false in the sense that the process is driven primarily by demographic forces , especially rural-urban migration, rather than by dynamic economic and industrial forces. In the sense of the prior definition of the urbanization process in developing countries, false urbanization is the experience in Nigeria. There is hardly a city in Nigeria where water supply and electricity are available, affordable housing for every person, accessible good health services for everyone, where waste is scientifically disposed of, accessible and affordable good transport etc. Urban centers have become urban jungles instead of providing comfort and being hubs of arts and civilisation (Agbola, 2005). The challenges to this fake urbanization include high unemployment, degradation of the environment, shortages in urban services and inadequate housing, deterioration of existing infrastructure, inaccessibility to key resources , social vices, crime and violence (IHDP 2005). The relationship between unregulated and unplanned urbanization and sustainable development is negative. Rapid urbanization, if left unplanned according to the experiences of many developing countries, frequently results in unsustainable development and

rises in urban poverty, crime and insecurity. One of the main development challenges facing the continent during the first two decades of this new millennium would be how to handle its urbanization effectively for sustainable economic development and social emancipation (Falade, 2005). As noted earlier, developing countries experience a higher urbanization rate than the developed world; this is more apparent in African countries where the average annual growth rates between 1960 and 1980 and 1980 to 2000 were projected to be 4.7% and 4.6% respectively (UN, 2006). However, studies have shown that economic development and expansion contributes directly to rapid population growth in developed countries, which is due to migration. The Federal Capital Territory (FCT), Abuja, Nigeria, is experiencing an annual growth rate of 9.28 percent, compared to the 4.8 percent National Economic Growth Rate (Ejaro,2009) This rapid urbanization has generated many challenges for the FCT's sustainable development.

URBANISATION AND TRENDS

Urbanization refers to a process in which a growing proportion of the entire population lives in towns and city suburbs. It is projected that by 2030 500 million people will be urbanized, which is about 60 % of the world 's population will live in towns (Unfpa.org; UN 2014) Economic forces will make towns the perfect place to work and live (Bouton et al. 2013). Modern urbanized life has created a new world that creates new adaptation problems as compared to rural areas where community development is in relation to their immediate environment. With the current urbanization rate, by 2030 1,5 million more square kilometers of land will be urbanized, an area comparable to that of France, Germany and Spain combined. This means that, for the next 38 years, an average of 1 million more city residents each week, with the global urban population expected to grow from 3.5 billion to 6.3 billion by 2050 (according to organizers of the Planet Under Pressure 2012 conference) (Burger, 2012). According to Dr. Michael Fragkias of Arizona State University at the "Planet under Pressure 2012" conference held in London in March 2012, these developments are impossible to stop and not beneficial as everyone wants a modernized civic life; which means the question is how best to urbanise.

It is clear that the path to sustainable development has to be smart and adaptable to future demands of energy supply. Cities play a vital role in the process.

CONCEPT OF SUSTAINABLE DEVELOPMENT

There have been many definitions of sustainable development but the most common definition of sustainable development is that provided in the Brundtland Report, which says sustainable development as development that "meets the needs of the present without compromising the ability of future generations to meet their own needs. It aims at assuring the on-going productivity of exploitable natural resources and conserving all species of fauna and flora" (World Commission on Environment and Development 1987). The deeper meaning of that must be known. And in order to incorporate this concept, it is necessary to understand the sustenance of people and resources in the present sense and their future needs and demands patterns. Sustainable development in the current sense has to be wise. "Smart cities make urbanization more inclusive, putting together formal and informal industries, linking urban cores with peripherals, delivering services for both the rich and the poor, and incorporating migrants and the marginalized into the community. Promoting smart cities means rethinking cities as inclusive, integrated, and liveable." "Smart cities" will balance growth and sustainability, says Joshi-Ghani (World Bank's urban sector manager). Cities need to embrace green growth to boost residents' everyday lives. Thus urbanization provides a great opportunity to make sustainable development. Sustainable growth needs to house the many generations to come (Greencitiesbysheila.blogspot.in, 2012).

