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QUANTITATIVE AND QUALITATIVE LOOK AT THE ENUGU, NIGERIA'S URBAN HOUSING MOVEMENT: A CASE OF GOOD LANDSCAPING AND SECURITY MEASURES

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ABSTRACT

The Enugu urban area's housing provisions and accommodation have within the past decade, changing from community oriented appartment living to isolated single family type of housing demands. The population of the area has constantly increased since the Nigerian independent and especially, after the Nigerian civil war without much change in the attitude of the people except, the drift from the old and dilapidated apartment buildings (neighborhoods) to the newly well surveyed landscaped neighborhoods. This research aimed to investigate the cost implications of quality landscaping and good security measures in attracting the youth and the affluent in newly well surveyed neighborhoods of the Enugu urban area. Different authors are reacting to the changes of the Enugu urban area's urbanization and housing accommodation problems and differently, as a result, the authors, adopted quantitative and qualitative research methods. The influx of the Igbos returning from other regions in Nigeria, the evacuation of the urban centres during the war and the vast influx of the population after the civil war, comprising previous inhabitants, new rural immigrants and refugees, all resulted in a high increase in populations of these towns, the added housing schemes notwithstanding. With the expansion of the city outwards, rivers and other barriers separate newer residential and industrial centres from the original commercial and institutional foci, creating communication and circulation bottlenecks with physical gaps between layouts. This gap factor has encouraged the present situation of abundant "no-man's land in central areas and resulted to a more dispersed population in the city.

Keywords: landscaping, architecture, shelter, sustainability, urban planning, development

Introduction

Post independent Nigeria has seen the Enugu, Nigeria's urban area doubled in population and especially, after the Nigerian civil war. Enugu, which served as the capital of the then eastern Nigeria, was not designed for the population it accommodated after the Nigerian civil war and still taking in more people because of the insecurity in most parts of Nigeria that the easterners live. This influx of people in the general Enugu urban area is causing problems for the government

and particularly in the provision of housing, infrastructure and other support services.

Today, the major threat to human environment is more complex, more closely connected with the very way in which cities are built. For example, the largest cities have grown nearly tenfold in a century. Yet, there consumption of land is greater still. An immense transport system is required. In the wealthier countries this bears strongly on the fact that masses of automobiles raise the level of air pollution and noise, and create serious problems of congestions and accidents. In poor countries where poor housing structures dominate the urban landscape, spaces are littered with settlements lacking the most basic urban infrastructures. All this tend to reduce the quality of the human environment especially, in the urban areas (Okonkwo, 1998: 32).

Within the past decades, the architecture of different cities have gone through changes and according to Shane (2011), different urban actors in different periods during the last 60 years worked to create different urban models, using the basic urban elements of enclaves, armature and heterotopias. A beautiful and delightful city environment is an oddity, some would say an impossibility, a legible city would be one whose districts or landmarks or pathways are easily identifiable and are easily grouped into an overall pattern and that legibility is crucial in the city setting. Although clarity or legibility is by no means the only important property of a beautiful city, it is of special importance when considering environments at the urban scale of size, time, and complexity. To understand this, we must consider not just the city as a thing in itself, but the city being perceived by its inhabitants (Lynch, 1985:3).

Environmental images are the result of a two-way process between the observer and his environment. There seems to be a public image of any given city which is the overlap of many individual images. The content of the city images, which are referable to physical forms, can conveniently be classified into five types of elements: paths, edges, districts, nodes, and landmarks (Lynch, 1985:46). These elements are used by the urban development actors in planning and developing the urban areas especially, dealing with built environment, housing and urbanization control.

The first root of urbanization could be located at the point when man's conception of the universe changed from the limited geocentric one to the still limited heliocentric ideas of Copernicus, so over the centuries, the urban scale has widened and the limitations have disappeared. Now that the universe is conceived of as unbounded yet not infinite, something similar has happened to our cities: their scale and their size have grown beyond all expectations into the open country. The old scale has lost its meaning. The first cities arose where and when agriculture was sufficiently advanced to supply food, not alone for the actual producers, but also for those who were not engaged in agriculture. This was the basic

prerequisite, for artisans, craftsmen, soldiers, and traders who congregated in the cities. And even if they owned fields outside the city or gardens without it, they produced hardly more than a welcome portion of the food they needed in addition to the supply from full-time farmers (Gutkind, 1964).

