

**ANALYSIS OF ENVIRONMENTAL QUALITY AND EFFECTS OF
UNCONTROLLED SETTLEMENT IN URBAN CENTRES CASE
STUDY OF YOLDE-PATE WARD IN YOLA SOUTH LOCAL
GOVERNMENT AREA, ADAMAWA STATE.**

BY

EZRA BULUS

CCE/BDM/14/127

**A PROJECT SUBMITTED TO THE DEPARTMENT OF
DISASTER MANAGEMENT, ADAMAWA STATE
POLYTECHNIC, YOLA IN PARTIAL FULFILMENT OF THE
REQUIREMENT FOR THE AWARD DIPLOMA IN DISASTER
MANAGEMENT.**

DECEMBER, 2016

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NOVEMBER, 2016

APPROVAL PAGE

This project report titled "Analysis Of Environmental Quality And Effects of Uncontrolled Settlement In Urban Centres Case Study of Yolde-Ate Ward in Yola South L.G.A, Adamawa State" has been read and corrections pointed out have been effected as meeting the requirement for the award of Diploma in Disaster Management, Adamawa State Polytechnic, Yola.

A.A. Marafa
(Supervisor)




Sign

15/1/17

Date

Mr. Paul Wache Zira
(Head of Department)



Sign

15/1/17

Date

Mal. Shuaibu Bako
Dean of Continue Education

Sign

Date

DECLARATION

I hereby declare that this research work titled "Analysis Of Environmental Quality And Effects of Uncontrolled Settlement In Urban Centres Case Study of Yolde-Ate Ward in Yola South L.G.A, Adamawa State" is my original work carried out as requirement for the award of Diploma in Disaster Management at the Adamawa State Polytechnic, Yola.

EZRA BULUS

CCE/DDM/2014/127

Sign _____

DEDICATION

This project is dedicated to God Almighty and to my parent.

ACKNOWLEDGEMENT

I wish to acknowledge the Almighty God for giving me the opportunity to complete my studies. My acknowledgement goes to my supervisor Mr. A.A. Marafa, whose efforts is to ensure that I have a successful project work. May the Almighty God bless him.

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TABLE OF CONTENT

Title Page	-	-	-	-	-	-	-	-	-	i
Approval Page	-	-	-	-	-	-	-	-	-	ii
Declaration	-	-	-	-	-	-	-	-	-	iii
Dedication	-	-	-	-	-	-	-	-	-	iv
Acknowledgement	-	-	-	-	-	-	-	-	-	v
Table of content	-	-	-	-	-	-	-	-	-	vi
Abstract	-	-	-	-	-	-	-	-	-	viii

CHAPTER ONE: Introduction

1.1	Background of the Study	-	-	-	-	-	-	-	-	1
1.2	Statement of the Problem-	-	-	-	-	-	-	-	-	2
1.3	Aims and Objectives	-	-	-	-	-	-	-	-	3
1.4	Research Question	-	-	-	-	-	-	-	-	3
1.5	Significant of the Study	-	-	-	-	-	-	-	-	4
1.6	Study Area	-	-	-	-	-	-	-	-	4

CHAPTER TWO

2.0	Literature Review	-	-	-	-	-	-	-	-	5
2.1	Introduction	-	-	-	-	-	-	-	-	5
2.2	Characteristics of Floods-	-	-	-	-	-	-	-	-	7
2.3	Causes of Flood	-	-	-	-	-	-	-	-	8
2.4	Flood Prediction	-	-	-	-	-	-	-	-	11
2.5	Flood Occurrences-	-	-	-	-	-	-	-	-	12
2.6	Flood Control and Management-	-	-	-	-	-	-	-	-	15

