

# **An Evaluation of Informal Sector Activities and Urban Land Use Management in South Western Nigeria**

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**Keywords:** Informal sector, Urban Land Use, Environment, Participants, Activity

## **SUMMARY**

The paper examined the land use implications of the informal sector activities in a planned residential district in south western part of Nigeria. The objective of the study is to examine the pattern of distribution of informal sector activities and their socio-economic effects on the residents of Festac Town in Lagos. Data were collected from primary and secondary sources. A total number of 200 questionnaires were administered on 140 households, 55 operators of informal sector activities and 5 to the staff of the Federal Housing Authority but only 195 were retrieved for the analysis. Research findings revealed that about 77% of the residents within the age brackets of 20 - 39 years were engaged in the activities of which about 32.3% were self employed. Also about 43.0% of the respondents earned between N10, 000.00 and N20, 000.00 (US\$76 - \$153) monthly from the activities. The bulk of the activities involved were categorized into three namely; commercial, light industrial and tertiary services using kiosks, garages, corner shops, open spaces and temporary structures for these activities. The paper notes some of the land use implications like filtration, illegal change of use, pollution and high rental values among others due to the activities' potential to generate land uses. The paper concluded by calling on policy makers and physical planning agencies to evolve more pragmatic strategies to urban development matters whereby such activities could be integrated into urban development plans. This will ensure a more efficient and effective control of such activities to enhance their better performance.

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## **1. INTRODUCTION**

The capacity of the informal sector economy to absorb a teeming population of the unemployed into the labour force has posed a considerable challenge to urban land use planning and management not only in Nigeria but also in some other developing countries of the world.

This challenge is borne out of the capacity of the sector to generate land use problems such as sprawl problem, incongruous land uses, building alterations, the menace of temporary structures, alteration of land use functions, open space conversions and land degradation (Okeke, 2000). These urban land use problems are being aggravated due to urban growth and the consequent phenomenal increase in population as well as the unstable state of the urban economy whereby more people are diverting into these informal activities for daily survival and sustenance of livelihoods especially for millions of people who have either been retrenched from their jobs, or whose incomes are no longer sufficient to support basic needs. (Meagher and Yunusa, 1996).

Since human activities take place in space, there is high demand for urban public land and spaces for the accommodation of the ever growing need of the sector both to settle and trade. Consequently, every “suitable” and “available” land space is converted to the use that suits the business activity thus resulting in the erection of shops, kiosks, workshops and other temporary structures without formal approval. This scenario is not peculiar to the already built up areas but are also evident in well planned residential estates where organized open spaces meant for recreational uses, have been encroached upon by the wave of these activities.

Therefore, in recognition of the important roles which the urban informal sector activities play in providing jobs for the teeming unemployed populace and at the same time enhancing the human resource base of the city which Sethuraman (1976) and Omuta (1986) pointed out as formation of human capital, provision of access to training and at a cost substantially lower than that provided by the formal sector training institutions and coupled with the need for a planned and conducive environment that is suitable for living, working and recreation, has necessitated the need to evaluate the implications of such activities on urban land use and management in order to integrate the sector into the receptive capacity of the overall land use planning in Nigeria.

## 2. PROBLEM DEFINITION

Over the past few decades, employment in the informal sector has risen rapidly in most regions of the developing countries including Nigeria. The reason for this has been the failure of the formal sector, which has traditionally been an important source of employment generation to absorb the multitudes of semi - skilled and unskilled migrants to the city (Castells, 1984) due to the weakness of the government and modern private sector to generate adequate employment in recent years (UNDP, 1993). In Nigeria, various policies and programmes of the government have tended to skew in favour of the expansion of urban informal sector activities. For instance, the Central Bank of Nigeria (1998) observed that the Structural Adjustment Programme of 1998 induced the unprecedented growth of the informal sector activities. The sector has had a self reliance initiative and is dominated by small scale producers that largely employ indigenous technology. Its growth is fostered by a combination of repression and stucturalist's tendencies.

