ANALYSIS OF LAND USE MANAGEMENT ACTIVITIES IN GWAGWALADA

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NOV, 2012

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BEING A THESIS SUBMITTED TO THE POST-GRADUATE SCHOOL IN PARTIAL FULFILLMENT OF THE REQUIREMENT FOR THE AWARD OF MASTER'S OF SCIENCE DEGREE IN URBAN MANAGEMENT, DEPARTMENT OF URBAN AND REGIONAL PLANNING, FACULTY OF ENVIRONMENTAL DESIGN.

NOV, 2012

DECLERATION

I declare that the work in dissertations entitled analysis of land use Management in Gwagwaladain the federal Territory, Abuja, Nigeria ,has been performed by me in the bdprof J.B Kaltho

The information derived from the literature has been duly acknowledged in text and a list of references provided . No part of thesis was previously presented for another degree or Diploma in any University.

10th Nov, 2012

Abdullahi A.Shuaibu …… ……..

Signature Date

APPROVAL

This thesis entitled Analysis of Landuse Management Activities in Gwagwalada in the Nigeria Federal Capital Territory by Abdullahi A. Shuaibu meets the regulations governing the award of the degree of Master of Science in Urban Management of Ahmadu Bello University, and is approved for its contribution to knowledge and literary presentation.

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DEDICATION

This work is dedicated to Almighty Allah, my parents and my wife.

ACKNOWLEDGEMENT

Glory be to Almighty Allah who gave me the strength for the completion of this thesis and also gratitude to my beloved late father and my mother for their blessings. And also thanks to my lovely wife for her encouragement.

Furthermore my sincere gratitude to my supervisors U. F. Yaya, Prof. J.B. Kaltho and others such as the Head of Department, Dr. M. Sani, Dr Ahmed Adamu as well as all other lecturers in the Department for their relentless contributions during the period of the thesis review, may God reward them abundantly.

I am indebted to Alhaji Abubakar Suleiman, the Head of Department of Urban and Regional Planning FCDA, Alhaji Lawal Ahmed and others for their contributions, their relentless effort and assistance for the completion of the thesis and also to Prof. Sam and Mrs. V.L. Amdii for and also TPL Olajide Saka for their encouragement and advises on the study.

Finally, I also thank all my friends and colleagues, schoolmates such as Dr. Precious, Saed Masood and others for their numerous contributions and encouragement.

ABSTRACT

The previous studies on land use are concerned with features of development control, Land administration land and use planning each treated separately. That is by aspects of planning control, land allocation process and development control have not been covered together as components of land use management .Therefore, this study was set out to address the components of land use management together which are planning Control, Land administration and Development Control in Gwagwalada .In view of the above, The research was conducted through the information gathered from interviews of the respondents, field survey and the data was analyzed with the use of tables, figures, plates as well as descriptive analyses. The findings are poor land use management in Gwagwalada, that is, the allocation process lacks transparency, inadequate planning activities resulting into poor control development, inadequate staff, inefficient land administration resulting in land speculations and loss of revenue and also weak development controls leading to inappropriate development. The recommendations were made in three areas which are :The Gwagwadada master plan be review , revocation of all those areas allocated that are not in line with land use proposal with due consultations and relocate them to another place, The development control department should increase their awareness to enlightening the public, increase monitoring for development control activities and also increase the enforcement to avoid violation of land use. Finally the land use management use frame work be separated to allow checks and balances within the component of land use management.

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CHAPTER ONE

1.0 .INTRODUCTION

Land use results from man's activities on, and in relation to land(Olomo1997) Cited in William (2005).The land use management components are planning control, land allocation and tenure, development control and land use change management. Effective land use management enhances efficiency of urban development.

The regional development plan of the Federal Capital Territory (FCT) Abuja, recommended the development of satellite towns to support the Federal Capital City (FCC). The need for immediate development of Gwagwalada among the Satellite towns became apparent following the decision of the Federal Government in 1979 to allow the indigenes of the FCT to remain within the Territory. The goal of developing Gwagwalada satellite town is to support or supplement the Federal Capital City as part of the (IPA) recommendations on the implementation of the master plan for the city .Gwagwalada master plan was prepared by the Federal Capital Development Authority (FCDA), in 1980. According to the Gwagwalada plan, the land use structure of the town is to consist of three districts which are further organized into neighborhoods and industrial land uses.

The land use proposals have not been adhered to in the land allocation process and also there is weak development control activities, which are not able to ensure compliance of developers to the land use plan. This is the common experience of Nigerian towns and constitutes a fundamental problem of sustainable urban development.

1.2 STATEMENT OF RESEARCH PROBLEM

It has been observed that the land use plan of Gwagwalada has been distorted , Most of the places zoned for commercial development are not used as planned. The commercial activities for instance in areas along Izom-Dobi road, most of which lack permits and the permitted development in many areas, do not adhere to the land use plan. Such distortions usually signify ineffective land use management . Landuse management generally consists of three activities, each of which can undermine efficient management of the city, but studies emphasize the elements separately. Adah (2005) examined the landuse pattern and planning implications of land use change in Ikeja, with particular reference to, and the widespread incidence of unregulated change from residential to commercial as well as mixed land uses. Barau et al (2000) focused on the level of landuse plan distortions in Maitama District of Abuja and also highlighted the issue of transparent, non accountable processes of land use change and administration.

That is, the previous studies on land use are concerned with features of development control, Land administration land and use planning each treated separately. That is by aspects of planning control, land allocation process and development control have not been covered together as components of land use management.

The argument in this study is that, with effective landuse management, there will be minimal land use distortion as well as improper landuse change. That is, improvement in urban management would require complete treatment of the activity elements that make up land use management and this study approach as it as such.

Based on the above gap and argument, the study sets out to investigate landuse management in Gwagwalada and its problems. This covers the components of land use management which include the development control, planning and land administration activities. The study attempts to answer the question: How adequate is the landuse management in Gwagwalada.

13 AIM AND OBJECTIVES

1.3,1:AIM

The aim of the study, is to appraise the activities of the planning Authority with regards to landuse management in Gwagwalada, identify the problems and make recommendations for improvement.

1.3.2:OBJECTIVE

The objectives are as follows**:**

i. To review the concept of landuse management and its requirements for adequate management of landuse activities**.**

ii. To describe the land use activities that relate to landuse management in Gwagwalada .

iii. To assess the effectiveness of land use management in Gwagwalada.

iv. To make recommendations for improving land use management in Gwagwalada

1.4. SCOPE

The scope of this research covered component of landuse management which include Planning Control, Land administration and Development Control but only upper level of development control in relation to landuse management, Blake (1969) Cited in Ede (2008), defined upper level of development control as the zoning principle of legislature to protect both private public property and also it is the legislature that segregates or protects the plan from obnoxious activities.

The upper level of development control include : the land use map, the land use plan, the zoning plan. The study exclude building control violation in both external and internal aspect of Development Control

1.5:BACKGROUND TO THE RESEARCH

The idea to establish a series of new satellite towns to supplement the Federal Capital City is part of international Planning Associates recommendations of the implementation of the Master Plan for the City.

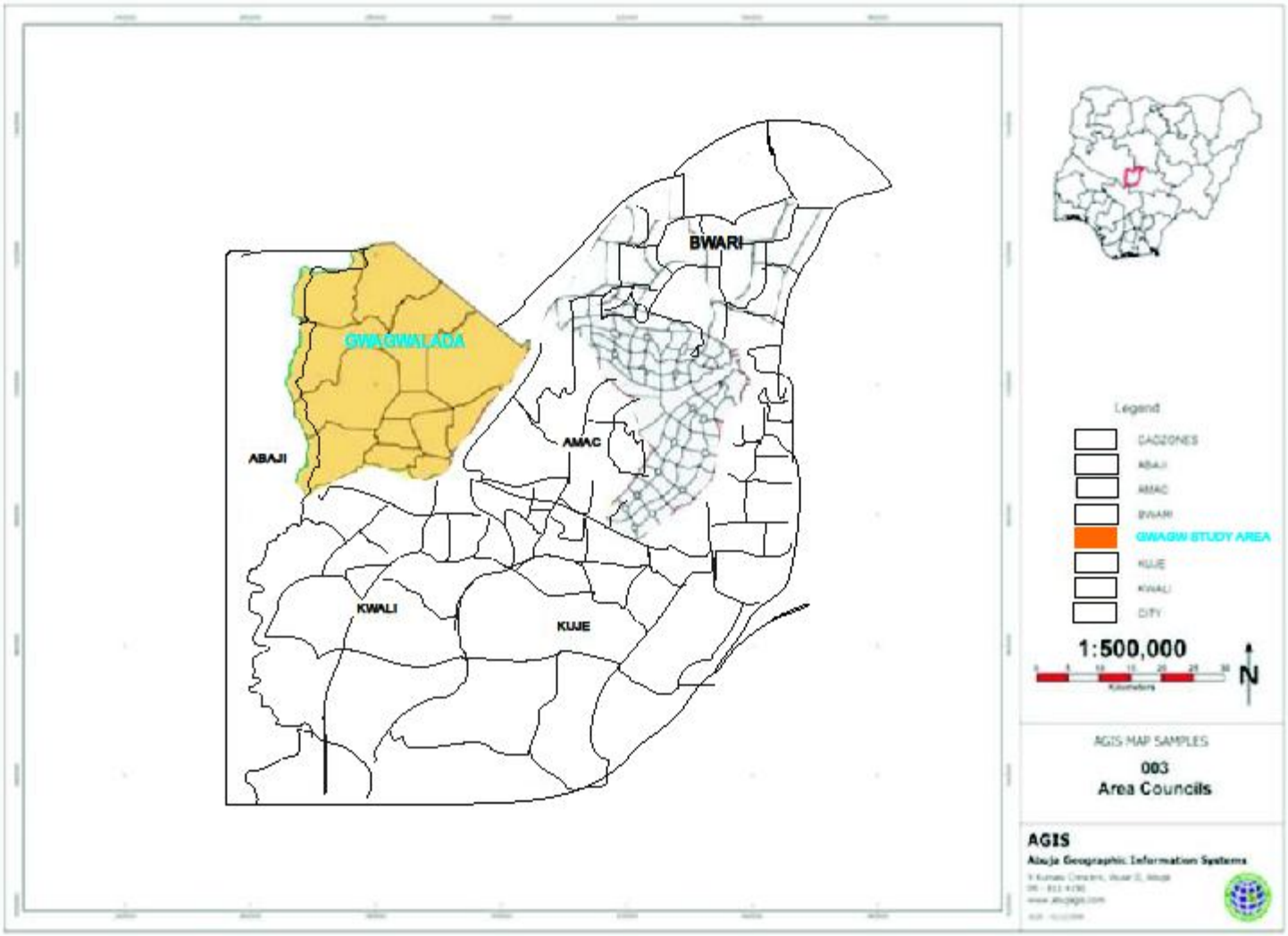


FIG:1.THE FCT MAP SHOWING GWAGWALADA THE STUDY AREA

The Draft Regional Development Plan also recommended that several towns should be designed along the A2-road as centre for delivery of services. It was also suggested by the plan that the proposed towns would next to other centers that will attract people from all works of life. Apart from Federal Capital City (FCC) the new town of Gwagwalada will become the biggest and most important urban, administrative and cultural centre within the Federal Capital Territory (FCT.