CHAPTER THREE

3.1	Research	-	-	-	-	-	-	-	18
3.2	Area of the Study	-	-	-	-	-	-	-	18
3.3	Sample and Sampling Technique	-	-	-	-	-	-	-	18
3.4	Research Instrument	-	-	-	-	-	-	-	18
3.5	Validation of the Instrument	-	-	-	-	-	-	-	19
3.6	Reliability of the Instrument	-	-	-	-	-	-	-	19
3.7	Method of Data Collection	-	-	-	-	-	-	-	19
3.8	Method of Data Analysis	-	-	-	-	-	-	-	19

CHAPTER FOUR : Data Presentation, Analysis and Discussion

4.1	Introduction	-	-	-	-	-	-	-	21
4.2	Data Presentation	-	-	-	-	-	-	-	21
4.3	Discussions	-	-	-	-	-	-	-	26

CHAPTER FIVE: Summary, Conclusion and Recommendation

5.1	Summary	-	-	-	-	-	-	-	27
5.2	Recommendation	-	-	-	-	-	-	-	27
5.3	Conclusion	-	-	-	-	-	-	-	29
	References	-	-	-	-	-	-	-	31

ABSTRACT

This study evaluates the effects of uncontrolled settlement and its consequences on the people within the environment. Characteristics, cause and effects of slum were also highlighted the result indicated that most of the slum dwellers are immigrant who are poor and living below poverty line. The result also indicated that the housing environment in the ward is dirty with houses in a state of disrepair, besides the structural facilities are lacking in the ward. The study finally outline policy recommendation that would be geared up toward solving the identified problems in the wards and the country at large an attempt was also made to produce the existing situation of the settlement, photographs have also been snapped to see the nature of the poor sanitary condition, improper drainages, poor road network, congested dwelling, deteriorating and dilapidated buildings and damaged facilities.

CHAPTER ONE

1.0 INTRODUCTION

1.1 Background to the Study

Most of the towns in Nigeria were formed organically, some part of the urban centres were developed into slums while others are dilapidated in structure with poor accessibility and lacking facilities. Utilities and services. In recent times there is an unprecedented rapid increase in population in our urban centres due to rapid industrialization, rural — urban migration, and increase in socio—economic activities. The increase in population has also resulted into tight population density, overcrowding, high waste generation as - well as formation of squalor and squatter settlement which consequently lead to environmental degradation as a result the condition of living in such area is poor with inadequate social infrastructural services and facilities.

Uncontrolled settlement as well as slum formation has also lead into poor environmental quality because slum are often regarded as older part of urban centres which are usually located near the central business district (C.B.D) it is also that part of a city where government law and orders on health are migrant from rural areas due to pressure and poor living condition in the country side were forced to migrate to urban centres as an option. The slum dwellers were mostly poor, illiterate and unskilled with little or no income they are cause to live in such areas because of the nature of their jobs as craftsmen, petty traders, hawkers nail cutters, labourers, Barbers, sex workers beggars' etc. It is the only area in urban centres where they can afford cheap rent, food, recreation and accommodation. In a nutshell the slum dwellers be it relative or obsolete slum exist below the poverty level. For one reason or the other government failed to provide slum dwellers with good housing, education as well as other human needs.

Slum is congested urban area or sub—urban residential characterized by deterioration, poor sanitary condition dilapidated housing, poverty and social disorders. It is also referred to us unplanned of chartically developed neglected

part of the town or city over crowded with large number of people and the condition of living in such area is detrimental to health and safety of the dwellers.

Other social and economic constrains and short coming in uncontrolled settlement include armed robbery, pollution, crimes decline in properly value flood, but break of epidemics and fire disaster, traffic congestion, overcrowding of dwellings, trash and accumulation of rubbish in yards and incompatible land use.

Apart poverty and social inequality slum are caused by scarcity of land, lack of infrastructural amenities, lack of interest in investing for housing, high rate of rural—urban migration, deterioration of building by age without revitalization, lack of maintenance of building and zoning regulation.

All cities in the world have their own share of slum dwelling or uncontrolled settlement be it relative or obsolete but the situation in developing countries is hypercritical reaching some alarming rate.