LITERATURE REVIEW

In the developed world, addressing environmental challenges differ in relation to developing and underdeveloped countries. The environmental and development issues are closely linked according to Adams (2006). Degradation of ecosystem services in Africa , Asia , Latin America , and the Caribbean affects a greater portion of the population with environmental challenges. Urbanization is bringing drastic changes in the patterns of

production and consumption, according to the former UN Under-Secretary-General Tibaijuka (2009). The pace of global warming is to a large extent determined by how we prepare, treat and live in our expanding cities. The world's urban poor and chief among them, around 1 billion slum dwellers (Tibaijuka, 2009:16), will be the most affected today and in future. Tibaijuka (2009) and Buss(2010) argue, with the current and projected world population figures, that urban residents in the developing world are not just victims of these environmental challenges, but are major contributors to the crisis. According to environmental sustainability researchers such as Tuodolo (2009) and Osaghae (1995) with a focus on West Africa's Niger-Delta region, development decisions by governments , businesses and other stakeholders in practice make trade-offs and place greater emphasis on the economy above other dimensions of sustainability. However, both writers argue that this is the main reason why the environment continues to degrade, and development fails to achieve desirable equity goals. Tuodolo (2009) identified ineffective governance, oppression and the absence of an inclusive participatory process as major barriers to ensuring environmental protection in developing countries. Tuodolo (2009) supports this stance using the Niger Delta region where, in many cases , the main priority of multinational corporations such as Exxon Mobil, Total and Shell appears to be the mining of natural resources with permanent environmental damage. Nevertheless, while environmental sustainability debates are important, they are synonymous with a great deal of ambiguity, with the sustainability movement only being widely recognized internationally over the past two decades (Dovers, 2005). This is because it represents long-term challenges, and indices of environmental sustainability have demonstrated that many communities in developing countries are not yet aware of the real consequences of these issues, their causes, and the best and most successful policy solutions to tackle them. Dovers (2005) also stresses the importance of updating current policies and designing new versatile and easy-to-use policies, in the efforts to achieve environmental sustainability, along with institutional settings and human resource knowledge. Akolade (2007) carried out a study on the impact of urbanization on main economic, social and environmental variables on sustainable development

in South-West Nigeria's urban areas. He used models focused on the overall hypothesis that constraints on sustainable development in the region's urban areas stem from low socioeconomic infrastructure expenditure, high population density and poor human capital efficiency. He concluded that the momentum of urbanization in urban areas of South-West Nigeria is accentuated by the previous level of urban growth, but not by degree of urban socio-economic infrastructure spending. Similarly, the level of urban income and sustainable development are influenced by their previous level, while the level of sustainable development in the country is degraded by educational expansion or lack thereof in the urban areas of the region. It is also discovered that while Lagos State's urban areas face the potential challenge of over-urbanization, Ogun and Oyo States' urban areas can slightly support increased urban growth that can lead to a higher degree of sustainable development. Khan (2008) conducted research on the challenges of sustainable development: rapid urbanization, poverty and capability in Bangladesh with the main aim of exploring the causes and effects of the ongoing urbanization in Bangladesh, in particular the policy implications. He concluded that the urban population is growing faster than the rural population, while the non-agricultural labour-force is growing faster than the agricultural labour-force. But the job prospects are not increasing adequately in either market. His recommendations illustrate, inter alia, the need to build productive capacity to create adequate employment and income for the rapidly growing population, particularly in urban areas. Developing productive capacity, which is a prerequisite for creating sustainable employment opportunities, is also a core element of Bangladesh 's viable poverty reduction strategy. Without substantial poverty reduction, on the basis of sustainable development principles, it is difficult to think of feasible urbanisation. Also Ejaro (2009) in his Federal Capital Territory (FCT) report on urbanization and land-cover transition, Abuja: Sustainable development concerns and problems led to the conclusion that the effect of land-based change on the bio-geochemical climate, as a consequence of urbanization, calls for concern because it is unsustainable. This phenomenon also poses other FCT sustainable living problems such as slums, deterioration of the environment, traffic congestion, unemployment and crime. Alagbe (2006)