. According to Gwagwalada Master plan 1980, functions of Gwagwalada town were:.

- Serve as the administrative, commercial and cultural centre for the delivery of services to all the settlements and inhabitants of FCT outside the Federal Capital City.
- To be the agricultural nerve centre of the FCT which will guarantee FCC the supply of food and other allied agricultural goods.
- It will be the centre for small, medium and large scale industries within the FCT to supply the inhabitants of FCC with industrial goods which are not produced in FCC itself.
- Be the centre for absorbing surplus immigrants to FCC.
- Support construction work at the site of the FCC by producing construction materials, accommodating construction workers and providing a broad range of services connected with the building of the Federal Capital City. (Gwagwalada Master plan 1980)

Gwagwalada was to be developed for a maximum population of 150,000 people on a residential area of about 1,000 hectares and industrial area of about 600 hectares.

The economically active part of the population is estimated as 37 percent of the total population or about 70% of the population in the age group from 15 years to 54 years. Thus it can be expected that within the formal and informal sectors of the economy the new town will engage about 55,500 people.

The ratio between the formal and informal sectors is assumed as 54% and 46% or 29,970 and 25,530 respectively. In the formal sector, the distribution of employees in the various sectors is assumed as shown below:

TABLE:1.1: THE PROPOSED POPULATION IN THE MASTER PLAN

Sector	**Number of Employees**	**Percentage of Employees**
Public	5,994	20
Industries	14,985	50
Services	8,991	30
Total	29,970	100

Source: Gwagwalada Master plan 1980

Standards:

The standards used for housing and community structure are those of the Federal Housing Authority and other existing towns in Nigeria that are of the same size as the new town. However these standards are lower than those assumed for the Federal Capital City. It is pertinent to note that high class social, cultural and commercial facilities of FCC may also be used by the would-be inhabitants of the new town.

The Master Plan suggests the development of new towns at Gwagwalada. Dafa and Dangara while AbaJi, Bwari and Gawu are recommended for improvement to logical relocation centres. This improvement could be done through sustained maintenance and reinforcement of their community facilities. In other words there is the need to establish an urban belt within the FCT which is expected to contain various city facilities and associated intensive urban activities. While accepting the idea of urban belt to complement and supplement FCC growth, it was decided that this belt should only lie to the West of the A 2-road. Tins is with the intent of leaving the entire portion of FCT east of A 2-road up to FCC site for the development and expansion of the Federal Capital City including its directly related activities, If the urbanized belt is not restricted to the west of A 2-road, the possibility of its extending into FCC growth area can not be ruled out. Besides, the belt may eventually spill into the potential productive forestry and Natural Game Reservation areas. As a result, there is a strong need to control and monitor all activities in this zone especially the part adjoining the International Airport site.

After a thorough analysis of the existing natural condition and the future needs of FCC, Gwagwalada was selected as the first new town to be developed. With the present population of about 5,000 people, the village is about the largest existing settlement within the FCT. It is located at about 40 kilometers from FCC west of the A2- road and among others, it is:

In good spatial relation to the FCC and at the centre of FCT particularly on an industrializing and urbanizing belt which are traversed by the A2-road.

At the centre of a very fertile agricultural area to the west; a productive forestry zone to the east and southeast; with abundant clay deposit to its north-west and south-west and also with rich deposits of sharp sand in the nearby Gurara and Usuman Valleys.

Highly nodal, being in connection with the National and Regional road systems (A2-road from Benin City to Kaduna and A234 road from Mokwa to Keffi) as well as the proposed International Airport road and the Kwali – Izom railway alignment. Adjacent to Usman river which could help the new town to perform its regional administrative function with navigational improvement on the river.

The proposed Gwagwalada - Izom road through Paiko is expected to be of much significance. Apart from linking proposed heavy industries of Gwagwalada to Izom's ceramic and mechanized farm projects adjacent to Gwagwalada, it is also expected to divert some traffic away from the A2—road. The spatial relationship of Gwagwalada with Suleja (though outside FCT) is worthy of note. Suleja's proximity and the new policy of encouraging FCT's population movements to Suleja, Gwagwalada and Kwali are good reasons for this. The combination of Suleja, ADCP at FCC and Gwagwalada provides growth pole' triangle which would simultaneously open up the FCT on both the western and eastern halves. Some regional recreation centres hitherto unemphasized are recommended for urgent development. Some of these are the sand deposits at Usu man— Gurara confluence and the Gurara waterfall near Izom.

In the regional setting, it is hoped that as soon as Gwagwalada master plan is approved and its development commenced, planning actions on other future new towns would start,

CHAPTER TWO

LITERATURE REVIEW

2.10. CONCEPT OF LAND USE MANAGEMENT

Land use refers to mans activities in relation to land (Olomo 1997) , cited in Willians .(2005) The common land use types, in rural areas are Agricultural, Forestry, waste lands, Residential and public uses . In the urban area, the common land uses are industrial, commercial, administrative, Educational, Social Amenities and Waste lands. Conversely, The term *land use management* - means: establishing or implementing any measure to regulate the use or change in the form and function of activities that takes place on land . Landuse is the activity on or in relation to land, while the urban land use management is the coordination of those activities to achieve efficiency in urban development. That is Landuse management involves planning, development Control, land administration, and landuse change management.

2.20 SCOPE OF LANDUSE MANAGEMENT.

Land use management covers, planning control, land allocation , development control and land use change management. Effective land use management enhances efficiency of urban development

. The scope of Land use management covers following :

i. The regulation of land-use changes such as, for example, the rezoning of a property from residential to commercial use;
ii. The regulation of `green fields' land development, i.e. the development of previously undeveloped land;
iii. The regulation of the subdivision and consolidation of land parcels;

iv. The regulation of the regularization and upgrading process of informal settlements, neglected city centres and other areas requiring such processes; and

v. The facilitation of land development through the more active participation of the municipality in the land development process, especially through public-private partnerships.

The fifty item of activities is different from the rest in that it requires of local government a more proactive approach to land development. The first four however correspond more closely with the traditional land development regulation role. Land-use management has two main underlying rationales. The first is the widely felt resistance to the idea of uncontrolled land development and the second is the commonly expressed wish by particular sectors in society to promote various types of desirable land development. The resistance to uncontrolled development is motivated by a number of concerns, the precise mix of which is determined by the particular social, economic and political contexts of different times and places. Essentially however these concerns include the following:

i. Environmental concerns: uncontrolled development of land can have adverse effects on natural habitats, cultural landscapes and air and water quality.

ii. Health and safety concerns: uncontrolled development can lead to overcrowding and unsafe building construction. Certain land uses can also be detrimental to the health and safety of neighbor

iii. Social control: the control of land uses and building types has long been a means of exerting social control, particularly through the exclusion of certain types of person,

household or economic activity from certain areas through the application of particular development controls limiting, for instance, plot sizes, plot coverage and home industries

iv. Efficiency of infrastructure provision and traffic management: increasingly it has become clear that, where the granting of development permission is not coupled with the provision of adequate infrastructure and traffic management the consequences can be severe. Similarly, where infrastructure is provided, generally at high financial cost, without taking into account the likely and relevant land-use and settlement patterns the opportunity costs to society are very high.

vi . Determination of property values for purposes of rating: The market value of land is the basis on which property valuation is determined and the extent and nature of the development permitted on the land is a key factor in that determination.

v. Aesthetic concerns: the control of land development enables government to prescribe certain design parameters for buildings.

2.21. Planning as an Activity in land use Management .

The practice of town planning is based on the use of plans produced by the professional planners for the purpose of guiding settlement development. The plans so produced must be implemented for it to have the desired effects. The plans represent an important tool to strengthen land use management Agbola (1985),cited in Nigerian institute of Town Planner Journal (2006) see it as 'a collection of interrelated para-legal and administrative techniques and instrument designed to safeguard, regulate, conserve and disburse land or part thereof in the interest of the overall community. Nigeria's Urban and Regional planning, Decree, 1988, gives a clear definition of planning. The Decree defines town planning as the 'the theory and practice of town and country

planning by ordering and controlling the sitting and erection of buildings and other structures and the provision of open spaces and such similar uses of land.The Urban and Regional Planning Law 1992, also empowers the activity of planning within the three tiers of government i.e. the federal, state and local government. The relationship between planning and land use management is that, Master plan is one of tools of planning and planning is about the land use proposals . The relationship is that, with effective development control, those activities proposed at the planning level will be maintained, this is possible with effective monitoring of the land use proposal. The procedure for physical planning as enshrined in Nigerian Urban and Regional Planning Law, the decree 88 of 1992 specify that the Planning Authority shall be charge with the responsibility of preparing Town, Rural, local and subject plans. The procedures by which the plan is prepared and reviewed include:

i. Appointment of functions of technical committee
ii. Submission of objections to draft plan by members of the public to the commission.
iii. Commission to prepare summary of objections and comments.
iv. Scrutiny of comments and objections.
v. Submission of final draft plan for approval.
vi. Approval of plan by the legislative body.
vii. Deposit of the operative physical development plan .
viii. Review of the operative national physical plan.
ix. Adherence to provisions of operative national physical Development plan .
x. Annual report proceedings.
xi. Procedures for making Regional plans sub regional plans, Rural plans.
xii. The Federal. State, and Local level shall have there jurisdiction.

2.22. Land Administration as an activity in Land use Management

The term land has sometimes been restricted to the inherent and indestructible power of soil. But there seems little points in adopting this definition. Intact , much of what is commonly called is man –made, and it is impossible to separate improvement due to man from the original land .Most land require a continuous investment of free capital in order to maintain its utility on land.

Land is an asset, land is scarce. land fragile. These statements reflect the basic relationships of humankind with land: social, economic and environmental. Humanity's association with land springs from the enduring nature of land: it is the basis of food, shelter and livelihood. The important insight is to realize that humanity must decide how negotiable the organizing principles of the linkages between society and the landscape are. Negotiable are the ways in which human society adapts to the constraints given by the natural system, and how people act in the landscape in their efforts to cope with the environmental pre-conditions while satisfying human needs and demands. These interactions more often than not happen in such an unwise fashion that the quantitative and qualitative sustainability of society itself may be undermined. The provision of life-support systems require interferences with the landscape where the natural resources, like bio-mass, energy resources, minerals, water, land-space, are to be found. Physical interference in the land, like building, clearing and drainage, takes place, and chemical interferences are introduced: thus humanity creates its cultivated life-worlds on the earth.