In Nigerian situation, government has concern usually on industrialization and intergration into world capitalist. This means that no job for unskilled labourers. The government only improved slum areas. If it is necessary especially for social conflict management, valuable to the urban work force as well as to attract investment and revival of economic activities.

Residential slums or uncontrolled settlement are common place in Nigeria especially in large cities like Lagos, Kano, Ibadan, Jos, Enugu and Portharcourt some of this slums are quiet old and deplorable (very bad) while others are rather of recent and not so bad.

In Nigeria are rather scattered and quad the most prominent example is that of Isale Eko slum Upgrading in Lagos in 1991 unguwan rogo in Jos all with the aim of creating a healthy affordable and acceptable environmental quality. Despite the intervention by the government to revitalize slum areas in most cities many towns and cities are still affected with slum and blighted conditions.

1.2 Statement of the Problem

The quality of the environment falls far below standard with inadequate amenities incompatible land uses, congested dwelling poor sanitary condition, rubbish accumulation in yards, poor road and improper drainage system and overcrowding.

The above problems need to be addressed positively to create a meaningful atmosphere for the inhabitant of

1.3 Aim and Objectives

The aim of this study is to ensure environmental and socio-economic improvement of the living condition in Yolde-Pate.

1.3.1 Objectives

1. To assess the quantity and quality of public utilities and services in the study area.
2. To examine the building condition and facilities in the study area.
3. To examine the effect of uncontrolled development to human health.
4. To make policy recommendation and physical planning proposals in improving the living condition of the people in Yolde-Pate.

1.3.2 Hypothesis

For this research work the following hypothesis have been drawn for test in relation to the forgoing aim and objectives uncontrolled settlement has some disturbing effect on mains life and quality of the entire environment and is not, being determined by overcrowded nature alone.

1.4 Relevance of the Study

The significance of this study is to fetch out the effects of uncontrolled settlement in Yolde-Pate beside environmental quality with a view to suggesting solutions that will be geared toward improving the poor environmental quality.

1.5 Scope And Limitation

This study will limit itself to the environmental quality and effect of uncontrolled settlement in only such environmental quality that includes the building condition, land use pattern, sanitary condition, accessibility and drainage

It is also against this background that the scope of the study covers Yolde-Pate in Yola South Local Government.

1.6 Conceptualization And Defination of Terms

This section defines the concept associated with the environment and some operation words that are to be used throughout this study and which may have different meaning in other field of study.

1.6.1 Environment

This is simply defined as the sum total sets of circumstances that surround an individual or community. It is also defined as the aggregate external conditions affecting a life and development of an organism.

1.6.2 Slum

This is defined as unplanned and chaotically developed neglected part of the town or city overcrowded with large number of people in its attended houses and other structures lacking accessibility, utilities and services.

1.6.3 Blighted Area

This is the physical aspect of slum that imply deterioration in the quality of the structure and their immediate environment.

1.6.4 Dilapidated

This are residential or housing unit with serious defect making the building a safety hazard or creating unhealthy environment. This defect include substantial sagging of roofs floor or walls, extensive damage by flood fire, or storm, and inadequate facilities etc.

1.6.5 Deteriorating

This are housing unit with inter—mediate defects requiring repair. If the unit is to provide safe and adequate.

1.7 Methodology

For this project to be executed the following research methodology will be employed.

1. Reconnaissance survey of the study area to update maps.
2. Prepare questionnaire to be administered to the household head and the type of questionnaire would include:
 - a. Socio-economic survey to know the ate of structure, income level, occupation, house ownership and use.
 - b. Housing/facilities survey: This will help to know the state of building and materials used for construction, drainage live, electricity water, refuse disposal etc.
 - c. General data survey: This include status of respondent, sex, place of origin duration of stay in the area religion etc.

