

## **Emplacing An Effective Urban Development And Management Mechanism In Ekiti State, Nigeria**

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**Abstract:** *the need to emplace effective mechanism for urban planning and development in Nigeria is very dire. this is because of lack of appropriate legal and professional instruments and tools. like many states in Nigeria, ekiti state does not have updated maps and gis/rs powered cartographic data. those in use were produced in 1966 by the federal ministry of survey or adapted there from. equally, there are no structures or master plan as well as not having enough professionals with updated knowledge of modern tools and international best practices to power a cutting-edge 21<sup>st</sup> century system. meanwhile, urbanization is ongoing with increasing population such that more people are using the fragile infrastructure as urban areas keep sprawling. with the uncoordinated expansion, various forms of land-use distortion take place leading to slum developments. the study adopts the review of documentary reports of various administrations of physical planning in the state with a view to look at the planning instruments available and examine its adequacy to sustain development planning and control in the 21st century.*

**Key Words:** *Emplacing, effective mechanism, urban development, management.*

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### **I. Introduction**

Since the inception of the state in October 1996, physical development mechanism has operated under several nomenclatures. Each of the nomenclature was defective in that it was either too narrow to take care of the germane matters of physical development or too wide and unwieldy that it carried along matters that were only tangential to physical planning, urban design and development. At the inception, physical development operated under the nomenclature of Ministry of Works and Transport. It encompassed Urban and Regional Planning division, Building division, and Engineering division under one umbrella. This arrangement was found unwieldy; hence, the system was restructured at different time or the other, under different administrations as:

- ❖ Ministry of Works, Lands and Housing;
- ❖ Ministry of Lands and Housing;
- ❖ Ministry of Lands, Housing and Environment; and
- ❖ Ministry of Housing, Physical Planning and Urban Development (which is the current nomenclature).

At some other times; some bureaus, agencies and authorities were carved out and made autonomous, such as Capital and Urban Development (CUDA), Housing Corporation, Bureau of Buildings. These extracted agencies could not achieve the desire effects because they were not self-sustaining. At some other stages, there were none of these agencies that had full complement of the professionals in the building industry (i.e. Architects, Builders, Town Planners, Engineers, Quantity Surveyors, Land Surveyors, and Estate Surveyors) under the same ministerial umbrella where they could synergized for effective urban development planning and management as they were fragmented by political whims and caprices.

Looking at all the aforementioned defects, the present administration decided to rename the ministry as Ministry of Housing, Physical planning and Urban Development. Thus, the new restructuring comprise all professions and departments in the built environment. The Ministries, Departments and Agencies are:

- a) Urban and Regional Planning,
- b) Planning Permit Agency
- c) Bureau of Lands
- d) Office of Surveyor General
- e) Housing Corporation, and
- f) Urban Renewal Agency.

It is primarily service oriented; having its service-networks extended over and across all the Local Government Areas of the state through its area offices.

## **II. Vision And Mission**

The cardinal vision of the ministry is to ensure the rational use of the geographical space (i.e. the environment) of the state in a sustainable and symbolic manner in the overall interest of the immediate and distant populace. The mission therefore is to ensure implementation of and compliance that will improve citizen's lives and attract investment. However, the main functions of the ministry include:

- i. Selections of site for individuals, private and public developments as well as provision of infrastructures at the existing government estate (residential, commercial or industrial).
- ii. Provision for survey services and geo-information to government Agencies and the public.
- iii. Enforcement of physical planning laws/regulations and infrastructural development regulations
- iv. Supervision of urban renewal activities in the state.
- v. Monitoring and control of physical developments in the State
- vi. Development of master plan, Regional Plan Structural Plans and other levels of Plans.
- vii. Approval of Building Plans and Private Layout
- viii. Design of residential, commercial and industrial layouts/ park for the state.
- ix. Formulation of Housing policy for Ekiti State
- x. Implementation of Ekiti Housing Programmes- Ekiti Home Agenda.