What is clear is that life-support of the population is a very basic, pro-active imperative expected from the leaders of society. Human activities in the landscape are not only driven by demands for life-support, but also by population growth and growing aspirations within the economic-

industrial sectors. National leaders *have* to secure and facilitate the availability of services that accommodate these needs, as well as giving due attention to hazard prevention."The broad objective is to facilitate allocation of land to the uses that provide the greatest sustainable benefits and to promote the transition to a sustainable and integrated management of land resources."Conventional land-use management has frequently failed to produce a substantial improvement in land management or to satisfy the priority objectives of land users. In recent years planning has come to be viewed as one step in land resources management, as a mechanism for decision support rather than a technical evaluation procedure. An improved approach should thus call for sustainable management of land resources. The system should satisfy the following specific needs:

i. The development of policies which will result in the best use and sustainable management of land.
ii. Improvement and strengthening land, management, monitoring and evaluation.
iii. Strengthening institutions and coordinating mechanisms
iv. Creation of mechanisms to facilitate satisfaction of the needs and objectives of communities and people at local level

Integrated sustainable management of land resources should thus ensure:

i. that development and developmental programmes are holistic and comprehensive so that all factors in relation to land resources and environmental conservation are addressed and included. In considering competing needs for land, and in selecting the "best" use for a given area of land, all possible land-use options must be considered.
ii. that all activities and inputs are integrated and coordinated with each other, combining the inputs of all disciplines and groups.

iii. that all actions are based on a clear understanding of the natural and legitimate objectives and needs of individual land users to obtain maximum consensus.

iv. that institutional structures are put in place to develop, debate and carry out proposals.

The procedures of land administration is as follows:

i. The processing of land application forms.

ii. Allocation of land to applicants.

iii. To recertify land allocations done previously'.

iv. Process payment for certificate of occupancy

v. Process of right of occupancy.

The land administration is an activity in landuse management because it, is the out come of planning, land emanate from the preparation of planning, that is, after land use planning, the detailed site development plans otherwise called layout plan .The entire activities of land process is land use management activities.

2.23 Planning control as an activity in landuse management

a. Planning control involves Development control, Planning, and building control

Planning control is the set of method chosen to management landuse and ensure that all actions are consistent with the stated goals. The planning system is increasingly seen as being a central element in delivering of the sustainability agenda, whilst at the same time having clear links to other cross cutting agendas such as community safety, well being, health, social and economic regeneration and environmental improvement.

The procedure is not defer from that of planning and their linkages is shown below.

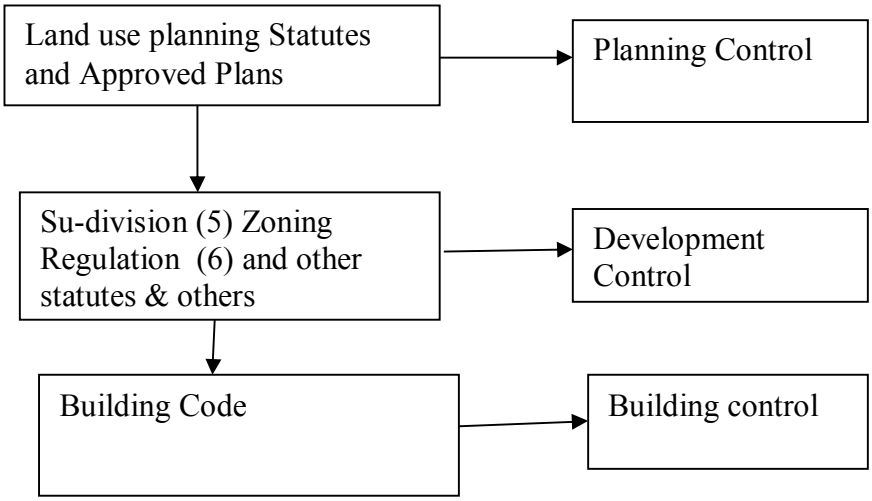


FIG. 2. PROCESS OF LAND USE MANAGEMENT

SOURCE: KALTHO 2007..

(c). Development Control : Development Control is a cornerstone in planning function. It is essential to safeguard public amenity, to ensuring high quality development and often provides a basis for regeneration and investment, protection of the environment and promotes sustainability. A well managed Development control service will work to well publicized processes and procedures and integrate seamlessly within a well developed planning system. The practice of town planning is based on the use of plans produced by the professional planners for the purpose of guiding settlement development. The plans so produced must be implemented for it to have the desired effects. The plans represent an important tool to strengthen land use management . The actives of guiding controlling of implementing these development plans to achieve the goals and objectives of the plan is referred to as development control. From another angle, Development Control can be seen as the 'regulation of the detailed aspects of development, about which precise guidance cannot be given by the development plan'. Agbola (1985) cited in Nigerian Institute of Town Planner Journal (2006) also see development control as 'a collection

of interrelated para-legal and administrative techniques and instrument designed to safeguard, regulate, conserve and disburse land or part thereof in the interest of the overall community'.

Development control operates as long as the Development Control institution is in place and a set of physical planning are regulations available. In this case development control becomes enforcement of standards, available regulations and professional expectation in the development of urban land. The Urban and Regional Planning Law of 1992, empowers the activity of development control within the three tiers of government i.e. the federal, state and local Government. Blake (1969), cited in Ede , (2008) stated that, upper level of development control is the zoning principle of legislature to protect both private property and also it is the legislature to protect the plan from obnoxious activities**.** The upper level development control include : the land use map, the land use plan, the zoning ordinance and the zoning plan.

According to Urban and Regional planning laws , the procedures of development control are as follows.

i. Approval of planning Authority before development

ii. The government agency to obtain approval from the development department.

iii. Application for a development permit.

iv. Development application may be rejected if certain requirement not met.

v. Consideration for representation by the developer.

vi. Submission of detailed environment impact accessement.

vii. The control department may approve or reject the application.

viii. Enforcement of rights attached to development permit.

ix. Condition for grant of development permit to conform with the certificate of occupancy.

x. Appeals against alteration, amendment of condition attached to grant of grant of a development permit.

xi. Revocation of development permit by control department.

xii. Condition for revoking a development permit.

xiii. Compensation payable for revocation of development permit.

xiv. Service of enforcement notice.

xv. Alteration, variation of development.

xvi. Relocation of developer,

xvii. Forms of an enforcement notice.

xviii. Enforcement order.

xix. Developer liable for expenses incurred by control department.

xx. Stop work order to take effect on service.

xxi. Information to be contained in stop work order.

xxii. Reasonable time to be given to a developer to comply with the notice.

xxiii. Penalty'

xxiv. Contravention,

xxv. Demolition.

xxvi. Control department s power to demolish defective building,

xxvii. Cost of demolition to be paid by developer.

(c)Building Control: Building Control is aspect of Development Control. It is used to control building development. The National Building Code of Nigeria is a document which guides

building development and It involves all the professionals in the building industry. The idea of building control is to ensure that right materials are been use during building development to avoid building collapse in Nigeria. Building control as the

This Lower level of development control also involves the internal and external enforcement of specification of building design with better facilities.

2.30. LAND USE MANAGEMENT FRAMEWORK:

The land use management frame work Defined the element of Planning control, Development control, and land administration. This means, that land use management framework ensure sustainable use of urban Land. The chart below is the framework for land use management according literatures.

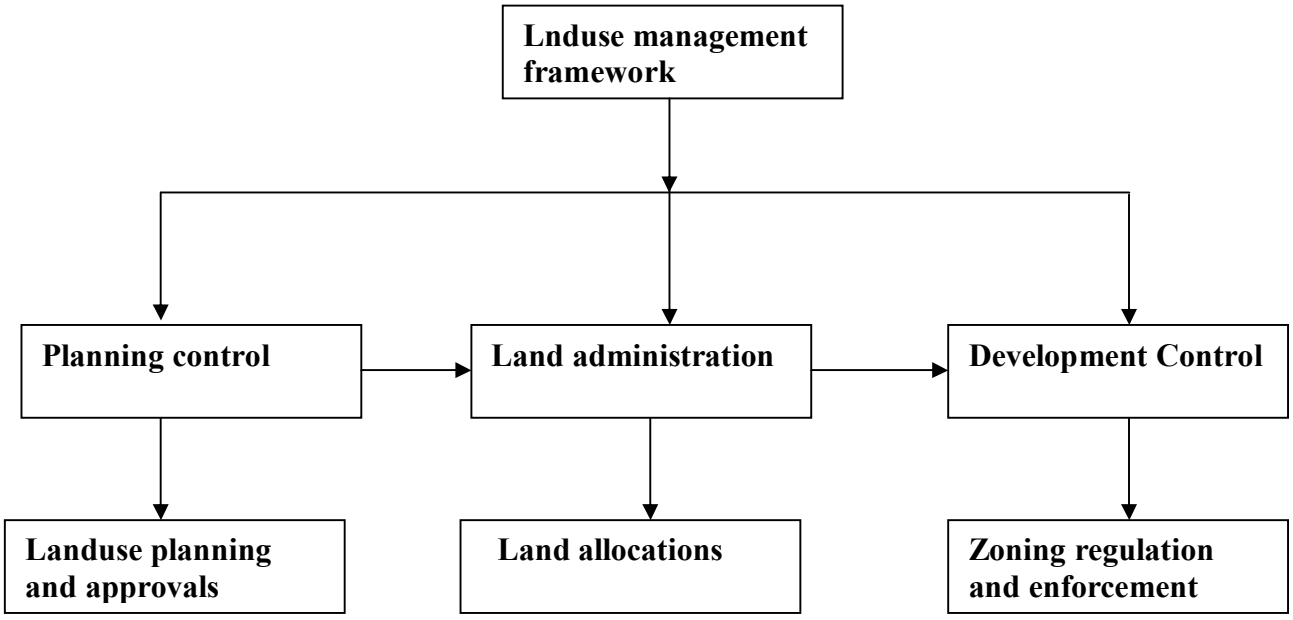


Fig 3: LAND USE MANAGEMENT FRAMEWORK(2009)

Source; Johannesburg Land use Management Framework

The Development control involves in Zoning regulation, enforcement of landuse' it serves as checks and balance for planning control. For instance, in Johannesburg, they use several bylaws like municipal bylaw, health bylaws, Planning control and enforcement bylaws, this laws are used to control land use for effective land use management. Again, In Indonesia, it is mainly focus on control and utilization of land for effective land use management. The policies on land use management in Indonesia only apply to: the plot of land equipped with title, either those that have been registered or those that have not been registered, State land, Communal reserved land owned by customary community in accordance with the law in force. The control of land contained in the land use management document is done through the establishment of a regional spatial layout plan which shall not affect the status of legal relation with land.