Also in 1987, the Federal Government of Nigeria set up the National Directorate of Employment (NDE) to address the issue of unemployment with the operation of four core programmes namely: the Vocational Skills Development (VSD), Special Public Works (SPW), Rural Employment Promotion (REPP), and Small Scale Enterprises (SSE). Within the framework of its programmes are vocational training, resettlement and entrepreneurship development as well as graduate job creation guarantee schemes (Okeke, 2000). These schemes amongst others enjoy the support of the International Labour Organisation (ILO) and the United Nations Development programme (UNDP). Later in 1993, the Family Support Programme (FSP) came on board and within the same year, the Family Economic Advancement Programme (FEAP) was launched with a take – off budgetary allocation of #4,300 ( US \$32.824) million.

In addition to the foregoing, Nigeria also shares in the global growth of urbanization phenomenon such that natural population grew from 30.42 million in 1952/53 to 55.7 million in 1963 and 88.9 million in 1991. The annual growth rate in 1998 was about 2.87 per cent down from about 3.2 per cent in the 1970s and 1980s. it is expected that by the year 2020 AD, the population would have doubled to about 200 million (Onibokun, 1997). Simultaneously, urban population varied incrementally from 7.0 per cent in 1932 to 10.0 per cent in 1952, 19.6 per cent in 1963, and between 35.0 to 40.0 per cent in 1992. urban growth rate in the 1990s remains at 5.0 per cent consequent upon rural - urban migration and government policies which include: creation of new towns along the major transportation routes at the ports and mining camps, modernization of the physical structures of the existing towns, introduction of modern urban utilities, changing of the urban economic base, the emergence of commercial centres outside the traditional town centres and creation of new states and local governments with their capital towns (Onibokun and Kumuyi, 1996). Meanwhile, as at December 1998, underemployment rate stood at 6.3 per cent for urban areas and 3.8 per cent for rural areas giving a composite rate of about 3.9 per cent. Given these rates, as at 1992, the urban poor constitute 34.0 per cent or 11.56 million people (CBN, 1998).

The increasing rate of employment has also contributed to the upsurge of the informal sector activities. More particularly, the effect is felt in the urban areas because of an apparent over response to the attraction of cities. In such a situation, the migrants who are handicapped in terms of skills and education find succour in transitional employment (Omuta, 1986). As Schaefer (1976) puts it, the informal sector provides employment opportunities to those who lack the necessary credentials for immediate entry into the formal sector. The informal sector therefore helps to rehabilitate fresh migrants by cushioning their economic plight thereby reducing their likelihood of becoming undesirable elements in the city.

Furthermore, there has been no considerable provision for land space for these activities commensurate to the number of people involved in them. Hence land uses have distorted and development have become haphazard. In Festac Town, this gloomy picture has been painted of its physical environment with activities such as commercial, light industrial and service activities competing for land spaces to the detriment of the planned residential neighbourhood. Against this background, a research work of this nature to evaluate the socio economic effects of the informal sector activities on land use is considered inevitable at this time.

### **3. LITERATURE REVIEW AND THEORETICAL FRAMEWORK**

The informal sector of an economy can be defined in terms of lack of governmental regulation or lack of institutions that provide job security and benefits. Comprising the largest part of the economies of developing countries, the sector depends on small scale individual entrepreneurship, almost always without the benefit of official support or services. Sethuraman (1976) referred to the informal urban sector enterprise as firms employing ten or less full - time workers with the exception of the liberal professions. It includes a wide range of activities from household to personal services and from commercial to non – commercial services, involving firms and individuals.

The International Labour Organization (1972) document further clarifies the forms of such enterprises as comprising of some or all of the following; easy entry into and out of the business; reliance on indigenous resources; family ownership enterprises; small scale of operation; labour intensive and adopted technology; skills required outside the formal school system; unregulated and competitive market and lack of legal or government recognition. Also included in this group are small scale productive, retail and service enterprises such as mechanical works, shoe making and repairs, hair dressing and barbing, carpentry, upholstery – making, retail – trading, hawkers, street traders, food vending and others which dot the urban landscape.