In all, the roots of urbanization go deep into human history. The conventional theory was well stated by Mumford (1961). He identified the first germ of the city in the ceremonial meeting place that serves as a goal for pilgrimage, a site to which early man with his family or clan group is drawn back from his wanderings at seasonable intervals because it concentrates, in addition to any natural advantage it may have, certain spiritual or super natural powers. From periodic meetings a few steps lead to settlement and agriculture, to villages and finally, to a differentiation of villages in terms of concentration of technical and religious power, the seats of power becoming towns' vis-à-vis the villages. In a counter thesis, Jane Jacobs (1969) advanced the claims of the city above those of the village. She argues that historically, it was the development of cities that made possible and necessary the development of satellite agricultural villages; that agriculture was indeed "farmed out" from the city to the countryside.

Whatever its origins and individual peculiarities, an urban center is distinguished most fundamentally by its functions. It is essentially a central place, a center for the mobilization and organization of services for an area. The "basic" urban functions, which generally have to do with administration, commerce, industry, transportation, are facilitated by aggregation. This is in marked contrast to primary production-agriculture, forestry, fishing, mining, extraction and the like – which, spread over favorable sites tied to available sources, is necessarily dispersed (Ukwu, 1980).

Walter Christaller (1966), the pioneer urban theorist whose formulation of the problem remained the most elegant, in modern times, in its logic and simplicity, has likened the process of town formation to "the crystallization" of mass about a nucleus". The number, scale and variety of facilities and services concentrated about a given nucleus determine its status as a town and reflect the size and character of its hinterland.

For a given region, the historical process of urban development does not depend on a steady uni-directional pattern of concentration and coalescence of urban facilities and services about a number of given centers. Rather it hinges on a series of critical events in the socio-economic organization of the communities, events which create new nuclei or enlarge, change the character, diminish or destroy pre-existing ones, hence, the development of towns or systems of towns tends to be episodic and it is often possible to identify the key events and the phases of urban development associated with them.

Each key event imposes a new set of area relationships and a new functional ordering of centers thereby setting the scene for a new phase in urban development. This phenomenon has underscored urban development processes in Nigeria, more than ever since the colonial period (Okonkwo, 1993). The first new towns were created in Nigeria during the colonial period; and they were not created to absorb population over-spill from oversized urban centers, but rather to satisfy the economic and administrative interests of the colonial masters. It was in this way that Enugu and Jos were founded essentially for the exploitation of coal and tin resources, respectively, and Kaduna for administrative convenience (Mabogunje, 1968). Consequently, in its post-colonial period, many urban centers have come into existence while others have received more growth impetus under the political instrument of state and local government area creation, as well as the reallocation and redistribution of resources under the process of socio-economic restructuring in the country.

Theoretically, in Nigeria, most of the new towns and urban areas developed after the colonial era were developed without adequate considerations of the urban planning and development principles and most of them were developed and managed by individuals inadequaletly trained in the profession of built environment as was the case in Abuja and other Nigerian cities. The derail and distortion of the Abuja Master Plan was also attributed to lack of professional personnel managing and planning the development of Abuja Master Plan. According to Jibril (2004), the main cause of the distortions of the Master Plan was the creation of the Ministry of the Federal Capital Territory (MFCT) in 1980 and its being super imposed on the Federal Capital Development Authority (FCDA). The Ministry lacked the professional personnel to understand the philosophy of a Master Plan and the need for detailed planning and design to be carried out before the Master Plan could be transformed into construction activities in any part of the City. In 2003, a Ministerial Committee on Illegal Structures in the FCT was constituted to collate a list of all illegal structures in the FCT and present a strategy for demolition. Interestingly, most of the members of the committee were not professional planners.

Not only that unqualified professionals hijacked urban development practices in Nigeria, the society is mared by bad goverance and for a very long time, bribary and corruption became a common practice. Ignorance and all these, led to the consequences of inadequacy in housing provisions in both the urban and reral areas in Nigeria, depletion of the agricultural lands and forests hence, urbanization. Bad government policies, practices and execution of poor urban development laws and outdated strategies have not allowed or encouraged sustainable urban developments in Nigeria.

Human experiences of the urban spaces have been reshaped by events and how the public

domain is framed have produced nagging quests for solutions. These are added to the hitherto baffling situations of how the sustainability of urban spaces has often been affected and on many occasions preculded by the decaying urban fabrics, unplanned physical developments and poor space administration (Akinlabi, Adebayo and Adebayo, 2022). The Enugu urban area's housing provisions and accommodation have in the past decade, changing from community oriented appartment living to isolated single family type of housing demands. This resulted from the major emphasis in the landscape and security of the newly developed and well surveyed neighborhoods that the housing developers are developing in the area.