1.7.1 Sources of Data

1. Information from urban planning and development authority is required on
 - a. Why the condition of living of the people in Yolde-Pate is deteriorating as a result of uncontrolled settlement.
 - b. If there is any, approach by the government to rehabilitate the area.
2. Information from Ministry of land and survey is required to obtain Yolde-Pate Yola Street guide and the study area.
3. Information is also required from literature review of other researchers such information will also be collected in journals, text books seminar papers and any other documented material relevant to the study.

1.8 Study Area

1.8.1 Historical Background

Yola is the capital of Adamawa State. Yola is a twin city consisting of traditional Yola and Jimeta where the administrative Seat is based. The name Yola was derived from a Fulfulde word "Yolde" meaning a knoll legend has it that Yola was founded in 1941 by Modibbo Adama the Fulani Jihadist of the Nine-tenth century. Yola started as a traditional settlement on the Southern bank of river Benue flood plain. The 2006 census put the population of Yola South and Yolde-Pate at 336,648 people comprising of different ethnic groups, religion etc.

1.8.2 Location and Size

Yola lies between latitude 9°14'N North and longitude 12°28' East of the equator with an altitude of 185.9m above sea level. It is bounded to the east by River Benue, to the west by vicinity of lake Geriyo to the North and the Madummari settlement to the south. Source max lock 1976

1.8.3 Climate

Yolde-Pate lies within the tropical region hence marked by wet and dry seasons, the wet season otherwise known as the rainy season commences in April and ends late October. The dry season commences in November and ends late March the average recorded minimum temperature is 15.2°C while the average maximum is 39.7°C the hottest month are March and April with temperature of 42.78°C and coldest month are November and December with minimum temperature of 11.11°C.

The dry season is the period of harmattan when the dust laden North—Eastern trade wind from the Sahara desert have a marked effect on the climate of the state. The driest month are January and February when relative humidity is 13% (Adamawa State diary 1994). The total amount of rainfall is about 955.99mm per annum with highest records in August—September thunder storms are occasional.

1.8.4 Vegetation

Adamawa State is made up of two regional zones, the sub-Sudan and the Northern Guinea Savannah zones. The sub-Sudan is marked by short grasses, inter sparse by short trees commonly found in the Northern part of the state. To the South vegetation is marked with thick tall grasses and trees these type cover greater part of the state which Yola South is inclusive and likewise Yolde-Pate. The vegetational environs of Yola South is, a secondary vegetation due to man's action through construction felling of trees for agricultural purposes grazing, fire wood gathering among others have destroyed the natural vegetation.

1.8.5 Geological Formation

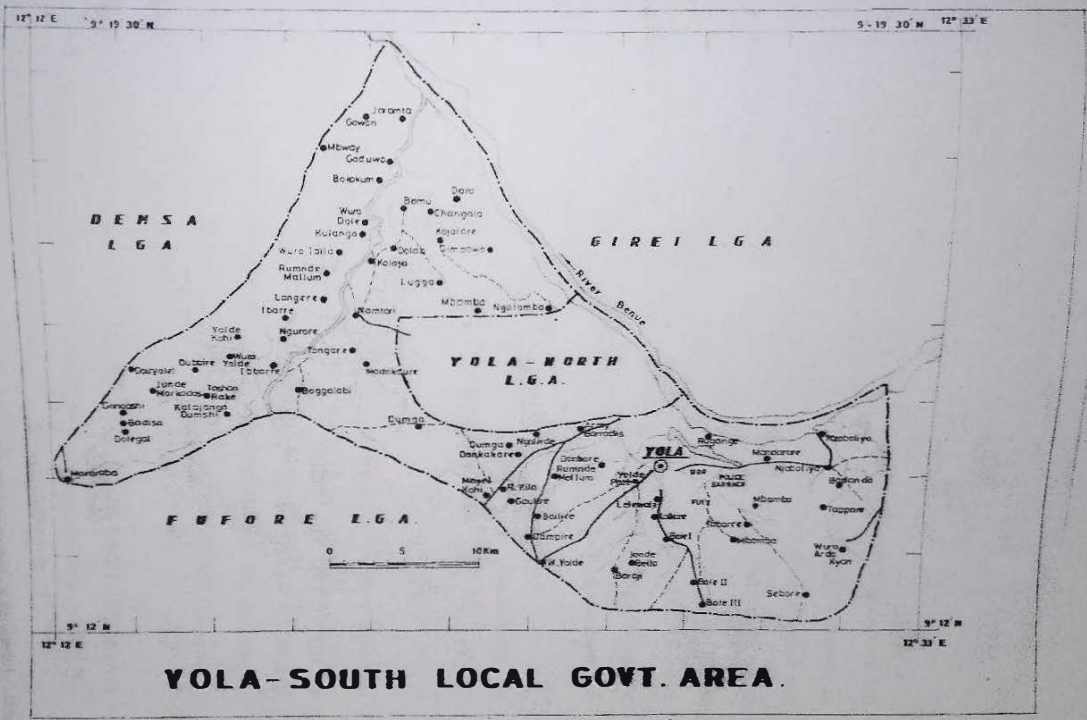
Yola has within the Benue trough consisting of undulating flood plain rising between 95 and 99 metres above the Benue river bed. Flat top hills of sedimentary origin occur in the lower part of the trough. The soil consist of alluvial soils requiring a careful planning (Maxlock 1979).