Rogerson (1996), tried to draw up a useful conceptual distinction between two categories of informal enterprise. First are those ‘survivalist enterprises’ which represent a set of activities undertaken by people unable to secure a regular wage employment or access to an economic sector of their choice. Generally speaking, the income generated from these activities, the majority of which tends to be run by women, usually falls short of a minimum standard of income, with little capital investment, virtually no skills training and only constrained

opportunities for expansion into a viable business (Liedholm and Mcpherson, 1991). Overall, poverty and a desperate attempt to survive are the prime defining features of these enterprises.

The second category as Rogerson (1996) further noted are ‘micro – enterprises’ or ‘growth enterprises’ which are very small business often involving only the owner, some family members and at most one to four paid employees. These enterprises usually lack all the trappings of formality, in terms of business licenses, formal premises, operating permits and accounting procedures, and most have only a limited capital base and their operations have only rudimentary business skills.

In studying the process of involvement in the informal sector activities, Todaro and Harris’s (1969) models of rural – urban migration view absorption into the labour market as a two - stage process in which an unskilled rural worker migrating to the city is willing to spend a certain amount of time in the ‘urban traditional sector’ until finding modern sector employment.

The importance informal sector activities in urban economy have been widely recognized by researchers. For instance Simeone (1997), indicated that informal sector provides ten jobs for every one provided by formal sector employment and that according to Chen (2001), the

more invisible informal workers or industrial outworkers, contribute more to global trade than other sectors of the informal economy. She argued that home – based workers comprise a significant share of the workforce in key export industries, particularly those involving simple manual tasks such as labour – intensive operations, simple machine or potable technology as found in the textile, garments and footwear industry. Statistics from other developing countries show that about 50 per cent of the people in Thailand work in the informal economy, and in Morocco the figure is as high as 75 per cent. In Bangladesh, where per capita income is only US\$165 per year, more than 70 per cent of the urban workforce is informal. In Peru, 47 per cent of construction and 95 per cent of public transportation in the capital city of Lima are carried out through the informal sector. In Philippines, 51 per cent work in informal economy (Urban Age, 1993).

The informal sector is estimated to account for about 75 per cent of the total employment in sub – Saharan Africa, 89 per cent in Pakistan and 75 per cent in Brazil. (World Bank, 1990). In North Africa, informal employment makes up 48 per cent of non agricultural employment, 51 per cent in Latin America and 65 per cent in Asia (Wikipedia, the free encyclopedia). In Nigeria, the informal economy accounts for about a third of the 50 million labour force out of 123.9 million people in 1999. as Simon (1998) noted, the main economic activity in the informal economy is retail trade and most workers in this sector run front shops, stalls, kiosks or hawk goods as part or full – time activity by millions of children of both sexes in urban and semi – urban areas such as Lagos, Ibadan, Oshogbo, Aba, Onitsha, Kano, Maiduguri and Abuja (Oyerinde, 2001). These children which constitute 10 per cent of informal traders fall between the ages of 5 and 14 years (Trade Union World, 2000).

The upsurge in the number of participants in the informal economy has been adduced to various reasons. According to Okeke (2000), poverty has been highlighted as the major inducer of these informal activities while others such as rural – urban migration, increase in population growth rate, urbanization and unemployment are also crucial contributing factors. In addition, economic crises such as underemployment, lack of governmental resources for basic services, and ineffective and cumbersome government regulations have further fueled the situation (Urban Age, 1993). Consequently, those that are often employed full time in the formal sector yet are forced to find additional means of income to survive while the unemployed take to miniature jobs just to make ends meet. Manning (1993) also commented that the progressive weakening of the formal economy as in the case of South Africa, has exhibited an alarming decrease in its capacity to absorb new entrants to the labour market; hence entrepreneurs were functioning in the informal economy ‘out of necessity rather than choice’. Manning concluded that low labour absorption in the formal economy and the dire crisis of survival are the primary factors responsible for the massive expansion of the informal economy that has taken place over the last decade.

Recognizing the activities of these informal sectors as one of the important underlying causes of environmental degradation, calls for legal and institutional frameworks that are effective for the sound urban landscape management if cities and towns are to remain both economically and environmentally sustainable.