Statement of Problem

The increasing population of the Enugu urban areas is putting pressure on the area's resources and making it impossible for the communities to sustain themselves with the basic provision of housing accommodations, food and other necessary infrastructure. These basic needs such as shelter and food are from nature and the people of the Enugu urban areas use natural endowments to get the type of shelter, and infrastructure they want and these in turn, became part of their physical environment. In all these, shelter has the most effect in the built environment. The population of the Enugu urban area has constantly increased since the Nigerian independent and especially, after the Nigerian civil war without much change in the attitude of the people except, the drift from the old and dilapidated apartment buildings (neighborhoods) to the newly well surveyed landscaped neighborhoods. These well surveyed and landscaped neighborhoods attract mostly the youth and the rich who can afford them, and leaving behind, abandoned apartments in total disrepair.

Aim of the Study

This research aimed to investigate the cost implications of quality landscaping and good security measures in attracting the youth and the affluent in newly well surveyed neighborhoods of the Enugu urban area.

Research Method

Different authors are reacting to the changes of the Enugu urban area's urbanization and housing accommodation problems and differently. As a result of that, these authors, adopted quantitative and qualitative research methods that embraced information from secondary data sources including, literature reviews from journals, previous works and books. The primary area of focus are the population of the Enugu urban area, housing and their architecture, or better said, architecture and housing inadequacy in the old Enugu urban communities. As a result, the authors evaluated the opinions of the experts in the field and used that in supporting their argument that, the constant increasing population of Enugu urban area, is affecting the architecture and housing supply of the area consequently, a new model of housing approach erupted.

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Findings

The researcher's study (table 1), shows that the respondents agree that Enugu urban tenants would prefer to live better and in a good and secure environment not minding the cost. This is indicated by a mean response value of 4.88 which is greater than the criterion mean of 3 and a low standard deviation of 0.32 indicating low variability of responses. The respondents agree to the following: Enugu urban tenants would prefer to pay high prices for good housing, private water, and internally generated power supply (3.89), Landscaping contributes to the aesthetic appeal of a housing area as well as affect property values (4.85), The money spent on landscaping provide a good return on investment for homeowners (4.80) and Landscaping elements compared to other factors (location, size, condition) influence property values (4.13).

Table 1: Quality of landscape in Residential Neighbourhoods in Enugu Urban

S/n		Strongly disagree n (%)	Disagree n (%)	Indifferent n (%)	Agree n (%)	Strongly Agree n (%)	Mean ± SD
1	Enugu urban tenants would prefer to live better and in a good and secure environment not minding the cost	0 (0.0)	0 (0.0)	0 (0.0)	41 (11.7)	309 (88.3)	4.88 ± 0.32
2	Enugu urban tenants would prefer to pay high prices for good housing, private water, and internally generated power supply	8 (2.3)	14 (4.0)	57 (16.3)	202 (57.7)	69 (19.7)	3.89 ± 0.85
3	Landscaping contributes to the aesthetic appeal of a housing area as well as affects property values	0 (0.0)	0 (0.0)	7 (2.0)	38 (10.9)	305 (87.1)	4.85 ± 0.41
4	The money spent on landscaping provides a good return on investment for homeowners	0 (0.0)	0 (0.0)	7 (2.0)	56 (16.0)	287 (82.0)	4.80 ± 0.45
5	Landscaping elementscompared to other factors (location, size, condition) influence property values	0 (0.0)	8 (2.3)	32 (9.1)	217 (62.0)	93 (26.6)	4.13 ± 0.66

Table 2 shows that the respondents agree that climate and weather affect the choice of landscape attributes in the Residential Neighbourhoods as indicated by mean response value of 4.66 greater than the criterion mean of 3. Other factors reported by the respondents include Quality and composition of soil (4.85), Architectural style of layout of homes (4.25), Noise pollution (3.89), Air quality (4.68), Aesthetic and ecological value (4.87), Choice of materials (3.89), Government policies (4.56) and Urban planning and development (4.65). Others include Access

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to financial options (3.67), High interest rate (3.92), Culture of the region (3.67), Composition of the family (Nuclear extended) (3.56), Mental well-being (4.60), Attractive appearance (4.75) and Visual harmony (4.62). The respondents disagree that size of property is a factor affecting the choice of landscape attributes in the Residential Neigbourhood. This is indicated by mean response value less than the criterion mean of 3. Other factors they disagree with include Topography of land (2.63), Government prioritization on other essential services (2.25), Inflation e.g hike in prices (2.17) and Foreign exchange rate (2.06).