The soil are weakly developed and hydromorphic in some areas varying from sandy and loamy today' which are often saline.

The Yolde-Pate is located on gentle slope with simple folding of a mountain as you are descending from Yolde Pate the soil type are sandy, and mostly clay.

1.8.6 Socio—Cultural Composition

The area is inhabited by different ethnic groups ranging from indigenous to immigrants the indigenous tribes are the Verre, Bachamas, Kilbas, Fulani, Chamba, Higgi, Margi. etc. While the non indigenes are the Ibos Igalas, Idomas Tivs, Yoruba Just to mention but a few.



YOLA-SOUTH LOCAL GOVT. AREA.

CHAPTER TWO

LITERATURE REVIEW

2.1 Introduction

For several decades, many scholars have in the western world carried out studies which revealed causes and effect of slum on the environment in general and the people in particular. Studies has also been carried out concerning the implication of urban renewal techniques, especially when a particular area or district is affected by slum condition is to be redevelop, dislodge or resettled. In like manners various research have been conducted in Nigeria and other African countries concerning the causes and effect of slum and uncontrolled settlement on health of the people and the environment.

Some-of the views of studies conducted by other researchers on environment and its problems are highlighted below.

2.2 The Review

Construction of residential and other areas means and extensive build up area altering the environmental system and in many cases accelerating environmental process and land degradation Cooke (1984) has illustrated this in his detailed studies of residential development on the slopes around Los-Angeles. Which has substantially influenced the process of soil erosion and slope movement.

Urbanisation has proceeded furthest in the core of the world economy in is that a greater proportion of the population there line in cities than in the country side but the periphery now contains some of the world's largest entries and some of the worst example of environmental degradation as a consequence.

Douglas (1980) notes that the size of the cities and records that; The people of these cities will live in an environment created by human endeavour, often made unpleasant by the side effects of human activity frequently full of risk derived from crowding, inadequate housing and poor sanitation.

Yet by no means immune from extremes of natural process such as flood tidal waves, landslides and earth quakes. David Jones 1983.

According to James (1985) poverty, unemployment and inadequate housing, infrastructure and services are common urban problems. The severity of these problems is due primarily to the rapidity of overall population growth and to the acute shortage of resources to cope with demand.

For Brain (1972), neighborhood as well as buildings become adolescent with the resultant formation of areas of sub-standard or slum housing. The older the residential neighbourhood the greater is the likelihood of this happening and as the oldest houses are near the urban cores this is where slums are to be found. He further observed that unemployed, poor and the immigrant are mostly found in such blighted area.