looked at the problems of rising urban slums in developing-world cities taking Lagos State, Nigeria as his case study. He analyzed Lagos State's historical growth with a view to deciding how it culminated in a megacities with an insufficient level of infrastructure development to match its status, which eventually culminated in urban slums and squatter settlements emerging within the metropolitan area. He concludes by saying that the Lagos State has witnessed enormous population growth rates from pre-independence to post-independence period, carrying with it accompanying problems such as lack of infrastructure, lack of sufficient and decent housing, and social vices that are antithetical to sustainable development. His proposals centered on how to develop infrastructural infrastructure, rebuild urban slums and squatter settlements without necessarily contributing to destruction of households or outright removal from their homes. Also the effect of urbanization on Nigeria's urban and rural climate was assessed by Dawam and Ebehikhalu (2007). Their study studied the mechanism of urban development, the cases and the effect of urbanization on both Nigeria's rural and urban climate. They concluded that rapid urbanization had the negative effect of depopulating the rural areas and degrading the urban areas. This presents the poverty issue that manifests itself in the form of slums, poor housing, corruption, unemployment, and low quality of life. The Federal Capital City of Nigeria, Abuja the Federal Capital City (FCC), Abuja was established in 1976 as Nigeria's new government seat. The crescent-shaped city occupies just 250 square kilometers of the Federal Capital Territory (FCT)'s 8000 square kilometres. It was however the government seat officially moved to Abuja in 1991. Abuja was planned in phases in a joint venture with Wallace, Roberts and Todd (WRT) of America, in conjunction with the regional master plan prepared by Dioxides Associates Ltd in 1978. Each step was directed towards a particular population. The city was built over a twenty five year period in four stages. Since then, the twenty-five-year period has elapsed but growth has just reached the third level. The consequence of growth that is not at par with the projected population is a vexing challenge to Abuja 's progress. Even the other towns in the Federal Capital Territory that are incorporated as satellite towns in the regional plan to cater for citizens who can not live in the city have not been properly built since the

Satellite Towns Development Agency has failed to fulfill its mandate. Since its transfer from Lagos, Abuja 's population has been steadily rising. It phenomenally expanded from 113,000 in 1976, from 378,671 in 1991 to 1,4 million in 2006 (NPC, 2006). Owing to insufficient housing and high rents in the capital, a greater part of this population ends up settling in the city's suburbs; in areas such as Kubwa, Karu Masaka, and Nyanya. In 2001, the urban growth rate of suburbs like Karu and Nyanya was 66.2 per cent compared to the 40.2 per cent Abuja region (Jinadu, 2004). This urban growth is alarming, given that urban development and infrastructure programs are not designed and executed as efficiently as possible, resulting in increased numbers of people with little to no access to water, housing , sanitation, education , health, and so on. The crescent-shaped city occupies just 250 square kilometers of the Federal Capital Territory (FCT)'s 8000 square kilometres. It was however in 1991 the government seat officially moved to Abuja. Abuja was planned in phases in a joint venture with Wallace, Roberts and Todd (WRT) of America, in conjunction with the regional master plan prepared by Dioxides Associates Ltd in 1978. Each step was directed towards a particular population. The city was built over a twenty five year period in four phases.

METHOD OF STUDY

The aim of this study was to find out the challenges facing urban environment in Nigeria. And the key approach used to perform the study was to analyze both published and unpublished materials in literature, as well as archival materials. The research focused also on the Abuja region, which was the area of case study. As a result of rapid urbanization, the present capital city was studied with an emphasis on how this pressing problem emerged. The primary approach used for evaluating the study area was also literature review. This was complimented by observations and practical experience gained in Abuja as the researchers are sustainability and urban growth experts. This paper provides ample data to examine the issue of rapid urbanization in Abuja and how it has influenced the problems facing people in the capital city.