2.40. THE NEED FOR LAND USE MANAGEMENT

Land use is an activity that occurs on or is related to land that are technical determine or propose at the planning control level, when the land use is altered, it affect the entire plan which create future urban management problem. The need to manage land use become important for the reason as follow:

i. It is important to manage land use in order to avoid future urban management problem such as indiscriminating parking and over crowding

ii. The need for land use management is to maintain the land use proposed or determined at planning level. When land use is properly managed, there will be no landuse distortion, however, landuse distortion did not enhance sustainable development, it change the direction of development instead of guide development. Good landuse management is as an instrument to enhance , to safeguard, regulate, conserve and disburse land or part thereof in the interest of the overall community'

iii. The need for land use management is to make sure that land use are changed through the normal process of land use change, so that the revenue generated will be used to finance urban development. Effective urban land use management prevent landuse distortion.

iv. To ensure that landuse zoning is implemented as planned.

v. To ensure better traffic flows and avoid traffic problem in future.

vi. Good Urban governance ensure better landuse management, that is, accountability, transparent and trust will ensure good land administration and. management

vii. It help the initiation of climate change by avoiding converting green areas to other landuse. For instance, in Kyoto protocol in 1992, the decision was taken that the

industrialized nations should assist the developing countries the aftermath of climate change, since they emits more carbon mono oxide, this agreement failed, but another agreement called Copen hange in Demark is that, the only option now is planting trees called forestation, as well as use of green areas. Therefore, good landuse management ensure prevention of global warning.

2.50. LANDUSE MANAGEMENT PRACTICES – A REVIEW OF GLOBAL PRACTICE

2.51.Landuse management in Johannesburg

The entire landuse management in Johannesburg involves the planning, Development control, and the land administration units. The activities are based on regulation like municipal bylaws, public health bylaws, planning control, and enforcement bylaws. The landuse management in Johannesburg is the system of legal requirements and regulations that apply to land in other to achieve desirable and harmonious development in built environment. Every property in the city has a set of regulation to control development. These regulations are determining by zoning of the property. Property zoning is set out in applicable town planning scheme, which determines such aspects as possible landuse, floor area coverage, building lines, parking provisions etc. There are presently different town planning schemes for different areas of the city. It is important to establish which scheme applies to which area, as specific requirements of the schemes differ. In addition to the zoning regulations, development is also controlled by condition of title. These conditions are set out in the Title Deed of each property, and can restrict the way in which a property may be developed, other pieces of legislations that regulate development such the National building regulation and standard building acts;

The public health and various municipal bylaws and is to penalize any development of land that does not abide by this legislation and various sets of regulations can result in persecution in terms of the application legislation known as planning control and enforcement.

The zoning regulations as well as correct property Description, and details of the seize orientation, etc. can be obtained from GIS information centre.

Details of restrictions set out in the Title Deed can be established by obtaining a copy of the Title of Deed from the Deed Office or from financial mortgage institutions. Building control can provide information regarding the National building regulations and Regional peoples centre information. If a proposed property Development requires a change of the zoning or regulations or amendment of the title conditions, this is possible, but requires and application for formal procedures. There are numerous different kinds of applications, many of which are technically and legally complex. It is therefore advisable to consult town planning consults or other professional such as land survey.

Some development proposals may not require zoning or removal of conditions but nevertheless needs council permission. These are known as concept applications and are usually less complex, but need to be legally and technically corrected.

Proposals to develop agricultural land portions or small holdings require more, they changes in zoning and removal of restrictive conditions. These are, effectively, proposal to establish townships which requires proportional properties.

All proposals to change the permitted are and development of land will be evaluated by the council of the basis of member of considerations.

The most important of these is the Council Development Policy which is known as Regional partial development frame work (ASDP) This document provide guidelines as to what landuse and development charge will be acceptable.

2.52.Landuse Management in Indonesia

The landuse management covers the control of land use and utilization of land. The control of land is a legal relations between an individual, a group of individually is, as a cooperate body and land set forth. The use of land is the form of land surface cover, either natural of man-made. The principle and aim of the regulation is based on the principles of integrity, efficient and effective use, compatibility, the control and utilization of land in various development. The aim is also land discipline covering control, the maintaining of land and the control of landuse.The aim also include the ensuring the legal certainly to control, use and utilize land among the public who have legal relations with land in accordance with the specified regional spatial layout plan.

The policy on land use management in Indonesia only apply to:

a. The plot of land with title, either those that have been registered or those that have not been registered.
b. The state land.
c. The communal reserved land owned by customary community in accordance with the law in force.

The control of land contained in the landuse management document is done through the establishment of a regional spatial layout plan which shall not affect the status of legal relation with land. The use and utilization in protected areas or cultivation areas shall accord with the spatial function specified in the regional spatial layout plan.

The implementation of landuse management emphases on the three areas as follows:

a. Inventing control, and utilization of land.
b. Observing balance between supply and Demand in the control, are and utilization of land according to spatial function.
c. Establishing a pattern to adjust the control, use and utilization of land to the regional spatial layout plan.

The Development control is part of implementation of landuse management, which include monitor, development control guideline, supervision and discipline and it is the government responsibility.

Conclusion, the interest things in landuse management in Indonesian is that an aspect of land use management have Development control, land administration and planning are embedded in one law of the federation, this make landuse management effective in the country.

2.60.EXISTING LANDUSE MANAGEMENT IN GWAGWALADA

Landuse management in Gwagwalada consists of three activities . These are planning, development Control and Land administration activities .The Administrative units that anchor the activities (see fig 4.1) are shared between the Federal Capital Development Authority (FCDA), Zonal office at Gwagwalada and the Gwagwalada area council. The FCDA is represented by the Urban and Regional planning unit, Development control and the land administration and services units. A Zonal Manager appointed by the Department of Urban and Regional Planning heads the Zonal office at Gwgwalada .The Gwagwalada Area Council has landuse management functions through its works department . At the FCDA Zonal office, the planning units has the responsibility for detailing the land use proposed by the Master plan. This extends to the preparation of schemes and subject plans. The Development Control unit has

the responsibility of supervising the implementation of landuse plans through enforcement. This is done through receive building applications for approval, issuing stop work notices, demolition of illegal buildings and issuing Development permits. The land administration unit work in collaboration with the Area council in land administration by processing land applications for allocation and for tenure regulation.

The survey unit is in charge of data generation (Perimeter Coordinates) prior to allocation of land and preparation of schemes at the local council level. At the Council level also, the works department has the responsibility as earlier established.

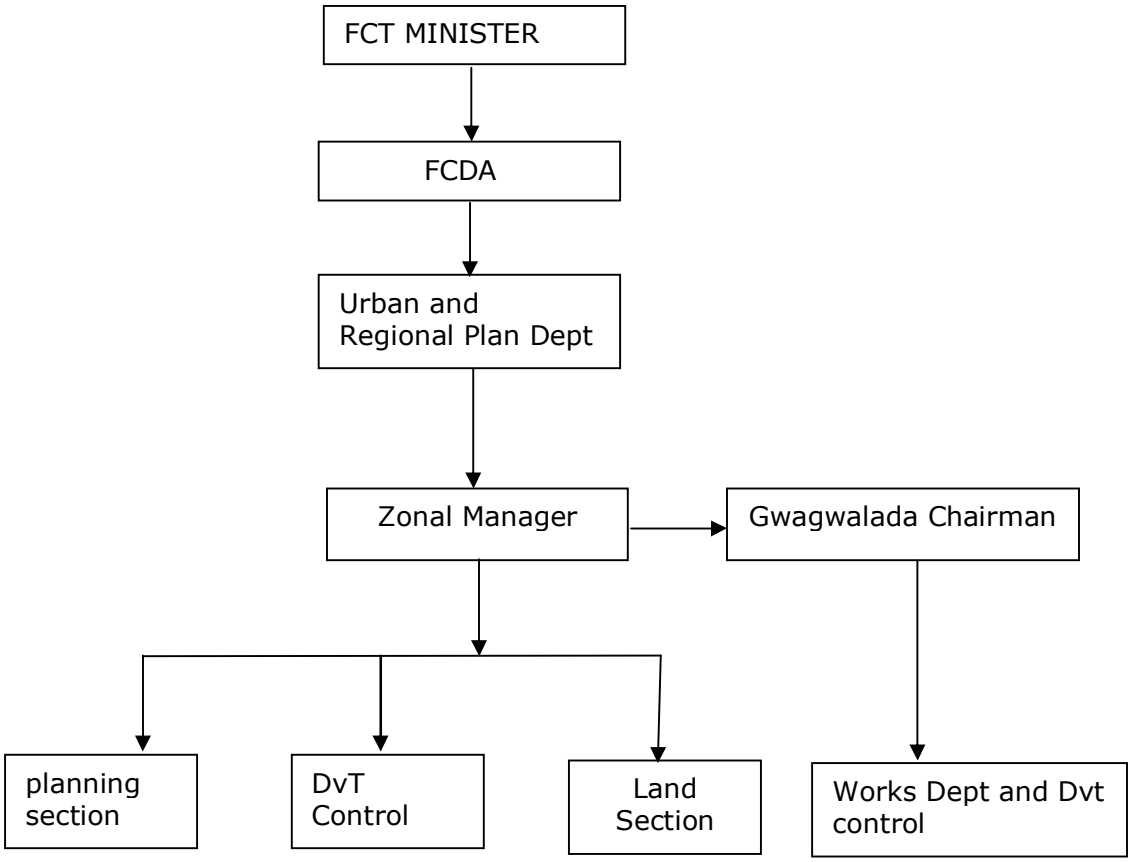


Fig 4:.PLANNING FRAMEWORK AND ITS COMPONENTS IN GWAGWALADA 2003

SOURCE: Department of Urban and Regional Planning Gwagwalada Zonal office.

In Gwagwalada , formal land use management began with the preparation of Gwagwalada master plan and the establishment of the FCDA Zonal office in 1980. Before then, landuse management was no more than land administration as there was absence of schemes, planning and control over activities.

2.61:Planning activities.

Gwagwalada Master Plan was prepared in 1980, before the preparation of the Master plan, there was no planning activities, formal planning activities began immediately after the preparation of the Master plan, the planning activities became more serious when the Area council was created in 1989, at this period, the influx of population movement to the Town became more noticeable hence the need for planning activities increases.

The Department of Urban and Regional planning under the Federal Capital Development Authority usually send a Zonal Manager to Gwagwalada planning office to managing all the planning activities such as preparation of planning Schemes, ensure that the master plan are maintain from distortion and all Generally physical planning functions. And also to work in Collaboration with the chairman of the Area council.