#### **4. URBAN LAND USE MANAGEMENT IN NIGERIA**

Traditional Nigerian settlements are structured according to the local customs and practice; the traditional land tenure system; the agrarian nature of the economy and the existing mode of transportation. Communal lands are vested in traditional rulers or community heads like Obi, Obong, Oba or emirs while family lands are vested in family heads whose legal status was that of a trustee – beneficiary and can allocate, re – allocate and supervise land use. In effect, therefore traditional Nigerian settlements are established around palaces of traditional rulers and efficient communal interaction and reduce cost of transportation. The development and control of the total environment was the joint administrative responsibility of the entire community. Later on, with the coming of the colonial administration, the traditional settlement development approaches gradually gave way to colonial approaches with the annexation of Lagos as a British colony under the treaty of cession in 1861 and the consequential promulgation in Lagos in 1863 of the Town Improvement Ordinance to control development and urban sanitation (NITP, 1993).

Lord Lugard’s land proclamation of 1900 in respect to title of land in northern Nigerian and the introduction of indirect rule constituted the main salvo of change in land administration and settlement development in Nigeria. For instance, under the policy of indirect rule, urban settlements were administered by native rulers or chiefs while European and government reservation areas created pursuant to the proclamation of 1904 were administered by the colonialists. Different planning standards were specified for the various segments of the cities of the city with physical planning and infrastructure provision concentrated in the European or Government Reservation.

The Township Ordinance No. 29 of 1917 constituted the first attempt at introducing spatial orderliness in the land use pattern of Nigerian cities. It represented a watershed in the evolution of Town and Country Planning in Nigeria. The impact of the Ordinance which laid guidelines for the physical layout of towns is still visible in such as towns such as Aba, Port – Harcourt, Jos, Minna, and Kaduna today.

This Ordinance legalized the segregation of the Europeans from the Africans Residential Area and established a management order for different towns. A first class township such as Lagos had a town council with a wide ranging set of functions. All the major towns on the rail lines and on the river or sea ports were classified as second class townships managed by local authorities with ordinary powers to collect rates under the control of district officers or assistant district officers. They were mainly small towns probably having some administrative function but not very important to the colonial economy at that time.

Up to the Second World War, urban planning was much more a day to day affair carried out by senior civil servants under the health boards. A number of improved plans and layout plans were produced. However, apart from the normal administration, no spectacular development in Town Planning was observed.

The Lagos Executive Development Board (LEDB) was established in 1928 and was charged with the general development of the Lagos territory. It was set up under the Lagos town planning ordinance of 1928 in response to an outbreak of bubonic plague. The board had extensive power to undertake comprehensive improvement schemes within the city limits. The LEDB concerned itself mainly with minimal slum clearance on Lagos Island, the reclamation of Victoria island, housing schemes in Surulere, south west Ikoyi and Apapa, and the industrial layouts at Apapa, Iganmu and Ijora. It was not directly concerned with ‘city planning’ or with provision and maintenance of publicity service which were the responsibility of the Lagos City Council.

The preparation of a Ten - Year Plan of Development and Welfare (1946 – 1956) by senior government officials marked the beginning of a systematic planning. The decision of the Board was subject to the approval of the Governor - general. One of the major schemes of the plan was Town Planning and Village Reconstruction. Information from the plan indicated that that there was scarcely a town in the country that was not in dire need of replanning and proper layout for future expansion. The Colonial Government consequently enacted the Nigerian Town and Country Planning Ordinance (No. 4 of 1946) to provide for the planning, improvement and development of different parts of the country through planning schemes initiated by planning authorities. The ordinance was based on the 1932 British Town and Country Planning Act.

The implementation of the Nigerian Town and Country Planning Ordinance of 1946 created a situation in which planning and development of an urban area was equated to more physically attractive layout plans with architecturally well designed units. Planning authorities were only seen to be concerned with all the other problems facing the urban centres under its jurisdiction. Other related legislations during the colonial era having bearing on Town and

Country Planning were the Mineral Act (1945) which touch on issues like drainage and pollution (land, water and air), Public Health Laws (1957) to control overcrowding, diseases and general urban squalor, land development (Roads) Law (1948) on the ownership, acquisition, sale and disbursement of land and the Building Line Regulations (1948) which later became chapter 24 of the Laws of Nigeria, 1948 designed to provide for the positioning of buildings and other obstructions with reference to roads.