In order to show how quality of a dwelling determines the condition of life of its inhabitant in most third world countries, Oram, (1965).

established that there exist a relationship between housing condition and disease. In his words, it appears therefore that danger to health do not lie in method and materials used in building but in the absence of basic services and shortage of houses leading to overcrowding.

In his report on sanitary condition of the labouring population in Great Britain Chadwick (1842) asserts that disease and a poor expectation of life are associated with bad housing, overcrowding, poor drainage and a

poor water supply and that where these faults have been corrected inhabitant will show an improvement both health and morals.

According to Ratchiff (1974) there are a set of factors influencing the relative attractiveness of a neighbourhood. The first is the site, embracing such factors as accessibility to place of work, public transport routes, schools, Churches, green parks and shops. Secondly physical environment which include residential density degree of overcrowding and quality of neighbourhood properties and finally the social environment defined in terms of prestige factors such as income level and socio-economic groupings comprising neighbourhood. According to him these factors show the complementary relationship that exist between housing quality and the accessibility of such structures to neighbourhood services.

Ugwu (1993) on the quality of urban environment stated that a close look at what distinguishes modern society from the past is the higher standard of living not only to the upper class but to the average citizens as well. He further mentioned that what makes a society move liveable has to do with the infrastructure that has been put in place. Uncontrolled settlement are formed or caused by rapid industrialization, poverty, lack of zoning regulation, lack of education, population growth and poor economic growth.

Hirarkas (1992) observed that liveability in the city involves control not only in the conventional action sense of imposing regulatory measures, passing on street and utility location, renewing the outworn blighted areas of the city and so on but also in the reaction sense which is involved in the city planning process itself.

Kaufman (1968) observed that in order to achieve a better environmental quality funds should be made available to carryout improvement in three

areas; Redevelopment of dilapidated areas; rehabilitation in build areas which are threatened by incipient blight and conservation in areas that are basically in good condition but still requiring action so as to prevent them from slipping in deterioration.

Chapin and Kaiser (1985) observed that there are two types of slum or Urban blight these are complex...and simple form of blight they further state that complex forms of blight are said to exist when an area contains a mixture of incompatible land uses, obsolete or impractical layout of plot, blocks street, unsafe and unhealthy condition of dwelling. On the other hand, simple form of slum or blight include such physical characteristic as structural deterioration missing sanitation facilities, structures in despairs or lacking maintenance, trash and accumulation of rubbish in yards, adverse environmental influence such as noise, odours dust and lack of community facility as well as social and economic indicators of blight such as abnormality, high rate of Juvenile, delinquency, venereal disease, tax delinquent and declining property value are usually associated with simple form of blight.

Kitoshoo (1988) observed that the state of health of the people does not depend only on the numbers of doctors and hospitals but also in clean environment, because if the environment is conducive to the spread of disease, the state of health (standard of living) of the people will be poor.

Brian (1972) found out that most economic explanations of the formation and existence of slums are based on factors influencing the supply schedule. Increased use of cars, technological obsolescence of/order of houses, poor initial layout of central neighbourhood and inadequate municipal services bring a decline in demand for good quality central housing and consequently, an increase in the supply of poor quality

housing or slum. Increased supply reduces house prices in the affected areas causing landlords to reduce maintenance in the face of declining returns. This consequently lead to physical deterioration and existence of slum in such areas.

2.3 Summary

Summarizing the views of the review, it is therefore observed that poor environmental quality (slum) exist in cores and older part of the urban centres which has been originally formed organically, and mostly the inhabitant of the area are immigrant; unemployed, ghettos and squalors who live below poverty level.

Poor environmental quality and uncontrolled settlement is characterised by blighted condition of the housing, unhealthy living condition and general poor sanitary condition of the area others include dilapidated housing structure, poor condition of utilities and services overcrowding; and incompatible land uses.