2.62:Development control activities in Gwagwalada

Formal development control activities commenced in Gwagwalada in the year 1992 and also the town Master plan was prepared in 1980, this means that the development control activities started in Gwagwalada twelve years after the planning activities have commenced

As established earlier, the Department of Urban and Regional planning under Federal Capital Development Authority, usually send Zonal Manager to Gwagwalada who manage the planning activities and the same time Manage the development Control activities .

In Gwagwalada the Architect from the Area council process and issue development control approval to a developer, he also takes directive from the Zonal manager as shown in the framework for landuse management.

263.:Land administration in Gwagwalada.

Formal land allocation began also after the preparation Master Plan and the creation of Gwagwalada area council also in 1989 . the Zonal Manager has been in charge of allocation in Gwagwalada since inception.

Some technical officers also work with Zonal Manager, such as the officer in charge of computer and the Resident planner assist the Zonal Manager to carry out land administration activities.

The Zonal Manager work in collaboration with the Chairman Area council for land allocation since the allocation is Customary type, the Zonal manager focus on allocation of land administration activities rather than the planning and the Development control**.**

There was land use and allocation committee, where the Zonal Manager is the Secretary and the traditional ruler(Aguma) is a member, by law, the committee surpose to be incharge of allocation, but the committee never function. The Zonal Manager collaborate with the Chairman area council and make allocation alone.

CHAPTER THREE

3.1 THE STUDY METHODOLOGY.

The research methodology cover the source of data required, the method of data collection, oral interview, description, method of data analysis and presentation. The method of data collection in this research is mainly oral interviews and reconnaissance surveys. The result obtain from interview will be use to analise the data to get the result.

TABLE3.1. THE TYPE AND SOURCE OF DATA

S/N	DATA TYPE	SOURCE
I	Physical characteristic of the area and relevant laws reconnaissance survey	Physical survey and URP laws
Ii	The land use characteristic	Gwagwalada master plan
Iii	The population of the area	National population com
Iv	Land allocation Procedures	FCDA
V	Base map and satellite images	FCDA
Vi	Proposed land use plan of Gwagwalada	AGIS
Vii	List of land allocation in Gwagwalada.	Gwagwalada planning office.
Viii	The list of development control approval	Gwagwalada planning office.
Ix	The record of land use change	Gwagwalada planning office
X	The list of layouts within Gwagwalada	Gwagwalada planning office.

SOURCE ; FCDA, ABUJA

SECONDARY DATA: The interview was carried out in three areas, the Resident that owns houses within Gwagwalada Town, staff working in the department of Urban and Regional

planning to get planning information, the department of land administration and the department of Development Control to get land allocation and development control informations.

TABLE:3.2. CATEGORIES OF INTERVIEW IN GWAGWALADA

RELEVANT DEPARTMENTS	NATURE OF ASSESSMENT
Land administration in Gwagwalada	Interview was carried out with the Zonal coordinator and some selected technical staff to know how the allocation was made since the inception of Gwagwalada land office, information was also sourced about the staff carried out land administration and also either threre is an existing land use allocation committee or not in Gwagwalada.
Department of Urban and Regional Planning	The oral interview was carried out to know the inception of the Gwagwalada Master plan, has the Plan be reviewed since inception . Information was also sourced about The technical staff and their function to know whether they carried out planning activity is adequately
Department of Development Control Gwagwalada	The information was also sourced from Head of Development Control and other staff to determine the following: i. To determine whether, development Control activities started immediately after the Preparation of Master plan' ii. To know how many building permit were given within one year . iii. To know how often the staff visit the site for monitoring. iv. To know the number of technical staff carried out the development control activities. v. To also know the number of equipment for enforcement.
The outcome interview	It was used for analysis and get the result

SOURCE: FIELD SURVEY 2010

3:3: INTERVIEWERS RERSPONSES IN PHASE I, PHASE II AND PHASE III.IN GWAGWALADA

MAPPING	RESPONDENTS	RESPONDENT POSITIONS
A	Land section	The responses are i.. That The zonal manager responded that the land allocation in is done through him by issuing the right of occupancy and the chairman of the local council sign the certificate of occupancy. ii. That landuse allocation committee never exist properly. iii. That department has inadequate personal to carry land administration.
B	Planning section	The respounses from the planning section are: i. The Master plan has never reviewed for more than thirty years. ii. There are only seven technical staffin planning section. iii. The master plan was not detailed when the master plan was prepared.
C	Development control	Responses from the respondents : i. The development control started ten years after the preparation of the master plan ii. Very few development was issued after twenty years. iii. There is no equipment to enforce Development control activities' iv. Few number of technical staff.
The position of the responses be use to analyse to get the result.		

SOURCE; FIELD SURVEY, 2010

The recognizance survey and interview was carried out in Gwagwalada town by dividing the Town into the three Phases which are phase I ,Phase II, and Phase III. The interview was done by selected buildings at random, and recognizance survey was done along side with the interview

TABLE:3.4: RECONNAISANCE SURVEY IN IN GWAGWALADA.

THE ZONES IN GWAGWALADA	**NATURE OF INTERVIEW AND RECONGSANCE SURVEY.**
Zone a: Phase one,	The interview was done randomly to determine: i. Whether the building have development permit. ii. If no development permit, was the building mark for demolition any time or not. iii. To observe and compare with landuse map of Gwagwalada if the building is built according to landuse. iv. Whether the building have enough set back as recommended.
Zone B: phase two	The interview and survey is done in the area of planning determine: i. . To know whether building is in line with land use proposal. ii. To know the type of density of the building. iii. To know whether the developer adhere to planning standard. iv. To determine whether the building is proposed as commercial or residential. v. To observe the land use map of the area , this is to see whether the proposed land landuse existing the way it was proposed
Zone C:phase three.	.The interview and survey was done in this way to determine: i. To know the source of allocation whether is from the allocation is statutory or customary ii. To Know whether the allocation is line with land use proposal for Gwagwalada
	The outcome will indicate whether is proper landuse management component which involves the planning , Development Control and Land administration. is also interrelated to achieve efficient landuse management.

SOURCE: FIELD SURVEY, 2010

TABLE:3:5: RESPONS.E FROM RESPOUND AFTER INTERVIEW.

THE ZONES IN GWAGWALADA	THE POSITION OF THE RESPONDENTS
PHASE ONE	i. Most of the respondents did not have development permit ii. some building are not in line with the and use proposals iii .No enough set back.
PHASE II	The responses are: *i.* No mark *of any building for demolition.* ii. *Buildings are not to planning standard only very few of them.*
PHASE III	i. some of the source of respondent allocation is from the area council while some is from aguma ii. And some allocation are not in line with land use proposal.

SOURCE: FIELD SURVEY 2010

3.2. METHOD OF LANDUSE SURVEY ANALYSIS.

The Reconnaissance survey was done with the use of tables to observe the land use distributions, it was also done with the type of land use, the percentage of each landuse distribution proposed and compared with what is existing. This is to be able to determine level of distortion .The tools for the survey is landuse map of Gwagwalada.

The first step, The Gwagwalada land use map was digitized, this is to enable to determine what size of land that has been proposed for each landuses in Gwagwalada master plan.

The second step is to determine how many size of land was proposed for existing activities in Gwagwalada land use map, and to make physical observation on the ground to enable to get the percentage of the land use for each actives and what was decline.

The next step is to compare with what was proposed and what was used for each activities and will reveal the following:

i. The landuse proposal for each activities.
ii. The level of decline in each activities.
iii. The percentage of decline of each activities.
iv. The percentage of what size of land is used for each activities.
v. The percentage of what is existing.
vi. The remark of what has been used for each activities.
vii. The remark of what is existing .
viii. The remark of what is decline.
ix. The land use type.

There are activities element categorize in three form namely:

DISTORTION OF SPATIAL FRAMEWORK: Neighborhood centers, Town centers, and district centers.

INFRASTRUCTURE: These are , road network, water main and drainage.

THE LANDUSE DISTRIBUTION; These are open spaces, Bus terminals, Religious institution, market, commercial areas and residential.

THE PUBLIC LANDUSE DISTRIBUTION: These are Hospital, cemeteries, sports. Police post, health, employment area

Research question

i. Why is land use management in Gwagwalada inadequate**?**
ii. What are the components of landuse management ?
iii. Why is land use distortion observed in Gwagwalada?

iv. Why is land use management ineffective?

v. Why are planning, development control and land administration not effective?

CHAPTER FOUR

ASSESSMENT OF LANDUSE MANAGEMENT IN GWAGWALADA

4.10. Assessment of land Administration.

The formal land allocation made in Gwagwalada from 1980-2003. This covered total of seventy-four thousand seven hundred and twenty –four plots(74724). As required by law, all Land allocations are to be carried out through the land use and allocation committee. In practice, however, the committee was never constituted, and without it, the Chairman of the local council and the Zonal manager have been responsible for land allocation , implying the lack of transparency in the allocation process .In addition to the requirement for land use and allocation because committee, Land administration unit is o be anchor all the process of land administration. The unit specifically is to have responsibility for managing land allocation with unit head reports to Zonal manager. The other functions of the unit are to be::

i. Processing change of title document.
ii. Registration of power of Anthony for buyers.
iii. Process the payment of certificates of occupancy..
iv. Processing the payment of grant rent charges .
v. Process new application for allocation.
vi. Investigation as authenticity

The unit though existing, has also not functioned in the manaer require by protocols

TABLE:4.1. LAND ALLOCATION FROM (1980-2003) IN GWAGWALADA

THE YEAR	NO OF PLOTS
1980	3832
1981	773
1992	5565
1993	5379
1994	2415
1995	542
1996	2377
1997	1471
1998	5756
1999	9684
2000	31864
2001	2112
2002	164
2003	2790
TOTAL	74,724

SOURCE: Zonal Coordinating office of the Department of Urban and regional Planning,

Prior to the preparation of the Gwagwalada Master plan, tenure to land has traditional been controlled by the Aguma, who is the local chief. This has Since 1980, when the powers have become that of the chairman of the Local Council, the Zonal Manager and partly the Aguma.

This groups of three have exercise powers for issuance of customary titles, where the Manager acting as secretary signs the rights of the occupancy and the Local government chairman signs the certificate of occupancy which is issued afterwards. As established earlier without the landuse and allocation committee, awards are determined by the chairman and the Zonal Manager.

Beside land allocation which is generally is not transparently done; other land Management activities have been relegated. These include the processing of change of titles, collection of ground rents and the keeping of relevant records. As shown earlier , The land Administration unit has responsibility for these functions, but is unable to do them. The basic explanation being the absence of qualified staff, lack of equipment, and the fact that the powers of the units have been subverted by the Zonal Manager and local council chairman.

Efficient Land administration was also been hampered by the fact that detailed site plans have never been prepared out of the master plan for the Master plan. In that case, layouts have not been adequate guided for allocation to proceed smoothly.