The Post Colonial Planning experience in Nigeria saw the retention of the 1946 Ordinance as chapters of the laws of Nigeria. Apart from the preparation of the ten year plan of development and welfare (1946 - 1956), subsequent plans were of four year duration starting with the Second National Development Plan (1970 - 74) which was launched immediately after the civil war in 1970. Others were the Third National Development Plan (1975 - 80) which was the first to produce the most thoughtful and coherently conceptualized urban development policy statement in the country and the Fourth National Development Plan (1981 - 85) which noted the role of physical planning as a tool for achieving national development objectives. The 3-Year Rolling Plan was later introduced to replaced the 4-Year Plans. The creation of the Federal Ministry of Housing and Environment in 1975 gave physical planning a meaningful place in Nigeria's National Development Plans.

Another conscious effort at giving "recognition" to planning according to Okewole (1984) was made with the Local Government Reforms of 1976. The relevant features of the reforms for land use management are:-

- the recognition of the already established and functioning Local Planning Authorities,
- the making of Town and Country Planning a Local Government affair and under the control, at state level of the Ministry for Local Government.

Specifically, the reform made provision for staffing and financing of the new local governments on a continuing basis and separated traditional institutions from local government. This was to make the Local Governments truly development oriented (Adamolekun and Rowland, 1978). In addition, most of these recommendations were enshrined in the 1979 constitution of the Federal Republic of Nigeria. For instance, section 7 of the constitution states that:

"The system of local Government by democratically elected local government councils is under this constitutions guaranteed; and accordingly the government of enemy state shall ensure their existence under a law which provides for the establishment structure, composition finance and functions of such councils..."

The reform also provides that the National and State Assembly "shall make statutory allocation of public revenue to local government councils" (Federal Republic of Nigeria, 1979).

In 1978, the Land Use Act, Decree No. 6 of 1978 was promulgated. The Act vested all land in each state on the Governor of that state, who shall hold such land in trust and administer the land for the use and common benefits of all Nigerians (Oyesiku 1993; Adeyinka, 2003). In

addition, the Nigerian Urban and Regional Planning Law Decree No. 88, 1992 which was the first post independence planning law in Nigeria was promulgated. The law is symbolic in that it assigns specific roles to the three tiers of government – Federal, State and Local Government. For the purposes of executing the roles of each tier of government, the law gave power to the establishment of:

- a National Urban and Regional Planning Commission at the Federal level;
- a State Urban and Regional Planning Board at the State level;
- a Local planning authority at the Local Government Area and the Area Councils of the Federation (Section C; subsection 5a,b,c).

Apart from the Local Planning Authorities and Ministries, other government agencies having bearings with the land use control are the Federal Capital Development Authority (FCDA), Abuja; Abuja Metropolitan Management Agency (AMMA), Abuja; Federal Housing Authority (FHA), Lagos, Federal Environmental Protection Agency (FEPA) whose activities have been transferred to the newly established Federal Ministry of Urban Environment. Each state of the Federation, especially in the south west all has State Environmental Protection Agencies as well as the State Property Development Corporations.

It is worthy to note that the 1992 National Urban and Regional Planning Law is yet to be fully implemented both at the Federal and State levels. However, Lagos State, in which the study area falls, and some few states of the federation have blazed the trail for others to follow in this direction.

## **5. THE STUDY AREA**

The study area is the Festival Town, under Amuwo Odofin Local Government Area in Lagos, Lagos State. It is the largest and most comprehensive development so far undertaken by the Federal Housing Authority (FHA). It was started with a short term objective of providing accommodation for about 45,000 visitors and participants to the second World Black and African Festival of Arts and Culture which took place in Lagos from January 15<sup>th</sup> – February 12<sup>th</sup>, 1977; and a long term objective of providing shelter to a number of people resident in Metropolitan Lagos.

The entire development in its ultimate phase occupies an area of 1,770 hectares divided into seven residential communities of between 15,000 – 20,000 people. Thus, the ultimate planned development would be able to accommodate a total number of 24,000 dwelling units or about 120,000 people using an average household size of 5.