## **III. Activities Of The Ministry Over The Years**

The ministry through its urban renewal programme has engaged in the removing of illegal structures along the major roads of Ado-Ekiti and other urban centre, thus paving way for pedestrian walkways, urban landscaping, street furniture and other urban beautification programmes. The city is divided into eight (8) zones with staff detailed to man each zone to ensure intensive surveillance for the purpose of detailed and reporting contraventions. However, the activities and involvement of the Ministry over the years have been in the following areas:

### **3.1 Development control**

In order to maintain sanctity in physical development and as well boost revenue generation, legal tools are put in place whereby contraveners were charged to court for non-compliance. Court actions against the contraveners have prompted some to pay the assessment fees payable on their development. Buildings are put under intensive investigation on forge approvals of which owners of such buildings with forge approvals are brought before the law court for trial.

### **3.2 Preparation of Master Plan for Ado-Ekiti Capital Territory**

Presently, the Ministry is making concerted effort to prepare a comprehensive Master Plan for Ado-Ekiti Capital Territory. It is highly dishearten that there is no master plan for Ado-Ekiti as a state capital for about 17 years of existence. As we know very well, master plan and other types of level of plans are basic of projection, monitoring and ordering of development of any city or country. The administration of Dr. John Kayode Fayemi on assumption of office immediately commenced the process towards the preparation of master plan for Ado-Ekiti capital Territory. Basic data and information are been collected which would be presented to the public very soon.

### **3.3 Establishment of Neighborhood Markets**

As part of improving the development of Ado-Ekiti and Local Government Headquarters; the ministry is saddled with the responsibility to build 5 neighborhood markets in Ado-Ekiti and one market in each of the other Local Government Headquarters. This is in partnership with office of special projects unit of the governor office. In line with this, Oodua Textile neighborhood market is almost completed while the Oba Adejugbe Building Materials Market will be completed this year.

### **3.4 Planning Permit Agency**

The enabling Law (Gazette) establishing this Agency was signed in July, 2011. In December 2012, the Agency undertook a fact-finding tour to Lagos State Physical Planning Permit Authority with a View to studying their operation, especially in the area of structure, funding, staffing etc and come up with an idea of what the new agency should look like. A detailed report of the visit together with fair-reaching recommendations on how to make this new agency function well in Ekiti State was submitted in the relevant file for consideration and approval. The functions of the agency therefore include the followings:

1. Monitoring and supervising of the seventeen area offices in the state;
2. Formulation and review of policy guidelines on preparation and development of planning schemes;
3. Formulation of physical planning and programmes in the state;
4. Processing of physical planning applications such as building plans, petrol and Gas filling stations, sawmills, telecommunication mats, commercial and industrial developments, temporary occupation permits;
5. Preparation of Environmental Impact Assessment (EIA) report for government and Quazi-government agencies as well as other developers;
6. Registration of Town Planning Consultants;
7. Insurance of circular letters to reflect current changes in planning principles and their applications; and
8. Collaboration with agency supervised by the Ministry such like Urban Renewal Agency and Office of the Surveyor general.

I must emphasize and declare clearly here that with the establishment of the Physical Planning Permit Agency, indiscriminate erection of telecommunication mast in the state capital and other towns has been drastically reduced.

#### **IV. Re-Inauguration Of Urban Renewal And Land Reclamation Programme**

Closely linked to the establishment of neighbourhood markets in Ado-Ekiti, all public and private layouts in Ado-Ekiti are being screened to reclaim all parcels of land originally earmarked for public uses like schools, markets, health centre, police posts, open spaces/playgrounds, etc. which has been misappropriated to greedy and unscrupulous land speculators. With this, it is expected that such plots shall be reclaimed and reverted back to their original uses. The ministry is also embarking on the removal of illegal kiosks, containers and shanties in front of residential buildings and outside the building lines on our major roads. Government invested a lot of resources in upgrading the roads and in the provision of street lighting, walkways and beautification of environments. People are strictly advised to take advantage of the neighbourhood markets to carry out their businesses.