Table 2: Factors affecting the choice of landscape attributes in the Residential Neigbourhood

S/n		Strongly disagree n (%)	Disagree n (%)	Indifferent n (%)	Agree n (%)	Strongly Agree n (%)	Mean ± SD
1	Climate and weather	0 (0.0)	4 (1.1)	8 (2.3)	91 (26.0)	247 (70.6)	4.66 ± 0.58
2	Quality and composition of soil	0 (0.0)	0 (0.0)	3 (0.9)	46 (13.1)	301 (86.0)	4.85 ± 0.38
3	Size of property	(0.0)	229 (65.4)	25 (7.1)	34 (9.7)	62 (17.7)	2.79 ± 1.19
4	Topography of land	8 (2.3)	241 (68.9)	7 (2.0)	62 (17.7)	32 (9.1)	2.63 ± 1.09
5	Architectural style of layout of homes	0 (0.0)	0 (0.0)	7 (2.0)	247 (70.6)	96 (27.4)	4.25 ± 0.48
6	Noise pollution	1 (0.3)	40 (11.4)	15 (4.3)	235 (67.1)	59 (16.9)	3.89 ± 0.83
7	Air quality	0 (0.0)	0 (0.0)	9 (2.6)	94 (26.9)	247 (70.6)	4.68 ± 0.52
8	Aesthetic and ecological value.	0 (0.0)	0 (0.0)	(0.0)	47 (13.4)	303 (86.6)	4.87 ± 0.34
9	Choice of materials	1 (0.3)	20 (5.7)	35 (10.0)	255 (72.9)	39 (11.1)	3.89 ± 0.67
10	Government policies	0 (0.0)	16 (4.6)	7 (2.0)	92 (26.3)	235 (67.1)	4.56 ± 0.75
11	Urban planning and development	0 (0.0)	7 (2.0)	0 (0.0)	101 (28.9)	242 (69.1)	4.65 ± 0.59
12	Government prioritization on other essential services	1 (0.3)	301 (86.0)	24 (6.9)	7 (2.0)	17 (4.9)	2.25 ± 0.73
13	Inflation e.g hike in prices	10 (2.9)	296 (84.6)	28 (8.0)	8 (2.3)	8 (2.3)	2.17 ± 0.62
14	Foreign exchange rate	17 (4.9)	297 (84.9)	35 (10.0)	1 (0.3)	0 (0.0)	2.06 ± 0.39
15	Access to financial options	0 (0.0)	32 (9.1)	77 (22.0)	215 (61.4)	26 (7.4)	3.67 ± 0.74
16	High interest rate	0 (0.0)	9 (2.6)	47 (13.4)	257 (73.4)	37 (10.6)	3.92 ± 0.58
17	Culture of the region	0 (0.0)	72 (20.6)	18 (5.1)	215 (61.4)	45 (12.9)	3.67 ± 0.95
18	Composition of the family (Nuclear extended)	0 (0.0)	40 (11.4)	87 (24.9)	211 (60.3)	12 (3.4)	3.56 ± 0.74
19	Mental well-being	0 (0.0)	1 (0.3)	21 (6.0)	94 (26.9)	234 (66.9)	4.60 ± 0.61
20	Attractive appearance	0 (0.0)	1 (0.3)	11 (3.1)	61 (17.4)	277 (79.1)	4.75 ± 0.52
21	Visual harmony	0 (0.0)	1 (0.3)	30 (8.6)	70 (20.0)	249 (71.1)	4.62 ± 0.65

Table 3, shows that the respondents are satisfied with the size and design of Open/Green spaces in their neighborhoods (4.09) as indicated by mean response value of 4.09 greater than the criterion mean of 3. They are also satisfied with The availability of trees and shrubs in the neighborhoods (4.01), Outdoor lighting in common areas and walkways (3.75), availability and condition of outdoor amenities (benches,

seating areas, playgrounds) (4.44), Regular maintenance of landscape features and well-maintained gardens, lawns, and public spaces (3.79), Availability, nearness, and functionality of recreation facilities in the layout (3.98), Orientation of your building on site concerning landscape features (3.85), The sense of personal space and natural barriers of landscape features in your layout (4.48), Cost of acquiring a house or rentage in the layout (3.77) and Availability of sidewalks and other necessary urban infrastructure in the layout (3.09). A grand mean of 3.93 indicates that the residents are satisfied with the landscape features in their Neighbourhoods.