A main commercial, administrative and institutional center serves the whole area located in the central strip and accessible to all inhabitants. Centers of lower order are located within the respective residential communities. Internal movement within the residential communities (shopping, school attendance, entertainment, recreation) is channeled mainly through pedestrian walkways, which ensure separation of pedestrian and motor traffic and thus greater security and a better environment for the residents.

Residential areas are grouped around central facilities located within several communities so that all inhabitants can conveniently reach these facilities on foot in less than ten minutes. Housing standards (plot sizes, width of roads) are planned to vary according to the community's incomes. The complete separation of pedestrian and vehicular traffic and provision of simple space for playground, green areas, schools and services are the guiding principles for the organization of all residential communities

**Table i:** Types of Residential Densities and Percentage Land Coverage

S/N	DENSITY TYPE	BUILDING TYPOLOGY	% AREA COVERAGE
1	Low Income Group	T1: 32 Flats T2: 12 Flats T3: Row Houses	68.00
2	Medium Income Group	T4: 2 Bedroom Row Houses T5: 20 Flats T6: 24 Flats T7: Terrace Houses	21.00
3	High Income Group	T8: 3-Bedroom Semi Detached One Storey T9: 3-Bedroom Detached One Storey T10: 5-Bedroom Detached One Storey	11.00
TOTAL			100.00

Source: Authors' Field Survey, 2002

The planned estate is bound by major transportation arteries forming a grid to facilitate better distribution of traffic and connection with Lagos metropolitan area. Local traffic is served by minor arterials, which constitute the boundaries of the communities and service roads. The smaller residential neighbourhoods are designated environmental areas where no traffic is allowed. While all plots are well served by the road network, cul – de – sacs and road designs, which imposes low speed limits within the residential neighbourhoods were used to achieve separation of vehicular from pedestrian traffics. Great care has also been taken to preserve as much as possible, existing vegetation so that wooded parks can be developed into recreational facilities to serve the immediate needs of the estate. A complete, up – to – date and underground network such as roads, water supply, street lighting and telephones serve the entire town. A sewage treatment plant is located at about 2.0 kilometres south of the Lagos – Badagry Road opposite the estate. Besides residential buildings, adequate provisions were also made for the development of facilities like education, local and neighbourhood centres, green area and open spaces, health centres, markets, refuse disposal points and also services such as police post and post office.

## 6. DATA SOURCES AND RESEARCH METHODOLOGY

The data need for this study were from primary and secondary sources. A total of 200 structured questionnaires were administered on 140 household heads contacted to indicate

among other things, their gender, age, monthly income and occupation. The sample was drawn from the three areas considered to be homogenous in terms of housing density, environment and socio-economic characteristics of the residents in the study area. In effect, three discrete density areas categorized as low, medium and high were finally identified. The sampling method adopted in the selection of household heads for the survey was systematic in which every 10<sup>th</sup> house along the streets in the direction of movement was picked. The first house was selected by using random number table. In each selected house, not more than a household head was interviewed.

In addition, 55 operators of informal sector activities were interviewed. The operators were selected randomly after clustering each category of business activity in order to ensure full representation. Questionnaires were also administered on 5 members of staff of the Federal Housing Authority through systematic sampling. The questionnaires probed into the workers age, years of experience on job, qualification and considerations for allocation of shops among others. In all, 200 questionnaires were administered while only 195 were retrieved. The analysis of this study was based on this number.

## 7. FINDINGS

Data analysis revealed that 25.0 percent of the informal sector operators began about 10 – 14 years while about 24.0 percent of them started their trading activities about 5 years ago. The gender distribution of the participants indicates that 56.0 percent of them were females while 44.0 percent were males which conform to an earlier finding in the south eastern Nigeria by

Okeke (2000) that women tend to maintain employment more, both in the formal and informal sectors so as to make ends meet. See table ii.

**Table ii:** Sex Distribution of the Respondents

Sex	Frequency	Percentage Frequency
Male	86	44.10
Female	109	55.90
Total	195	100.0

Source: Authors' Field Survey, 2002

The study also revealed that the age distribution of majority of the respondents falls between 20 – 39 years (76.93%) as shown in table iii. This shows that majority of the operators are youth who are mainly students and workers within the area. About 22.0 percent of the respondents fall within the age bracket of 40 – 59 years while only 1.53 percent was over 59 years of age.