It is therefore competent to notes that slum condition of an area is not only in the developing countries of the world but rather affect even the developed ones although the consequences suffered by the people living in such areas are the same likewise the approaches by government to intervene and the participation of the private sectors in providing alternative accommodation to ease the condition of living of the slum dwellers may likely varies.

In all circumstances planners are the backbone behind all urban renewal programs although some approaches to demolish structures and consequent redevelopment however in most cases proves to be abortive living the affected people in chaos.

CHAPTER THREE

3.0 Research Methodology

3.1 Population and Sample Size

This research is a case study of the effect of uncontrolled settlement in urban centres in Yolde-Pate ward in Yola South. The population to be covered in this research are mainly household head and tenants that live within the ward. A 25 items questionnaire will be administered on occupant of every 3rd property in the ward. Utilizing stratified random sampling involving cohort study covering 50% of the household head within the ward.

3.2 Sources of Data Collection

Data can be obtained from both primary and secondary sources. Primary source of data include field observation, survey, oral interview schedule with official's in the Ministries of Lands and Survey, Works and Housing, Urban Planning and Development Authority, National Population Commission, and Adamawa State utilities board as well as administering of questionnaire.

Secondary source of data will be collected from existing literatures like the previous work done by other researchers on similar but related studies on the topic under research such information are obtained on consulting textbooks, Journals, seminar papers, magazines and newspapers as well as other documented materials relevant to the study in the library.

3.3 Types of Data Required for the Research

For this research work to be executed certain kinds of data are needed on several aspect to define the kind and quality of the environment and the effects of the bad aspect to the people living within-the ward. General data are data on status of the respondents sex, place of origin, duration of stay in the area, and general environmental condition.

Socio-economic data include data on age structure, income level, occupation house ownership and use.

Infrastructural data – are those that will be collected on the availability of the public facilities, utilities and services such as electricity, pipe borne water, drainage and refuse disposal within the Study area. Building condition data are those that will be based on the state of the building and materials used for construction (roofing and walling). The questionnaire that will be administered is design to collect and sought information on the effects of uncontrolled settlement in urban centres and how does it affect the lives and properties of the inhabitant in such area.

3.4 Method of Data Analysis

After the data needed for the research has been collected, simple percent age and chi—squared (χ^2) distribution analysis of the respondent characteristics and the living condition will be the statistical tools to be used in data analysis.

Meanwhile tables and bar chart will be used in illustrating the research data graphically.

CHAPTER FOUR

4.0 DATA PRESENTATION AND ANALYSIS

4.1 INTRODUCTION

This chapter centres on the analysis and the interpretation of data collected from the field. It is in this section that meeting's would be made out of the various responses for the numerous respondent as regards environmental quality and effects of uncontrolled settlement in urban centres.

4.2 Analysis of the Questionnaire

As contained in chapter three one hundred and thirty questionnaires were administered to house hold head and tenants using the method described, this covers the two areas under study i.e Yolde Pate, Yola South.

One hundred and ten (110) of the questionnaires were collected after repeated visit to the ward of the respondents despite my concerted effort to record a 100% score from the exercise twelve questionnaires (12) were not properly filled and were consequently rejected. This forms about 12.6% o the returned questionnaire. The remaining (98) ninety eight good questionnaires were used for various analysis carried out in this project.

4.2.1 Personal Characteristics of the Respondent

In this section, personal characteristics of the respondents shall be examined such as age, sex, occupation etc.

Age Category	Male	Female	Total	Percentage
18 - 28	30	13	43	44
29 - 38	30	4	34	35
39 - 48	11	1	12	12
49 & above	8	1	9	9
TOTAL	79	19	98	100%

Source Field Survey 2016

The above table indicate that respondents which fall between the ages of 18-28 are 43 and this amounted to 44% of the total respondent among them are 30 male and 13 females respondents that are within the age range of 29- 38 are 34 which include 30 males and 4 females and constitute 35% of the total respondents (98) while those that are within the range of 39-48 are 11 male and 1 female which also constitute 12% of the total respondent 49 and above are they also constitute 9% of the total respondent of 98 those that are within the age of 18-28 are greater in number than the remaining age group. This is because they constitute 44% of the total respondent.