#### **V. Bureau Of Lands**

In line with the transformation agenda of the present administration, restructuring and realignment of government machineries, ministries and agencies in the state was embarked upon toward the tail end of its penultimate year. This gave birth to the establishment of the Office of Bureau of Lands, which was formally a department in the Ministry of Lands, Housing and Environment. This office, under its present structure and nomenclature has a Permanent Secretary as the accounting officer directly under the supervision of the Honorable Commissioner for Housing, Physical Planning and Urban Development. This is done to enhance efficient land management and services delivery in the state. The office is saddled with both the statutory and routine functions, among which are:

- Acquisition of land for overriding public interest for the projects of the Federal, State, Local Government, other Agencies and Parastatals of government;
- Settling of all compensation matters;
- Creation and maintenance of government site and services scheme;
- Provision of infrastructural facilities at government estate;
- Processing of direct grant and deemed right certificate of occupancy and subsequent transaction;
- Property acquisition for the state government;
- Valuation of properties for all purposes; and
- Processing of all registrable instrument and safe keeping the title document.

##### **5.1 Record of Activities of the Bureau of Lands**

###### **i. Creation of Site-and-Services Scheme**

Below are the highlights of the site-and-service schemes already established in various locations in the state:

- Model Residential Estate, N.T.A road, Ado-Ekiti
- State Residential Estate, Ijan Road, Ado-Ekiti
- State Residential Estate, Ikere road, Ado-Ekiti
- State Residential Estate, Iworoko road, Ado-Ekiti (carved out from Industrial Land Bank)
- State Residential Estate, off Ilawe road, Ado-Ekiti
- Old Legislator's Residential Estate, Ado-Ekiti
- State Residential Estate Egbewa 3<sup>rd</sup> Extension, behind N.T.A Ado-Ekiti
- State Residential Estate, portion of UNAD acquisition, Iworoko road, Ado-Ekiti

- Proposed Medium Density Estate, Ikere Road, Ado-Ekiti
- Light Industrial Estate, new Iyin road, Ado-Ekiti
- State Residential Estate, Igbara-Odo road, Ikere-Ekiti
- State Residential Estate, Aramoko road, Ijero-Ekiti
- State Residential Estate, Ayedun road, Ikole-Ekiti
- Commercial Estate, Akure road, Ikere-Ekiti

Efforts are being made to provide basic infrastructures within the aforementioned government estates so as to make them attractive to prospective private developers thereby enhancing more development in the estates. The processes for creation of legacy residential estates in Ado-Ekiti and two Estates per senatorial district in the state had already been initiated. These sites are Iworoko, Efon, Ido, Ilawe and Aisegba Ekiti.

## **ii. Acquisition and Compensation**

Since the creation of Ekiti State from the old Ondo State, various parcels of land have been acquired on behalf of the Federal, State, Local Government and Agencies of the Governments, some of which include:

- 153.37 Hectares of land is along new Iyin road, Ado-Ekiti for Federal Agencies. Some of the federal agencies such as C.B.N Metrological, INEC, Federal Character Commission, SSS, Court of Appeal, FERMA which are already allocated land have commenced development.
- 62 Hectares of land along Old Iyin Road, Ado Ekiti for police Headquarters Office Complex (Completed and in Use)
- 13.950 Hectares of land at Ayoba Hill, Ado Ekiti for the construction of a new government House (project already commenced).
- 72.389 hectare of land along Ilawe road, Ado Ekiti for police housing scheme (compensation yet to be paid and physical occupation of the land is yet to take place).
- 457 Hectares along Afao road, Ado Ekiti for prison services (construction completed and prison facilities already relocated on the acquired land)
- 12.782 hectares at Ifaki for Eye clinic (compensation not paid yet and the project is yet to take off).
- NDE Model Skill Acquisition Centre at Oye-Ekiti (controversy on the land already stalled the commencement of the project).
- 136.773 hectares of land at Ita-Ido for Tourist centre and regional market (compensation yet to be paid and the project is yet to kick-start)
- 1.077 hectares of land at Iyin Ekiti for Remand Home (the project is to be relocated at another alternative site along Afao Road).
- 2.210 hectares of land to JAP energy at Ise/Agbado road and 10 hectares of land along Ayebode/Ilesha road for establishment of waste to energy plant (the Private investors anchoring the project has abandoned it despite insurance of title document to them).
- 146.281 Hectares of land along Igirigiri Road, Ado Ekiti for Housing corporation site and services scheme.
- 20 meter from the edge of the road Fagboun area to Ilokun II, Ado-Ekiti for the dualisation of Ado township roads.
- 26.272 hectares of land at Ikere Ekiti for all teachers housing scheme
- 30,975 hectares at Otun Ekiti for teachers housing scheme
- 28.477 hectares at Aramoko Ekiti for teacher housing scheme
- 12.968 hectares at Ire Ekiti for Ire Clay production limited
- 109.173 hectares of land along Ikere road to federal housing authority (the FHA has failed to utilize the acquired land).
- Extension of 24.879 hectares ADP Ikole Ekiti land to about 500 hectares for federal university campus at Ikole Ekiti acquisition of about 100 hectares of land at Imesi Ekiti for the establishment of industrial and information technology university (yet to take off)
- Acquisition of vast land at Ayede for the establishment of training and farm demonstration camp.
- Acquisition of land at Isan Ekiti for the construction of ADP office complex
- Acquisition of land at Isan-Ekiti for the establishment of enterprise academy
- Acquisition of land at Iluomoba Ekiti for the establishment of plywood industry
- Acquisition of about 45 hectares of land at Ago Aduloju for the proposed FRSC housing projects
- Acquisition of land at Ikere for site and services scheme
- Acquisition of land at Iworoko, Efon, Ido, Isan, Ilawe and Aisegba for site and services scheme

Government has started to address the issue of outstanding compensation to owners of acquired landed properties with the payment of about N304 millions to claimants since the inception of this present administration in October, 2010

### **iii. Land Allocation**

Since the creation of Ekiti State in 1996, bureau of lands had allocated plots of land to interested members of the public, even though there are challenges in making plots of land available in sufficient quality to applicants. Apart from the allocation of plots of land within the aforementioned government estates, various allocations were made within the recently creation Central Business District (CBD) in Ado-Ekiti to private organization and the State Government Agencies among which are:

- 2606.566 square meter at Okesa allocated to Tantalizer Ltd (developer)
- 281.575 square meter at Okesa allocated to Mutual benefit Assurance Company (Developer)
- 2477.53 square meter beside ministry of environment. New Iyin road, Ado Ekiti allocated to Harbinger investment (Fenced)
- 2282.626 square meter beside ministry of environment, new Iyin road, ado Ekiti allocated to Mic-making Nig. Ltd (Developer)
- 27.658 hectares of land at Erinfun along Ijan road, ado Ekiti was allocated to Cil Risk & Asset management Limited for the construction of a 5 star Hotel (yet to commence development).
- About 8 hectares of land to AZDEC for palm spring residential housing scheme (allocation cancelled and re-allocated to fountain holding Ltd)
- Allocation of land for refuse dumping site along ado road, Ikere Ekiti used as dumping site by waste management board)
- 3.328 hectares of land along new Iyin road, was allocated to central bank of Nigeria (construction work on –going)
- 109.173 hectares of land along Ikere road Ado-Ekiti to federal housing authority
- 1.150 hectares of land along new Iyin road allocation to federal pay office (construction work nearly completed)
- 2.013 hectares of land allocated to Nigeria Security and Civil Defense Corps, along new Iyin road, ado Ekiti
- 2456.913 square meter allocated to federal character commission construction (construction work completed)
- 1.03 hectares of land along new Iyin road, ado Ekiti allocated to federal court of appeal (construction work in progress)
- 8900.78 square meter allocated to Independent National Electoral Commission, along new Iyin road, ado Ekiti (construction work completed)
- 27749.50 square meter of land along new Iyin road, ado Ekiti allocated to news agency of Nigeria
- 100 hectares land along Ijan road for the construction Afe Babalola University, Ado –Ekiti (the University already established).