**Table iii:** Age Distribution of the Respondents

Age (years)	Frequency	Percentage Frequency	Cumulative Percentage
20 – 29	94	48.21	48.21
30 – 39	56	28.72	76.93
40 – 49	35	17.94	94.87

50 – 59	7	3.59	98.46
Above 59	3	1.54	100.0
Total	195	100.0	

Source: Authors' Field Survey, 2002

The study further established that majority of the respondents are married people (57.44 %), single (35.7%), Divorced (6.0%) and separated (1.73%). Table iv shows the occupational structure of the respondents. The table revealed that 63 (32.31%) of the respondents are self employed, 59(30.62%) are civil servants, 34(17.43%) respondents are in other employment while 31(15.9%) of them work in private firms. Only 8(4.10%) were unemployed.

**Table iv:** Occupational Structure of the Respondents

Occupation	Frequency	Percentage Frequency	Cumulative Percentage
Self-employed	63	32.31	32.31
Civil service	59	30.26	62.57
Others	34	17.43	80.00
Private firm	31	15.90	95.90
Unemployed	8	4.10	100.0
Total	195	100.0	

Source: Authors' Field Survey, 2002

The study further indicates that 51(42.86%) which constitute majority of the respondents were on monthly income of between N10,000.00 - N20,000.00 (US\$76.00 – 153.00) which shows the level of poverty in Nigeria compared to what obtains in developed world. Only 19(15.96%) of the respondents earn a monthly income of N25,000.00 (US\$191.00) while 6(5.04%) earn below N5,000.00 (US\$ 38.00) per month.

**Table v:** Monthly Income of the Respondents

Occupation		Frequency	% Frequency	Cumulative Percentage
Nigeria (N)	US \$			
Below 5,000.00	Below 38.0	63	32.31	32.31
5,000.00-10,000.00	38.0-76.0	59	30.26	62.57
10,000.00-20,000.00	76.0-153.0	34	17.43	80.00
20,000.00-25,000.00	153.0-191.0	31	15.90	95.90
Above 25,000.00	Above 191.0	8	4.10	100.0
Total		195	100.0	

Source: Authors' Field Survey, 2002

On trading activities, about 76(38.97%) out of the 195 respondents were engaged in trading activities while the remaining 119 which constitutes 61.03% indicated their non involvement in trading activities.

The trading activities of the respondents are presented in table vi. The table revealed that 19(25.0%) of the respondents sell provisions while 12(15.79%) were in the boutique business. Others are printing 2(2.63%), fabric/tailoring 7(9.21%), and salon 6(7.90%)

among others. It was also observed that most of these traders entered the trade as low status, low margin, low – over – head and low price operators. With time, they gradually acquired elaborate establishments and facilities with both increased investment and higher operating costs (Achumba, 1984).

**Table vi:** Trading Activities by Respondents

Activity	Frequency	% Frequency	Cumulative Percentage
Restaurant	9	11.84	11.84
Supermarket	9	11.84	23.68
Boutique	12	15.79	39.47
Pharmacy	4	5.26	44.73
Provision Store	19	25.00	69.73
Printing	2	2.63	72.36
Fabric/Tailoring	7	9.21	81.57
Stationery	3	3.95	85.52
Electronics	2	2.63	88.15
Salon	6	7.90	96.05
Others	3	3.95	100.00
Total	76	100.00	

Source: Authors' Field Survey, 2002

The type of structures used for their trading activities are kiosks, shops, temporary structures and open spaces (table vii) while the consortium materials are planks, bricks and blocks. Analysis revealed that 54(71.05 %) of these structures were constructed with block material while 12(15.79%) and 10(13.16%) were made of bricks and planks respectively (table viii). Majority of the traders which constitute about 32.0% pay annual rent of between N20,000.00 – 40,000.00 (US\$ 153.00 – 305.00) while about 2.0% of them pay over N80,000.00 (US\$ 611.00) per annum.