Poor land administration has many implication with the primary one being the emergence of slums and unguided development.

Other challenges have emerged like:

i. Poor Provision of water main.

ii. Emergence of unorganized environments

iii. Poor accessibility.

4.30..ASSESSEMENT OF PLANNING ACTIVITIES IN GWAGWALADA.

The Gwagwalada Master plan prepared in 1980, should have been reviewed six times based of five years reviewed yardstick. Because no review has held, planning control has not been effective over time .Currently, the town has out grown the master plan by three hundred percent. Associated with short coming , District and Detailed site development plans have never been prepared out of the Master plan. These subsets are statutory required by law, but as they do not exist, chaotic developments have emerged, that is, Many layouts without reference to the master plan have been prepared that are generally disjointed. Urban renewal which out to be major planning activity does not happen.. Since the Master plan was prepared in 1980 they has not been any deliberate attempt towards upgrading even through large slum areas and decaying infrastructure exist.



FG.5.THE SATELLITE IMAGERY INDICATING THE DEVELOPMENT PATTERN IN GWAGWALADA

SOURCE: GOOGLE EARTH



FIG.6:THE SATELLITE IMAGERY SHOWING THE AREA COVERED BY GWAGWALADA MASTER PLAN



Fig 7: Gwagwalada landuse map 1980.

SOURCE: Gwagwalada master plan 1980

In specific terms. the Zonal Planning Unit has the responsibility for planning activities. It was created in 1980 following the preparation of the town Master plan to amongst others:

i. Oversees the implementation of land use plans in Gwagwalada.

ii. Prepare subject plans where the need arise.

iii. Prepare schemes in accordance with existing land use Plan.

iv. Resolve planning issues.

v. Prepare detailed plans in line with the provision of the master plan .

By law, the Resident planner is to head the planning unit, take directive from the zonal manager. His responsibility is site selection, layout preparation and planning control. He also undertakes other planning functions which may be directed by the Zonal Manager. Resident surveyor assists the planning process by determining the perimeters of new developments and geo- referencing. The unit has the total unis of seven staff shown in table 1.8 below show.

TABLE 4.2:.THE TECHNICAL STAFF STRENGTH IN GWAGWALADA PLANNING OFFICE

S/N	TECHNICAL STAFF	NUMBER OF STAFF
I	Zonal manager	1
Ii	Town planners	3
Iii	Surveyors	2
Iv	Architect officer	1
	TOTAL	7

SOURCE: Department of Urban and Regional Planning, Gwagwalada.

The composition includes: four Town planners consisting of the Zonal Manager, two surveyors, and one Architect. The staffing is generally inadequate as about 20 staff are required for the current size of the town.

The shortcoming of planning activities earlier alluded to have resulted to serious physical planning problems in Gwagwalada. Such shortcomings have also negatively affected the process of land administration, development control and provision of infrastructure.

4 .40.ASSESSMENT OF DEVELOPMENT CONTROL ACTIVITIES.

Since 1980, the planning unit has someway overseen land allocation , planning control and development Control. This is notwithstanding the fact that the Department of Development Control has been created as an independent department in the FCT, to undertake enforcement, Planning preparations and subdivision guide lines.

Generally, the Nigerian Urban and Regional Planning laws has empowered the Department of Development Control to issue building approvals prior to any development . The purpose is to ensure that developments are is in line with planning provisions and that all allocations are in line with building standards and bylaws. The responsibility of Development control units are:

i. Monitoring development activities.
ii. Regulating the land use change activities.
iii. Issuing planning approvals.
iv. Issuing stop work notice to illegal development.
v. Mark building for development without approvals.

vi. Supervising development of building

The assessment carried out has established poor capacity of the Development Control unit to function effectively .This ineffectiveness negatively affected land use management. The primary impact area is land use distortion This refers to landuses emerging in various locations other than what has been proposed, and which has link to weakness in development control practice.Such weakness are many, primarily the staff size that manages the affairs of the development control unit is inadequate. By law, the unit requires all professionals in the building industry (planners , Architects , the civil engineers, surveyors electrical engineers, mechanical engineers and quantity surveyors). In practice, the Zonal Manager, one Resident planner and Architect are currently people responsible for development control in Gwagwalada.

TABLE:4.3: STAFFING OF THE DEVELOPMENT CONTROL AND FUNCTIONS

S/N	***TECHNICAL STAFF***	***FUNCTIONS***
i	Resident planner	Heads the development control unit in Gwagwalada
ii	Assistant resident planner	Assist the Resident planner and general duties
iii	Planning office I	In charge of computer section
iv	Resident survey	Determine level in line with the Development control guide line
v	Planning officer II	Issuing stop work notice.
iv	Architect officer	Member of approval group to vet drawing
vii	Assistant resident surveyor	Take directive from resident survey

SOURCE: Department of urban and regional planning, Gwagwalada.2007.

TABLE4.4:THE NUMBER OF EQUIPMENT IN GWAGWALADA PLANNING OFFICE

S/N	*TYPE OF EQUIPMENT*	*NUMBER OF EQUIPMENT*
I	Bulldozer	None
Ii	Zonal manager vehicle	1
Iii	Crane	None
Iv	Site inspection vehicle	None
v	Belloder	None
vi	Site inspection vehicle	None
vii	Escavator	None
viii	Hammer	None

SOURCE: Department of urban and regional planning in Zonal planning, Gwagwalada. 1992-2003

The study has also shown that the Development Control Unit lacks equipment to function effectively. The Lack of equipment for instance, means that stop work notices are not usually timely served nor effectively enforced, lack of inadequate funding is also another major shortcoming to the ineffectively of Development control unit. It has been difficult to ascertain precise budgetary allocation but interviewers with principal personnel suggest the arbitrations in funding receipts, both in size and in terming. Meeting the logistic of the monitoring and enforcement is tied to funding receipts and without little activities is carried out. TABLE4

4.:5.APPROVED DEVELOPMENT CONTROL APPLICATIONS IN GWAGWALADA

S/N.	YEAR	No of application submitted	No. of application approved
1.	1992	12	2
2.	1993	77	3
3	1994	35	5
4	1995	36	4
5	1996	22	2
6	1997	51	12
7	1998	10	5
8	1999	160	64
9	2000	83	3
10	2001	134	2
11	2002	270	30
12	2004	9	3
	Total	**917**	**133**

Source: Development control schedule of Building plan approval, Gwagwalada 1992-2003

The effective of limited staff capacity and funding was further examined as it affect the approval process in unit. As shown in table 4.05, out of a total of nine hundred and seventeen (917) applications submitted for approval within the period of twelve years, only one hundred and thirty three (133)applications were approved representing 14.06 % of the total applications

.

TABLE4.6..APPROVED DEVELOPMENT CONTROL PERMITS AT ZONE 6 WUSE, 2004-2009

S/N	YEAR	APPL SUBMITTED	APPL APPROVED
1	2004	140	2
2	2005	160	6
3	2006	120	5
4	2007	80	20
5	2008	150	10
6	2009	200	7
	TOTAL	810	50

Source: The registry section of development control, Zone 6, Wuse FCDA

Also of about eight hundred and ten (810) applications submitted for processing, at the head office, only 50 applications have received approval. The processing of approvals at head office ,FCDA ,zone six was introduced in 2004 when the the Department o Development Control became independent of the Department of planning, surveyors and land administration. Most further interrogation of the low number of approvals and shows that other than limited staff capacity, applicants also submit their application without following to either effect corrections by the approval committee or to collect the approvals and effects necessary payments for construction to commence.



Plate 1: Chelsea Secondary school, on a green area

Ineffective Development Control has been linked to several problems, For instance most of the road corridors proposed by the master plan been converted to residential use inadequate road reservations has led to indiscriminate parking by the road side which has already resulted to traffic problems.

Most neighborhood, District and town centre proposed by the Master plan have not been implemented (especially the shopping and the employment areas) the implication being that a lot of pressure has been exerted on the only market in the town..



Plate 2: A proposed neighborhood centre which is now residential.

Many public use areas including plot belonging to FCT water Board have been converted,. Such contravention are arbitrary and have led to loss of revenue to Government.

Detailed of distortions in town are shown in the table1.2 below.

TABLE 4.7.EVIDENCE OF LAND USE DISTORTION IN GWAGWALADA

	PROPOSED LANDUSES	EXISTING LANDUSES
1	Government day secondary	corner, shops and recreations.
2	Local government secretariat	Hotel, post offices
3	Bus terminals	Residential
4	Market	Filling station and corner shops
5	Light industries	Residential
6	Districts center	Residential
7	Green/open space alongA2 road	Filling station
8	Sport centre club	Residential
9	Agricultural expansion	Residential
10	Residential expansion	Residential expansions
11	Neighborhood centre	Filling
12	Water board in phase III	Christ apostolic primary school
13	District centers	Corner shops
14	Town center	Residential

SOURCE: Field survey. 2010

By law normal formal land use change is to be carried out through a committee of town planners. The committee responsibility is to established whether such activities can be accommodate in zone or not, Applicants usually are required to pay a particular amount of

money for processing's. and recommendation on successful applications are forwarded to the honorable Minister. The overview of landuse distortion is shown in table 4.07. The assessment of major town element shows at the total of six

TABLE.4,8. THE DISTORTION OF SPATIAL FRAMEWORK:

	LANDUSE	PROPOSED	%	EXISTING	%	REMARK	%
i	Neighborhood centers	60	3.6	none	0	Entire decline	3.6
ii	Town centre	30	1.8	none	0	,,	1.8
iii	District	40	2	none	0	,,	2
	TOTAL	130	7.8	0	0	Decline	7.4

SOURCE: Field Survey, 2010

neighborhood centre proposed and none has been implemented with areas reserved taken up by residential and public uses.