Challenges facing Abuja's Urban Environment (Issues caused by uncontrolled Urbanism in Nigeria)

Since the Nation's capital change from Lagos to Abuja in 1994, Abuja has seen a dramatic population growth to date (Alkali, 2005). This has overstretched the Federal Capital Development Authority (FCDA)'s economic, technological, and managerial capacities to properly manage land use, housing and basic infrastructure provision, public service maintenance, and keep pace with incessant population growth. Together with the increasingly rising urban population, this constant population growth makes it important to examine these issues and develop effective responses to the growing challenges (NUDP, 2012). Such responses must be implementable at the various levels of government in Nigeria (i.e. the federal, state, and local levels of government). Sustainable urbanism could be accomplished only by such. No doubt this rapid pace of urbanization has led to numerous economic, cultural and environmental issues. Uncontrolled and unplanned cities have been created by the problems and challenges, resulting in millions of urban dwellers living in substandard slums and shanty towns (Daramola and Ibem, 2010; Jiboye, 2010). Ogunleye, (2005) and Jiboye, (2011) contend that the problems posed by Nigeria's unchecked urbanism include:

- The loss of Biodiversity
- High
- Population density
- Risk of epidemic outbreak
- Security
- Reduced access to social infrastructure

The lack of proactive advocacy and inadequate policies to encourage planned economic growth and development further exacerbated the current problems. Urbanization, in its rapid, unregulated and unplanned nature in Abuja and other cities in the global south, has unfortunately increased the level of poverty in these cities as a result of increased levels of resource competition among a rising number of citizens (Idowu, 2013). Evidence has shown that urbanization problems aren't limited to housing and the inconvenience they offer. Instead they spread to other social areas. Below are some of the challenges in Abuja, and their impact. Residential and Urbanization.

Nigeria hit its highest house deficit peak of more than 17 million in 2014 (Afolayan, 2017). The lack of investment in the housing sector and the incapacity of conventional urban construction activities worsen this deficiency according to. Sanusi (2003) also argues that the high bureaucracy and interest rates have stifled the housing system's rate of development and curbed its growth. These shortages resulted in the housing system falling into a dilapidated state-leading research such as Adewale (2005), which identified housing standards as very low due to factors such as overcrowding , poor building materials and insufficient infrastructure supply such as roads, drainages and other supporting facilities. More than 75% of this housing is under-standard in urban areas and is situated in slums, paving the way for corruption , poor health conditions, insecurity, gentrification, and lack of basic facilities among others (Oluwatayo and Opoko, 2014). Lack of decent housing has raised housing costs in communities with improved protection and basic infrastructures. This leaves the rent in estates and city centers to rise to exorbitant rates while also exuberant is the cost of buying land and obtaining the requisite permits for individuals to build on. As a result, Abuja City (and other Nigerian metropolises) is plagued by a rise in homelessness cases with many preferring to live in slums where poor materials are used for temporary construction, live in abandoned buildings or sleep under bridges and other public spaces. Another problem arising from the increase of urbanization is the collapse of houses (NUDP, 2012). In addition , the rising construction difficulties and labor costs, and materials, have contributed to an rise in the number of poorly built buildings. This has contributed to an increasing number of collapsed buildings. These failures often occur because of the unforeseen stress faced by these systems with the lack of adequate prediction on the growth of these urban centres, the construction of public and private buildings is often not meant for the stress that is imposed upon them, leading to their unfortunate collapse. Poverty and town planning. The World Bank defines poverty based on hunger characteristics, insufficient housing, poor health care without access to medical services, lack of education, and so on (Idowu, 2013). It is also seen as unable to fight for the next day, a state of desperation and a lack of basic needs. The Sustainable Development Goal