### **iv. Deemed Right / Title Deeds Registration**

From the inception of this administration in October, 2010; various title documents had been registered. Processing of title documents on privately acquired landed properties, throughout the entire state, is equally the statutory responsibility of the Bureau of Lands. From the inception of this present administration in October, 2010 to February 2013, about 482 certificates of occupancy applications had been processed and approved by his Excellency. Till the present time, compilation of applications for certificate of occupancy for advertisement is in progress.

### **v. Property Acquisition**

The state government often acquires landed properties in any part of the country particularly in Lagos and Abuja. Bureau of Lands is responsible for advising the state government on the acquisition of such landed properties. Below, in Table 1, is the highlight of the state landed properties acquisitions.

### **vi. Valuation of Properties and Management**

By virtue of the provisions of the Land Use Act of 1978, the director of land services is the chief valuation officer for the state. Therefore, bureau of lands is responsible for carrying out valuation for all purposes for the state government and its agencies. The management of government acquired properties fall within the portfolio of bureau of lands. But presently, the management of state government acquired properties has been transferred to fountain invest holding in compliance with his Excellency's directives.

**Table 1: Ekiti State Landed Properties Acquisitions**

S/N	PROPERTY ACQUIRED	LOCATION
	Fountain Court	Oju-Olobun, Lagos
	Ekiti House	KURA Mohammed Way Abuja
	Old Liaison office	Abuja
	Governor's Lodge	57, T.Y. Danjuma street, Asokoro, Abuja
	Governor's Lodge	Alagbaka, Akure
	Fountain Hotel	Iyin road, Ado-Ekiti

Source: Department of Bureau of Lands, Ado-Ekiti

**vii. Update of Ongoing Contract and Level of Indebtedness**

Shown in Tables 2, 3 and 4 below are the update of ongoing contracts in the State and the level of indebtedness in the payment of compensation to property owners:

**Table 2: Sundry Outstanding Compensation (Since State Creation)**

Acquisition	Date of Acquisition	Number of claimants	Total Compensation
Ikere Housing Estate	1977	28	11,176,245.00
State Residential Estate Ijan Road, Ado Ekiti	1998	19	4,971,700.00
State Residential Estate Egbewa Phase I, Ado-Ekiti	1998	10	504,4550.00
State Residential Egbewa Phase II, Ado-Ekiti	2000	15	343,411.00
State Residential Estate Egbewa Phase III, Ado-Ekiti	2001	46	3,391,558.00
State Police Headquarters, Ado-Ekiti	1999	43	3,628,761.00
Basiri Bye-Pass	2004	2	103,700.00
Both side of Ado road, Ikere Ekiti	2005	91	7,829,946.00
UNAD Acquisition excised for Residential Estate	1982	32	219,519,998.00
Global Fleet Ltd.	2005	42	4,938,540.00
<b>Total</b>		<b>328</b>	<b>256,408,309.00</b>

Source: Ministry of Housing, Physical Planning and Urban Development, Ado-Ekiti; 2012