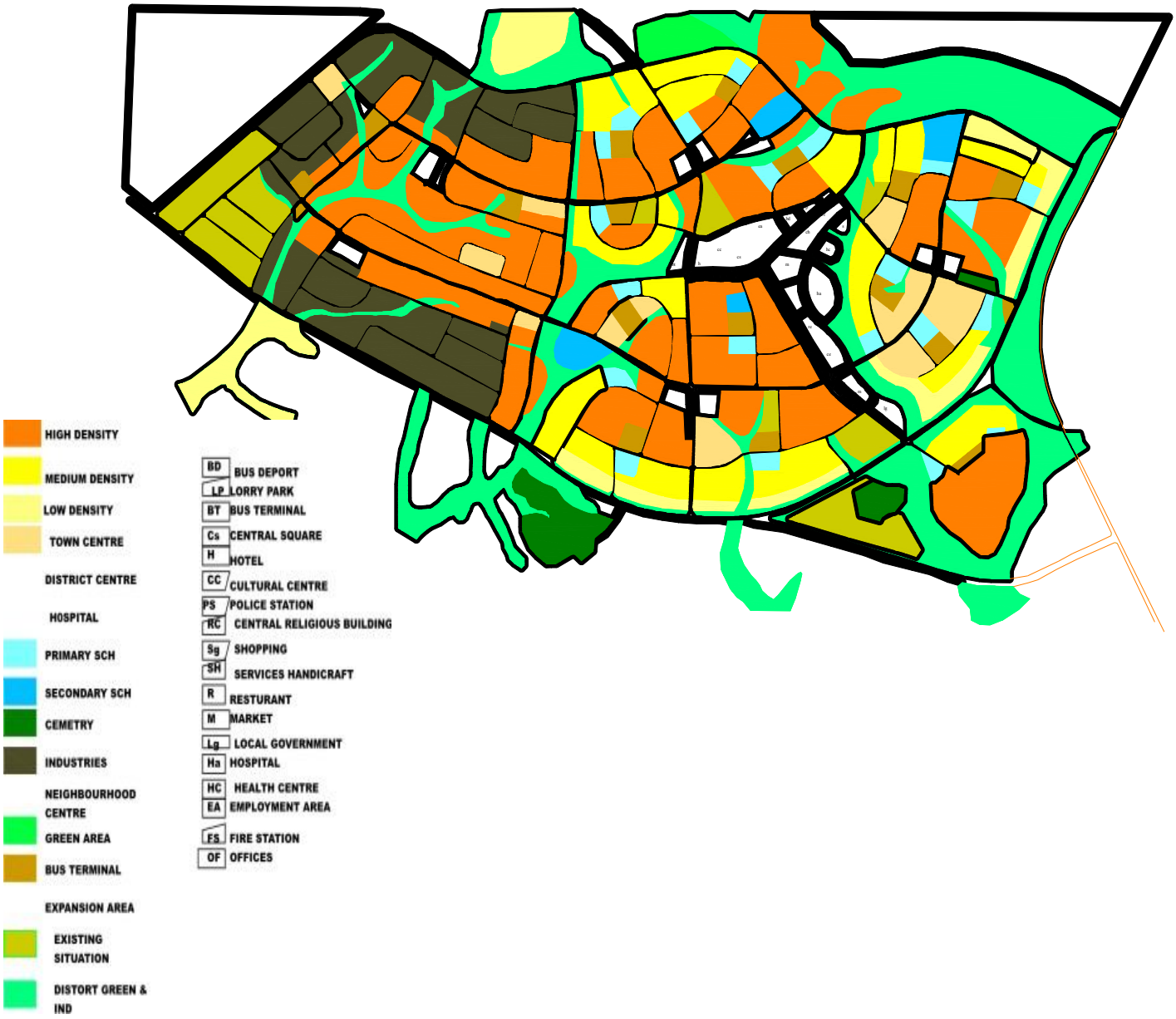


Fig 8: Landuse distortion in spatial framework

Source: Field survey.

Districts center are four in number proposed, have also not implemented The proposals for roads and areas reserved have also been defied. This extends to reservations for water and drainage infrastructure .These reservations have been taken over by residential and commercial landuses

TABLE:4.9: INFRASTRUCTURE LANDUSE DISTORTION IN GWAGWALADA

	LANDUSE	PROPOSED	%	EXISTING	%	DECLINE	%
i	Infrastructure Road network	158	9	100	6	decline	3
ii	Water main	17	1	5	0.3	Decline	0.7
iii	Drainage	13	0.7	none	0	None	0.7
	TOTAL	188	10.7	105	6.3	Decline	4.4

SOURCE: **Field Survey, 2010**



FIG 9; INFRASTRUCTURE LANDUSE DISTORTION

SOURCE: Gwagwalada master plan 1980

As an example the arterial road from the university hostel to the staff quarter II , has been developed into a housing area. In phase III a house been built under the water tank etc

TABLE;4.10: DISTORTIONS BY LANDUSE

	LANDUSE	PROPOSED	%	EXISTING	%	REMARK	%
i	Industrial	439	27	220	13	decline	14
ii	Open space/green	162	10	80	5	,,	5
iii	Bus terminal	10	0.6	none	none	,,	0.6
iv	Religious institution	88	5	30	1.8	decline	3.2
v	Market	50	3	NONE	0	decline	3
vi	commercial	80	4.8	40	2.2	,,	2.2
vii	Residential use	593	36	593	36	increased	None
	T0TAL	1265	86.4	963	42	Decline	28

SOURCE: **Field Survey, 2010**



FIG.10 : GENERAL LANDUSE VIOLATION IN GWAGWALADA

SOURCE: Gwagwalada master plan 1980

4.11: THE PUBLIC LANDUSE DISTORTION

S/N	LANDUSE	PROPOSED	%	EXISTING	%	REMARK	%
i	Hospital	10	o.6	none	5	decline	0.6
ii	Cemeteries	20	1	0.5	0.5	,,	0.5
iii	sports	17	1	5	0.3	,,	0.7
iv	Police post	2.2	0.1	none	none	,,	None
v	Health	10	0.6	none	none	,,	None
iv	Employment area	17	1	5	0.5	,,	0.7
	Total	76	12.7	90.5	6.3	Decline	6.9

SOURCE: FIELD SURVEY, 2010

The implications of lack of equipment as follows:

i. The developers carryout building without building approval.
ii. The illegal buildings are marked and the developers without enforcement.
iii. The consequences of iilegal development is the lost of finance to urban development.
iv. The consequences of lack of equipment led to poor development control.
v. The outcome of poor development control is the poor land use management.
vi. Land use violation occured everywhere in Gwagwalada.
vii. Poor planning control in Gwagwalada.

4.24. Assessment of Land use Management Framework

Before creation of the area council, Gwagwalada existed in administrative terms as a development area. During this period land management was not really formal as the instruments for planning and control did not exist. Formal land use management began with the preparation

of the Gwagwalada Master plan in the year 1980 and the creation of the Gwagwalada area council, two years earlier. During this time, planning and development control activities were largely anchored by the zonal office of the Department of Urban and Regional Planning (FCDA). Land administration function however, were run by the local council chairman with technical guidance of the zonal office of the Department of Urban and Regional planning. This is notwithstanding the existence of the land unit of the zonal office that has responsibility over land matters. Overtime, however, the zonal Manager of Department of Urban and Regional planning. office has assumed powers over land administration through the zonal manager.

The concentration of powers with the Department of Urban and Regional planning. has generally emerged to be a major problem in many ways. The first relates to the overlapping powers of the zonal office with responsibility for planning, survey, land administration and development control. in extension to this argument is the excessive powers of the zonal manager as the officer who oversees all matters regarding land use and its management. Within this set up, clear role definition of the units under the zonal office also did not exist as for instance planning officers in the planning unit were also responsible for development control. The overlap in functions and responsibilities of units, and the powers exercised by the zonal manager are problems in themselves as they affect the transparent and effective handling of land use management.

Since the separation of Development control activities from the Director Urban and Regional planning, little effort has been made to provide the logistic support to make the new structure work. Beside, the structure under the Department of Urban and Regional planning has not also been reviewed nor strengthen. That is, the zonal manager of the Department of Urban and

Regional planning. has maintained control over planning and land administration matters. Resulting from an incoherent and weak framework, synergy does not exist between units with the units quite often operating at cross purposes. The fact that officers are shared resulting from inadequate staffing means also that outputs are poor.

Resulting from these shortcomings, land use management has registered poor result most of which have been discussed in preceding sections. At the aggregate level, the implications established from the study are with:

a. Inadequate planning activities resulting into control development.
b. Inefficient land administration resulting in land speculations and loss of revenue.
c. Weak development controls leading to inappropriate development.

CHAPTER FIVE

RECOMMENDATIONS

5.10 SUMMARY OF FINDINGS

The study has established indicators of poor land use management in seven areas. First, it was identified that about seventy – four thousand seven hundred and twenty four plots have been allocated from 1980 to the year 2003, most of which are not done in line without transparency in the allocation process. The layouts which formed the basis by which plots were allocated were also established to be unrelated to the master plan proposal. The second findings relates to poor development control enforcement which led to inappropriate developments of the nine hundred and seventeen applications submitted for processing, between 1992 to 2003, only one hundred and thirty three (133) approvals have been granted suggesting how inefficient the process has been. The situation was shown to have worsened when development control was shifted from the planning office at Gwagwalada to the department of development control at Wuse zone 6, (2003 to 2009) during which only fifty applications were approved. The third failure to the control developments has led to massive distortions. This has happened partly because capacity was lacking to monitor violations, but also because no committee existed to process change of use where such request are formally made to developers.

The fourth is that land administration was arbitrary carried out. While some people got their allocation for the Federal Capital Development Authority the majority were acquired through the local council or the Agrima directly. This has occurred because the nee land use and allocation committee never existed.

The fifth finding is that adequate staffing did not exist for effective land use management. This extends to the equipment to carryout land use activities.

The sixth relates to overlapping functions of land use management units.

5.20.RECOMMENDATIONS AND CONCLUSION

5.21. Recommendations on planning practices

The Federal capital development authority needs to review Gwagwalada master plan to ensure effective land use management. For thirty years,. the master plan has not been reviewed,. The planning unit in Gwagwalada needs to increase the number of staff to be able to carry out planning activities effectively The framework for landuse management should be reorganize to ensure better coordination of the activities of the entire landuse management. The monitoring unit of development control should always liaise with development control for planning activities. The planning should always give detailed land use from urban and regional planning and the department of development control should always confirmed the status of landuse from Urban and regional planning before an approval is issued.

5.22 Recommendation on Land administration practices

The district centers and neighborhoods centers converted should be revoked and demolished with due consultation with developers and be given an alternative location.

The landuse and allocation committee should be constituted in Gwagwalanda, so that allocation can be done in line with landuse proposal in Gwagwalada to avoid land use distortion .The planning office in Gwagwalada and and the land office should be separated to avoid the overlapping functions. T his will ensure check and balance if the three departments are separated, to ensure effective landuse managements.

5.23. Recommendation on development control.

The Department of Development Control needs to create a method of awareness to enlighten the public on the need to have development permit before any building can take place.

The department of Development Control is recommended to introduce a system where a building approval is done based on existing land use proposals**.** There is need to introduce landuse change committee in collaboration with department of urban and regional planning and the department of development control to avoid improper land use change management. The Development Control Department should recruit more staff at the Development Control unit so that development Control can be more effective. The department of Development Control should purchase more equipment to carry out development control effectively in Gwagwalada.

The Department of Development Control needs to be more functional for day to day monitoring of landuses in Gwagawalada. There is need for public involvement in the area of creating awareness, this is because most of the developers did not know much about building permit. There should be distribution of hand bill informing the public of what development control is all about. The public should also be informed about the penalty of starting a building without the development permit.