Table 3: Satisfaction of the landscape features in Residential Neigbourhood in Enugu Urban

S/n		Very dissatisfied n (%)	Dissatisfied n (%)	Not sure n (%)	Satisfied n (%)	Very satisfied n (%)	Mean ± SD
1	The size and design of Open/Green spaces in your neighbourhood.	0 (0.0)	13 (3.7)	30 (8.6)	217 (62.0)	90 (25.7)	4.09 ± 0.69
2	The availability of trees and shrubs in the neighbourhood	0 (0.0)	14 (4.0)	30 (8.6)	246 (70.3)	60 (17.1)	4.01 ± 0.65
3	Outdoor lighting in common areas and walkways.	0 (0.0)	35 (10.0)	45 (12.9)	244 (69.7)	26 (7.4)	3.75 ± 0.73
4	The availability and condition of outdoor amenities (benches, seating areas, playgrounds)	0 (0.0)	18 (5.1)	43 (12.3)	57 (16.3)	232 (66.3)	4.44 ± 0.89
5	Regular maintenance of landscape features and well-maintained gardens, lawns, and public spaces	32 (9.1)	9 (2.6)	14 (4.0)	242 (69.1)	53 (15.1)	3.79 ± 1.04
6	Availability, nearness, andfunctionality ofrecreation facilities in the layout	0 (0.0)	14 (4.0)	45 (12.9)	226 (64.6)	65 (18.6)	3.98 ± 0.69
7	Orientation of your buildingon site concerninglandscape elements.	0 (0.0)	40 (11.4)	9 (2.6)	264 (75.4)	37 (10.6)	3.85 ± 0.75
8	Thesense of personal space and natural barriers of landscape elements in your layout.	0 (0.0)	38 (10.9)	1 (0.3)	65 (18.6)	246 (70.3)	4.48 ± 0.95
9	Cost of acquiring a house orrentage in the layout.	0 (0.0)	18 (5.1)	56 (16.0)	263 (75.1)	13 (3.7)	3.77 ± 0.59
10	Availability of sidewalks and other necessary urbaninfrastructure in the layout	0 (0.0)	43 (12.3)	243 (69.4)	52 (14.9)	12 (3.4)	3.09 ± 0.63
				Grand mean			**3.93 ± 0.39**

The influx of the Igbos returning from other regions in Nigeria, the evacuation of the urban centers during the war and the vast influx of the population after the civil war, comprising previous inhabitants, new rural immigrants and refugees, all resulted in a high increase in populations of these towns, the added housing schemes notwithstanding.

The quality of housing in other central city layouts: Independence, New Haven, Ekulu Extension and Idaw River, was generally good. But piped water supply and good access roads were inadequate, except for the earlier parts of Independence Layout which were developed in the 1960s and 1970s. The quality of housing in these layouts have greatly improved over the older areas due primarily to a better utilization of land. Not more than two family units are allowed on a plot, while in later developed pats such as Achara and Awkunanaw Layouts often provided are six family units of three bedrooms each (5 habitable rooms) on three floors. Latterly, urban renewal activities are taking place in the areas and expansion of the existing buildings and improvement in the areas taking place however, the infrastructure and landscaping still remains neglected and mostly unpleasing to the residents (Okonkwo, 1998).

In the greater parts of the Government Reservation Area, Asata, Ogui, New Haven, Onuasata/Obiagu, Idaw River, Uwani North, Uwani South, Achara, Awkunanaw, Ogui New Layout, Ogbete, herein considered central city layouts; and Abakpa Nike, Riverside, Trans-Ekulu, Iva Valley and Emene which are considered central areas peripheries, despite all government efforts to install and improve upon the existing infrastructure, the areas still lacked and over populated (Okonkwo,). In most cases, some of the areas are infiltrated by the urban poor who occupy most of the buildings in disrepair. However, during the researchers study, it was evident that the wealthy young adults and the rich older people who can afford the newer and well surveyed and landscaped estates were abandoning their older communities and moving into the newly developed estates. Some of those buildings abandoned by the rich and wealthy unabatedly deteriorating into slums alongside rising housing deficits which have remained problematic for most Nigerian urban centers and resulted in individuals moving with well-maintained and landscape housing units. Plate 1, shows a typical example of those abandoned buildings.