**Table 3: Outstanding Compensation Debt (From 2007-2010)**

Acquisition	File number	Number of Claimants	Total compensation
Itawure Tourism project	ELDA 302	195	104,651,633.00
Compensation in respect of JUSUN property High Court premises, Ado-Ekiti	ELDA 202	1	4,133,500.00
Compensation on land acquired for University of Industrial and Information Technology, Ilawe road, Ado Ekiti	ELDA 291	57	33,342,902.00
Compensation on land acquired for police housing unit, Ilawe Ekiti	ELDA 249	127	42,523,420.47
Compensation on land acquired for University of Science and Technology, Ifaki Ekiti (USTI)	ELDA 249	127	42,523,420.47
Compensation On Dualisation of Ado-Ifaki-Iworoko road (supplementary list)	ELDA 380	572	190, 557,682.00

Source: Ministry of Housing, Physical Planning and Urban Development, Ado-Ekiti; 2012

**Table 4: Outstanding Debts on State Model Residential Estates**

Projects	Contract cost	Amount paid	Balance
Contract for the Extension of Electricity supply by Victor Olumide & Co. Nig. Ltd	32,908,795.50	11,517,397.79	21,391,397.71
Contract for the Extension of Water Pipe Line, Temotoy Temtop Nig. Ltd	22,565,823.04	12,411,223.14	10,154,599.90
Contract for the construction of Asphalt road network by MAC Engineering Construction Ltd.	147,490,308.61	29,498,078.13	117,992,304.48

Source: Ministry of Housing, Physical Planning and Urban Development, Ado-Ekiti; 2012

#### **viii. Automation and Computerization of Land Registry**

It is the desire of this administration to ensure effective management of our lands to provide enabling environment for the housing and market sector to thrive and play its role in the state economy. Government will this year computerize the land registry and record of the state. These exercises will no doubt jump start the housing market as land administration will be more transparent, reliable and vibrant.

#### **ix. Urban Renewal Agency**

The former name of the agency was Capital and Urban Development Authority (CUDA). The new name, Urban Renewal Agency actual cropped up to drive home the transformation initiatives in the 8-point Agenda of the State government. The Urban renewal Agency was established by the Urban and Regional Planning and Development law no. 16 of 2011. Concisely, the agency is saddled with the implantation of government's policy relating to the physical transformation of cities and urban centers within the state. The board consists, a full time chairman, two other full members and executive secretary. The Agency is, therefore, responsible for:

- Monitoring and identifying areas qualified for upgrading and advising the state government on redevelopment or renewal programme accordingly;
- Preparing and implementing approved state urban upgrading and urban redevelopment project; and
- Holding, administering and maintaining government or renewal project areas.

As said earlier, the agency is saddled with the responsibility of executing policies aimed at the physical transformation of the capital city, other cities and urban centers in the state. Presently, the activity of the agency is limited within the capital city of Ado-Ekiti; although, it intends to extend its programmes to Ikere, Ijero and Ikole this year. The projects being executed within the capital city are in the following segments:

- The construction of walkways and beautification along Okesa junction and Ojumose
- Construction of walkways and beautification between Okesa junction and Fajuyi park
- Beautification work between Basiri sawmill and police Headquarter
- Construction of walkway and beautification between Fajuyi park and Basiri sawmill
- Beautification work between Ureje river and Pastoral centre
- Construction of walkway and beautification between Fajuyi park and Teaching Hospital
- Drilling of seven boreholes

These contracts were awarded in November 2011 and the contractors have been paid mobilization of 30%. Other projects include:

- The construction of 140 locked up shops at Agric Olope Ajilosun;
- The construction of frontal fences of Christ's Girls School and High court;
- Construction of Bus terminal, Lay-by and Bus Stops; and
- Reconstruction of Oja Oba Market.

### **VI. Office Of The Surveyor General**

The office of the surveyor general is an extra-ministerial office saddled with the production of thematic maps in adequate quantity for the government and other facilitates for the development of the state. Survey is the bedrock of any meaningful development. The office is headed by the surveyor general who is also the accounting officer. The office is divided into four (4) departments. Each department is headed by a director. The departments are:

❖ **Mapping and Geo-Informatics Department:** This department handles all mapping and geo-information system of the office of the Surveyor General of the State. It also supervises the cartographic, photolithography, photogrammetric and remote sensing units for a good production of mapping and administration of issuance of Certificate of Occupancy.