There is need also to create awareness through radio and television highlighting the importance of development control permit and the implications of landuse violation to urban development. In the areas where most of the neighborhood and the district centers which have been converted to another land use, it is importance to organize due consultation with the stakeholders of the areas with a view to have alternative solution.

However, after consultation with stake holders, the other places be acquire and use for the districts centre and neighborhood to replaced the activities that has been lost in those areas of proposal. The development of those centre be investigated and those who did not have development control approval should be tax to pay for the contravention, and all these money be use for provision of urban infrastructure

The Development Control Department should monitor or control at the beginning of the commencement of the development and not when the structures are developed and then subject to demolition without consultation, this is against the managerial principles in urban management.

5.24 ,Recommendation on the framework for landuse management.

The framework for landuse management in Gwagwalada need to be separated. This will enable each unit to check one one another. This will ensure effective landuse management in Gwagwalada .Furthermore, all the agencies that are involved in landuse management should liaise with one another for effective landuse management. The landuse committee members should cover all the agencies concern on land management such as the Department of Urban and regional planning, Development control, and Abuja geographic information system. They should be terms of reference for the committee and also the policy guidelines for the effective management . The money realized from landuse change should be channel toward the provision of urban infrastructures

.

Above all, all the charges that will be realized through contravention, landuse change, development control approval bill should be properly managed for good urban governance in the area of transparent, trust and accountability.

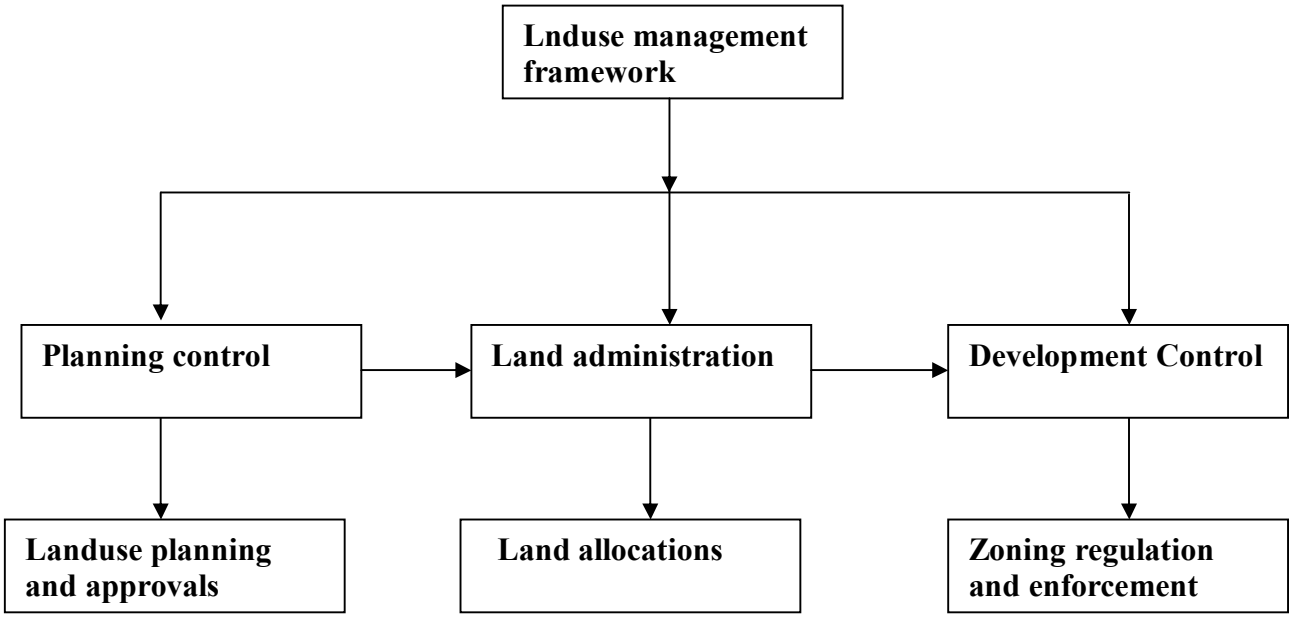


Fig 11: THE NEW FRAMEWORK FOR LANDUSE MANAGEMENT
Source; Adopted from Journesburg land use management 2009

5.25. CONCLUSION

The investigation has shown that Land use management represented by the development control, Planning and land administration activities in Gwagwalda has performed poor For almost ten years there was no development control activities and even when the development control activities was in place in 1992 it was still poor. This is because enough monitoring was lacking the allocation are not checked by the development control, the outcome of the

ineffectiveness of the development control is a threat to urban management, the researcher also concluded that poor land use management is as a result of lack of equipment, inadequate staff and poor logistic . Finally the recommendations are made to avoid further occurrence.

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APPENDIX A

DEPARTMENT OF URBAN AND REGIONAL PLANNING, FACULTY OF ENVIRONMENTAL DESIGN AHMADU BELLO UNIVERSITY, ZARIA

ORAL INTERVIEW QUESTION

APPLICANT/BENEFICIARIES SURVEY

Dear Sir/Ma

ANALYSIS OF LAND USE MANAGEMENT IN ACTIVITIES GWAGWALADA.

The survey is intended for Applicant/Beneficiaries. It is to seek out their perspective on land use management which are planning control, development control and land administration. This survey is purely for academic purpose and shall be treated confidentially. Thank you for your cooperation.

SECTION A: LAND ADMINISTRATION

Location _____

1. Sex (a) Male [ ] (b) Female [ ]
2. Age (a) 30 [ ] (b) 30 – 45 [ ] (c) 46 – 60 [ ] (d) 61 above [ ]
3. State of Origin _____
4. Occupation (a) Civil Servant [ ] (b) Public servant [ ] (c) business [ ] (d) Others, Please specify _____
5. Have you ever applied for land in the Gwagwalada? Yes [ ] No [ ]
6. What source did you got your land though (a) Land office [ ] (b) Though traditional ruler [ ]

   If No, why?_____
7. Where is it located?_____

8. What is the type of use? (a) Residential [ ] (b) Commercial [ ] (c) Multi-purpose [ ] (d) Others please specify _____

9. When did you acquire it? year_____

10. Did you complete land form (a) Yes [ ] No [ ]

11. Explain how you acquired it _____

_____

12. How is the procedure of land acquisition?

13. Did you got the land an occasionally_____

14. How many staff which carry out land administration activities?

15. Please rate the performance of land administration Gwagwalada by ticking (√) the appropriate one.

S/N	PERFORMANCE	YES	NO
1	Efficiency & effectiveness's		
2.	Transparency		
3.	Equity & fairness		
4.	Affordability		
5	Civic Orientation & participation		
6.	Accessibility		

APPENDIX B

16. DEPARTMENT OF URBAN AND REGIONAL PLANNING, FACULTY OF ENVIRONMENTAL DESIGN AHMADU BELLO UNIVERSITY, ZARIA

ORAL INTERVIEW LAND USE PLANNING OFFICE

INSTITUTIONAL SURVEY, ZONAL MANAGER, FCDA

ANALYSIS OF LAND USE MANAGEMENT IN ACTIVITIES GWAGWALADA.

The purpose of this survey is to ascertain the mode of operation of land use planning of Gwagwalada . This survey is purely for academic purpose and shall be treated confidentially. Thank you for your cooperation.

ANALYSIS OF LANDUSE MANAGEMENT ACTIVITIES IN GWAGWALADA

Name of Department_____

Position held in office_____

SECTION B: LANDUSE PLANNING IN RELATION TO GWAGWALADA MASTER PLAN

1. How many functions your department do (a) 2 [ ] (b) 2 [ ] (c) 3
2. (a) land & planning [ ] (b) land management and development [ ]
3. When Gwagwalda master plan was prepared_____
4. How many District covered by the master plan? _____

5. Was there any reviews since the master plan was prepared.(a) yes (b) no

6. If No, how did you get detailed site development plan _____

7. Do you have a committee for land use allocation _____

8. If no how do you allocate land in Gwagwalada_____

_____

(a) Direct from zonal manager [a] (from Aguma [b]

9. How many staff you have in minimum planning?_____

_____

10. Is the same member of staff that caring out all activities _____

11. What is the strategic response of land planning reform under _____

_____

12. What would you consider the strength and weaknesses of planning strength

_____

13. How has the land use planning protected distortion in gwagwalada_____

14. What are the checks and balances is putting to improve services landuseplannig in gwagwalada?_____

_____

15. Please give a general comment and remarks._____

Thank you.

APPENDIX C

17. DEPARTMENT OF URBAN AND REGIONAL PLANNING, FACULTY OF ENVIRONMENTAL DESIGN AHMADU BELLO UNIVERSITY, ZARIA

ORAL INTERVIEW WITH ZONAL MANAGER

INSTITUTIONAL SURVEY

ANALYSIS OF LANDUSE MANAGEMENT ACTIVITIES IN GWAGWALADA

Dear Sir,

The purpose of this survey is to ascertain the mode of operation of development control analysis of land use management in Gwagwalada.

This survey is purely for academic purpose and shall be treated confidentially. Thank you for your cooperation.

SECTION C: DEVELOPMENT CONTROL ACTIVITIES IN GWAGWALADA

Name_____

Name of Department _____

Position held in office _____

1. What are your function in the area of development control _____
2. How many staff involve in development control activities _____
3. How would you rate the performance of development control (a) Good [ ] (b) Poor [ ]

If bad, Why?_____

_____

4. Who head development control activities in gwagwalada?

_____

_____

5. Is data generated from your department? Yes [ ] No [ ]

6. How many equipment do you have in your section_____

_____

7. Circle the areas of development control in which your organisation has a contributing or participating role:

(a) Supporting land markets

(b) Resolving conflicts about ownership and use of land

(c) Providing security of tenure

(d) Regulating landuse and property development

(e) providing easy access development control activities

(f) regulating the use and conservation of land

(g) gathering revenues from development control.

(h) other (please specify)_____

_____

8. How can the performance of development system can be improved in a way, that it will boost the Growth and Development of Gwagwalada._____

_____

9. What would you consider the strength and weaknesses of development control activities in gwagwalada?

Strength _____

_____

Weaknesses _____

_____

10. Please give a general comment and remarks _____

11. How often do you carry out monitoring activities in Gwagwalada?

12. How many development permit do give in a month?

13. How long does it take an applicant to get building approval?

a. 2weeks b. 4 week. c. 6week d 12week.

14. Please rate the performance of landuse planning and development control Gwagwalada by ticking (√) the appropriate one.

S/N	**PERFORMANCE**	**YES**	**NO**
1	Efficiency & effectiveness's		
2.	Transparency		
3.	Equity & fairness		
4.	Affordability		
5	Civic Orientation & participation		
6.	Accessibility		