**Table vii:** Types of Structure used for Informal Activities in Festac Town, Lagos, Nigeria

Structure	Frequency	Percentage Frequency	Cumulative Percentage
Shops	22	28.95	28.95
Kiosks	34	44.74	73.69
Corner shop	13	17.11	90.80
Temporary structure	4	5.26	96.06
Open Space	3	3.94	100.0
Total	76	100.0	

Source: Authors' Field Survey, 2002

It is also important to note that majority of the respondents 40(52.63%) had their businesses located within 1.0kilometer from their homes while 22(28.95%) commute within 1.0 – 2.0 kilometres from their homes. Only 2(2.63%) of the respondents were above 4.0 kilometres to their business locations.

On adequacy of space, 25(32.89%) out of 76 respondents claimed adequacy of space while the remaining 51(67.11%) had no adequate space area. As a result, out of 67(88.16%) of

them who want to expand their businesses, 41(61.20%) of them show their willingness to expand within the estate while the remaining 26 (38.80%) prefer expansion outside the estate. The land use implications of the findings which often result into haphazard and uncoordinated development arose firstly because of non incorporation of informal sector activities into the land use plan; hence 91(46.64%) of the respondents claimed inadequacy of market facilities for their actions and that the development control efforts of the Federal Housing Authority were not effective. This was attested to by 123(63.08%) of the respondents.

On allocation of spaces for shops/kiosks to the operators of informal activities, the staff of the estate claimed that the Authority is responsible for the approval of space. Some of the criteria for space allocation include the following:

- the area must be devoid of service lines(water, electric and sewage lines);
- suitability and adequacy of land for the proposed activity;
- conformity of activity with neighbourhood needs;
- existence of shops/kiosks must be beneficial to the residents of the neighbourhood and
- accessibility consideration

It is however doubtful if the Authority takes into consideration the anticipated populations increase for the present overcrowding and haphazard developments arising from the informal sector activities. The consequences of these had been the distortion of the approved master plan to giving room to illegal developments like the conversion of designated open space into refuse dumps and other unsavoury uses while garages and some residential flats have been converted to business premises.

The encroachment of structures on streets and walkways have tended to reduce the road capacity especially at night resulting into congestion, pollution and filtration most especially in high income areas.

## **8. CONCLUSION AND RECOMMENDATION**

The study has shown the infiltration of urban informal sector activities in a planned residential area, Festac Town in Lagos bstate as a demonstration of the sectors capacity to generate employment, income and skills outside the regulatory framework of the State due to its weakness and incapability to adequately cater for employment needs of the country. It is expected that our urban centres will continue to attract the surplus, poor and underemployed labour force from the rural area. The study also noted the land use implications of thses sectors on urban landscape.

In the light of the foregoing and the fact that the informal sector is African specific structure of productivity that is yet to fully emerge (Simone, 1997; Okeke,2000), there is the need to evolve means whereby the activities of the sector will be regulated in order to eliminate or reduce the menace posed by them.

Therefore, the following policy options are hereby suggested for adoption.

- there is the need to integrate the activities of the sector in land use planning in Nigeria,
- an appropriate and effective institutional and legal frameworks should be put in place for the control of urban and suburban land as well as determination of such lands for specific uses. The zoning regulation should be strictly adhered to , to preserve the ecological balance over the urban environment, while conscious effort is made towards the building up of a land bank to meet future needs.
- The Nigerian Urban and Regional Planning Law should be fully implemented by setting up the National Urban and Regional Planning Commission at the Federal level, the State Urban and Regional Planning at the State level and the Local Planning Authorities in all the Local Governemnts and Area offices in the Federation.
- All agencies relating to land use control and management in Nigeria should be more empowered and adequately funded to meet the challenges of informal sector activities.
- The operators of the informal sector activities should be encouraged to form co-operative societies in order to improve their capital base and to gain more recognition by the government
- all illegal structures within the Festac Town should be pulled down by the officials of the Federal Housing Authority to discourage further misuse of land
- the Federal Housing Authority should be alive to its responsibility by restricting the kind of trading activities that would be permitted in the estate. This can be achieved by proper monitoring of the entire estate by the development control unit of the authority.
- Above all, there is an urgent need for public awareness in order to sensitise them on the evil effect of misuse of planned environment.
- Government should endeavour to put in place a functional land use management for each urban centre in Nigeria.

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