(SDG) like the Millennium Development Goals (MDG) seeks to eliminate poverty in order to improve the living conditions of all urban / rural settlement populations. World Bank figures suggest that rural poverty dropped from 19% to 16% while urban poverty rose from 9% to 12% (UN-Habitat, 2007; Idowu, 2013). Extreme poverty rates increased from 10.1 million people to 13.9 million people between 1985 and 1992, with an almost triple increase in urban poverty from 1.5 million to 4.3 million people (UN-Habitat, 2007). This poverty prevalence has slowed the urbanisation process. In the main, the labor movement continues to stress the available facility rather than supporting the urban (or developing) centres. This happens as skilled or semi-skilled labor shifts from rural to urban center, providing more supply of a particular skill over their demand. Therefore, this surplus of such skilled or semi-skilled labour returns to performing other employment instead of returning to rural areas. This deprives rural areas of certain required skills while growing population density, raising security risk propensity, overstressing infrastructure and social services, and increasing the population beyond the state's ability. As argued earlier, crime and insecurity urbanization leads to a rapid increase in the population density of a given area which creates security challenges. Jiboye, (2011a) argues that crime rates in Nigerian cities can be associated with the exploded growth of juvenile delinquent youth and adults, poverty and unemployment in those areas (Jiboye, 2011a; Jiboye, 2011b). In a study, NUDP (2012) linked the rise in crime rate with increasing youth unemployment, a steady decline in traditional social values, a deterioration in family cohesion and a group spirit. These resulting security issues minimize the appetite of those urban centers to invest. The emergence of an unhealthy and high criminality climate decreases investors' eagerness to inject money into society. Another pressing security treatise is the rise and spread of Boko haram, a terrorist group in North-East Nigeria, and the Niger-Delta militants' activities over the past decade have seen investment loss across Nigeria. Food insecurity and urbanisation The oil boom of the late 1970s had a negative effect on the agricultural sector 's development. "Oil capital" is much easier to produce because crude oil is drilled and sold compared to agriculture where tilling, planting, growing, harvesting and then selling

takes a longer time. Most rural skills are found among farmers who rely on that source of livelihood to provide for their families (NUDP, 2012). Therefore, a substantial number of people engaged in rural agricultural activities leave these practices and move to urban areas to search for employment in the manufacturing, retail and informal sectors. This has resulted in a strong decline in agricultural activities leading to the importation of foods such as corn, tomatoes and flour. Such reliance on imports has inevitably subjected the staple foods to a foreign price fluctuation that is continuously above the average earning power of Nigerian unemployment. The unemployment rate in Nigeria is high as a result of population growth, less job development and a large influx of skilled and unqualified people into urban areas. Rural to urban migration has a significant impact on the level of unemployment in key destination cities due to unequal migration of people across the world, primarily rural to urban migration (Aworemi et al., 2011). It has been calculated that the unemployment rate in urban areas rose from 5.5% to 6.5% between 1998 and 1999, while on a national scale it rose from 3.9% to 4.7% in a comparable timeframe (USAID, 2002). The movement of people from other neighboring African counties seeking jobs was another reason for this (NUDP, 2012). These challenges raised by unemployment to urbanization include a population's excessive dependence on the social support available while the economy's growth is limited. The imbalance restricts the healthy growth of urban (and rural) areas which lead to either lower living standards or slum growth.

Environment, Health and Urbanisation.

Environmental effect is one of the major challenges raised by urbanization in urban centers in Nigeria; this relates directly to issues such as ecological destruction, deforestation, loss of habitat, desertification, soil erosion, CO2 emissions, flooding and other factors. These factors have other sub-categories such as pollution (water, soil, visual and noise), global warming, traffic congestion and slum growth etc. (Idowu, 2013). Cities close to the coast where oil is mined and refined are vulnerable to oil spillage and air pollution-Lagos, Bayelsa and Rivers are examples. Many of the health-related diseases are often caused by environmental issues. The effect on

environment is one of the major challenges raised by urbanization in urban centers in Nigeria; this directly relates to issues such as ecological destruction, pollution, loss of habitat, desertification, soil erosion, CO₂ emissions, flooding, etc. These factors have other sub-categories such as pollution (water, soil, visual and noise), global warming, traffic congestion and the growth of slums, and so on (Idowu, 2013). Cities near the coast where oil is mined and refined are vulnerable to oil spillage and air pollution-Lagos, Bayelsa and Rivers are examples of this. Many of the health-related diseases are often caused by environmental concerns. This is why urban residents of slums experience high rates of prostitution, drug use, crime and abuse as a result of what the atmosphere has sown into their minds (Daramola and Ibem, 2010). Other problems include poor waste management which causes rapid spread of diseases such as typhoid, dysentery and malaria. Most metropolitan centers are notorious for traffic congestion, and exhaust emissions are badly contaminating the environment (Idowu, 2013). Cities are significant contributors to GHG (Green House Gasses). As a result, cities are gradually experiencing the adverse effects of climate change resulting from GHG pollution that could be minimized by paying greater attention to the design, manufacture and service of urban buildings (NUDP, 2012). Finally, while urbanization is not inevitable, it also facilitates the economic development of Nigeria's cities which are major growth engines and centers of political activity. Nigeria's rapid and unplanned urbanization has profound consequences not only for people living in towns and cities, but more generally for the Nigerian economy, and indeed for peaceful political, social and environmental growth. Therefore, fostering the cities' development is essential to achieving the country's socio-political stability, economic growth and environmental sustainability. Furthermore, cities work within the national framework of human settlements, and it is important to re-examine the linkages between rural and regional development and urban growth (NUDP, 2012; Idowu, 2013).