Plate 1. Typically, shared accommodation blocks with no distinct landscape characteristics, Old Uwani
Source: Okonkwo (1992)

Asata Layout is an area of about 45 hectares, located between the southern part of the Asata River and Ogui Road to the north of Presidential Road. Its population in 1980 was estimated at 21,594; however, it should have a density of less than 450 persons per hectare in the late 1980s (because of population decline. It is also estimated that an average of six family units occupy each building at an interior density of four persons per room. Land use pattern in Asata indicates 58 percent of the structures are used for residential, and 38 percent for mixed residential and commercial, while 6 percent is solely for commercial purposes. 86 percent of the structures are one-storey buildings, buildings, 10 percent are two-storey and 5 percent are three or more-storey buildings while 45 percent are structurally fair (Okonkwo, 1998), typical all over Enugu urban (plate 2). These buildings are abused by the tenants irrespective of the facts that building regulations were not met and obeyed.



Plate 2. Asaba Lane with poor landscape with bad road network
Source: Authors fieldwork (June23, 2023)

Consequent upon the behavior of the landlords, tenants and the government officials in keeping and maintaining the buildings, the rich and wealthy abandoned them for newer and well surveyed estates, not minding the cost.

Recommendations

In studying the state of existing infrastructure in Enugu, it was made clear the presence of large scale deficiencies in infrastructure and services in all parts of Enugu city. One of the major repercussions of the type of preoccupation government gave to urban problems in the city is the central city slum areas which have since the early 1940s lacked administrative attention consistently and needs to be corrected.

It is worth pointing out that problems of slums areas are not confined to the central city. Of important concerns also the

situations of Abakpa Nike especially in Ugbo-Oghe and Ugbo-Ezeji areas, the rapidly decaying area of Ugwu-Agor near Ogbete layout, the problematic settlements of Agu-Abor and Ugbo-Odogwu, just to point out a few. Together with central city slums, these areas are inhabited generally by low income population. From economics point of view, the slums areas are spatial poverty.

With this conception, the question of slums-city relations is as important as future development strategies for central slums. The central city slum areas of Ogui Urban Area, Onu Asata, Ogui Nike, are areas which concentrate: a pool of unemployed; the "topping-up" of this pool by migration and, in course of time the normal natural increase; the expanding high capital intensity of the modern urban sector thereby failing to take advantage of available labour supplies; absence of public sector; and a capital market already under deregulation. On this view, the necessary attention cannot be in marginal increment of outside capital but in improving the linkages between the slum areas and the rest of the urban economy and encouraging slums-wide participation in the development process involved in the inward growth.

Today, as was pointed out in earlier, slums dwellers depend on economic activities outside the slum areas. This is the fundamental characteristic of current linkages between the two areas. So a high proportion of the labour force is employed outside the slums. Leakages from the slums are also high because of tax tributes which do not flow back in any way because of lack of public services.

The issue of dual housing market is another aspect of slums-city relations. Slums dwellers in Enugu seem to be trapped in the slum areas, and as such the only supply of housing available to them is the poor and available to them is the poor and dilapidating housing located there. Demand for such housing increases as a result of in-migration and high rate of natural increase in population. The increase in demand is far faster than supply so the inevitable result has been higher rents for "equivalent" housing than in the non-slum market. Rent differentials may persist, like wage differentials, because of immobility between the two markets (Okonkwo, 1998).

Conclusion

Residential developments in the Enugu urban areas could come under: rehabilitation, conservation, redevelopment, revitalization (through a combination of other economic activities).

It is the finding of this research that, the appropriate approach is redevelopment of the areas. It will involve the clearance of existing greatly degenerated dilapidated buildings, re-zoning of the land-use, complete replacement of the majority decayed or blighted areas with new structures and facilities.

But a special feature of this recommended approach is that the present dwellers of the areas should be retained in the same area because of the established economic linkages between the slums and their

outsider. So the slum dwellers shall be made to participate directly in the production and implementation of redevelopment programmes. They could be organized into housing cooperative societies. In all, what should be ruled out are the bulldozer experiences of Maroko in Lagos, and Ugbo-Owom in Enugu which rather than change the forces that created these areas had condemned their inhabitants to a worse fate.

Historically urban growth factors in Enugu brought about the existing physical and behavioural restraints in the city. Administrative institutions, commercial firms, markets and facilities formed the core of early Enugu, establishing these points as important growth centre and destinations.
With the expansion of the city outwards, rivers and other barriers separate newer residential and industrial centres from the original commercial and institutional foci, creating communication and circulation bottlenecks with physical gaps between layouts. This gap factor has encouraged the present situation of abundant "no-man's land in central areas and resulted to a more dispersed population in the city (2013).

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