❖ **Field and Special Survey Department:** This handles all fields and Geodetic survey of the state and also ensures standardization of all survey jobs in the state. It supervises the road and commuting units as well as areas offices at Ado, Ikere, Ijero and Ikole.

❖ **Boundary Department:** The office of the Surveyor General is the technical arm of the State Boundary Commission located at the office of the Deputy Governor. It handles inter-state, intra-state and individual boundary disputes in the state. The Department works hand-in-hand with the boundary commission for easy and quick resolution of local/state boundary disputes.

❖ **The Administrative Department:** This department handles all administrative work in the office of the surveyor general. It supervises the finance and administrative units. The internal Audit units work directly with the surveyor general.

- ❖ **Staff:** The low strength of surveyors and technical staff affect the pace of work and there is need to employ or transfer professionals, particularly the surveyors from other government establishments to improve the service of the office.
- ❖ **Equipment:** The available equipments in the office are very few to cope with strength of job in the office. Government is desirous of upgrading the equipment in the office of the surveyor general to conform with the modern trends and needs in the survey sector.

## VII. Summary And Conclusion

It is noteworthy that the state had no department of housing in the ministry to formulate policies on housing; especially, on quality of construction, development of alternative materials and monitoring. Housing Corporation is an intervention agency that is saddled with commercial housing. The department of housing services is expected to accommodate architecture, quantity surveying, building technology, and engineering services like electrical, mechanical and structural engineering services. Apart from providing quality control services in housing development, they are expected to drive the social housing programme of government in terms of design, construction and costing. The 8-point agenda announced at the inception of the present regime including the provision of 5000 houses by the year 2013 is meant to drastically reduce the high cost of rent presently plaguing the state and make living more affordable. The programme is to be spread throughout the local government headquarters at growth points of 100 unit minimum in each local government. This will be a mixture of site-and-services with direct construction targeted towards low, medium and high income earners which is to be driven on the platform of Private-Public Participation (PPP) initiative. Land acquisition for the programme has been concluded while layout and house-type designs are about to commence. One interesting aspect of this project is the high level of interest of our Sons and Daughter in diasporas as off-takers close to 500 citizens of Ekiti State in Europe and America have already subscribed to this as a demonstration of their confidence in Dr. Fayemi's administration as well as a way of showing their desire to have investments at home. However; along with Dr. Kayode Fayemi procession to making decent affordable housing accessible to the people of Ekiti State, the government plans to introduce Ekiti Rental Housing Scheme as part of the off-taking mechanism of the 5,000 units have the opportunity to buying and owning the property at discounted rate when their financially fortune improves.

Over the years, government has discovered that the poor quality of building and civil construction in the state is closely linked to the dearth of personnel in the craftsmanship and sub-professional cadre of all disciplines in the building industry. In tackling this problem, the study therefore recommends that the government should establish means of training craftsmen and technicians. Various institutions in the state like polytechnics and colleges are to be saddled with this responsibility to train more technicians and sub-professionals in the building professions. This will, in no doubt, reduce the high rate of unemployment among our youth and as well produce qualify personnel and professionals in the building industries who will handle various construction jobs for the government and as well administer development control for effective urban planning and development in the state. In conclusion, I wish to use this medium to appeal to the Ekiti State government to comply with the subsiding standards and regulations guarding physical development as they are not plaintive but rather to make our environment a livable and more pleasant, meaningful and healthier. Citizens are enjoined to join the inaugural of development control by reporting to the ministry of any development and constructions that are not pleasant and constitute nuisance to the environment for prompt action. On a final note, I wish to appreciate the organizer of this conference and other stakeholders for creating an avenue to project this to the whole world. Thank you and God bless.

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