RECOMMENDATIONS AND CONCLUSION

Urbanisation has many advantages to it. Population growth and industrialization offer a higher level of expertise and availability needed to

provide the services needed for a healthy and productive life. The economic gain is the primary advantage of urbanisation. The convergence of diverse people, their ideas and their perspectives renders urban centers a whirlpool of economic development and industrialisation. The increased population and its proximity make room for economies of scale, higher salaries, promote a creative environment and allow complex structures for growth. While these benefits can be derived from urbanization, research has also shown that there are high propensities to emerge for many issues. As UN-HABITAT (2013) states, urbanization has contributed to increased poverty and deprivation in many instances. Browne (2014) states that this increased urban poverty is reflecting the rising number of urban slums and restricted access to services such as health care, education and protection. There's also the growing vulnerability of people to injustice, and the associated environmental threats. The urbanisation process can not be left to chance. Constant study in understanding is often important, not only the historical and cultural factors that can influence a society 's growth, but also the use of research analysis method to anticipate the challenges. Most arise from unregulated population growth as seen in this analysis. As argued frequently, this leads to various problems which are continuously compounded by the growing complexities of societies. In some cases, urbanization results in urban growth that is a multi-faceted mechanism requiring multidisciplinary professionals' services. It involves coordinating and harmonizing the different land-use decisions and building the activities of a multitude of actors (government departments and agencies, stakeholders, civil society organizations and individuals) by the established planning agencies at all levels of government in the country. For the benefits of urbanisation to be harnessed, the following, though briefly stated, are the recommendations of this study:

- The strategy formulated within the context of urban growth should be consistent, with a long-term planning approach. These policies should also be regularly updated in the sense of a short / medium-term planning strategy to address emerging urban science developments.
- The collection of data should be consistent and should feed into analysis which should also impact progress within the evolving nature of society.

- Sustainability Urban Assessment Tool/ System should be set up to serve as a platform for facilitating the involvement and cooperation of key players involved in the sustainable urban development process.
- Build capacity and cultivate a common awareness of the roles and obligations of all players in urban planning and management;
- Build capacity of appropriate agencies and actors to effectively fulfill their roles and responsibilities in promoting and managing sustainable urban growth and overseeing the activities of regulatory strategic planning bodies;
- Rural spaces are home to people with very poor economic abilities, who have little relevance to their livelihood until they are brought to towns. The difference between developed societies like in Europe is that when people migrate, they carry skills whereas in Nigeria, most rural people are farmers without skills, making them unable to participate, creating a skill imbalance. The government should promote skills growth in both rural and urban settlements to reduce the degree of urbanization and help increase the productivity of the population.
- Most urban spaces in Nigeria are in their infancy and opportunities exist because the country is currently dealing with urban development problems and challenges, in the sense that most of the major metropolises are rapidly increasing. The government will participate in managing the master plan and putting forward a pattern of sustainable strategic development. Overall the researcher suggests updating master plans for sustainable purposes by the government.
- Create and enhance the capacity of the relevant ministries , departments and agencies to promote the adaptation of the concepts of sustainable urban development and also provide the necessary resources and incentives for the private sector to engage effectively in the development of sustainability assessment schemes.
- Build and improve State Planning Boards and Local Planning Authorities' capacity to enforce these schemes using a top-down

approach; If properly considered, all of this advice would help to achieve genuinely sustainable urban growth in Nigeria.

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