4.2.2 Status, Origin and Occupation of the Respondent/Average Income per Year

The total of 98 respondent 40 people from Yolde-Pate were interviewed during the research out of this 65% of the respondent are immigrants and 35% are state indigenes' from various local government areas in the state. This indicate that majority of the slum dwellers are immigrant from neighbouring countries like Cameroon, Niger, Chad and Ghana.

When the respondent were asked concerning their status and occupation 22% said they labourers 10% farmers 12% civil servant, 12% petty trading 5% are student and the rest of 35% of the respondent their occupation ranges from nail cutter, beggars, water vendors, restaurant business and host of others which they engage them self in for their livelihood.

Concerning house ownership. 22% of the respondent said they are landlord, 65% are tenants, and 4% are living in government building which was build in Isolation from the main congested settlement. Although the government building is part of state low cost housing extension. I person out of the 98 respon4 dent to not have a house he is a nail cutter in the day time and watch

night during the night hours and he's bathy, washing and toilet do take place in the river which is 3km's away from the slum settlement.

Concerning family average income 36 of the respondent are of the opinion that their average income per year is between N1,000 - N3,000 have their income between N3,000 - N6,000; have their income between N6,000 - N10,000 and for the respondent have their income between N10,000 and above while the remaining 36 respondent did not indicate their level of income.

Based on the information given above majority of the slum dwellers in the ward under study are immigrant whose major occupation is labouring with average family income per year N1,000 - N3000. This indicate that they exit below poverty level and therefore contribute to uncontrolled development. In this regard rehabilitating and improving their housing condition becomes a difficult task.

4.2.3 EDUCATIONAL ATTAINMENT OF RESPONDENTS

The questionnaire administered indicated that the respondent had different educational attainment as can be seen from the bar chart. (Fig 03). The bar chart showed that eleven (11) out of the 98 respondent attended koranic school /adult education, 13 attended primary school, 32 attended secondary school, 15 respondent attended tertiary institutions and the remaining 19 respondent are typical illiterates.

4.2.4 Table 4.2.4 Number of Years Spent in the Settlement

The table below centres on the number of years the respondent has spend in the settlement.

PERIOD(YEARS)	FREQUENCY	PERCENTAGE
0-10	46	47
11-20	47	48
21&above	5	5
Total	98	100

Source field survey 2016

From the table above 47% out of the total respondent said that they have stayed in the ward between 0-10 years, 48% said that they have spend 11-20 years in the area, and 5% stayed in the area between 21 years and above. Based on the above information one may conclude that most of the slum dwellers in the ward under study are immigrant from other part of the country.

4.2.5 Whether the Settlement is Good or Not

RESPOND	FREDQUENCY	PERCENTAGE %
YES	60	61
NO	38	39
TOTAL	98	100

Source Field Survey 2016

From the above table 61% of the respondent said that they like the settlement. Their reason being that they do not have opinions, because the area

is cheap to rent for low income earners, and their nature of job also qualifies them to stay in the settlement. 39% of the respondent said they do not like the settlement and their reasons being high level of crimes, overcrowded nature of the area.

Poor environmental condition and host of other minor problems based on the above information, one may conclude that for someone to stay in a given geographical area will not be only determine by the environmental quality alone but there are other factors that keeps individual or population in the place.

4.2.2 Awareness of The Slum Condition

RESPONSE	FREQUENCY	% OF RESPONDENT
YES	80	82
NO	18	18
TOTAL	98	100

Source Field Survey 2016

Respondents in the study area were personally interviewed concerning their awareness over the slum condition of the area and their responses is being expressed in percentage 82% of the respondent claim of be aware of slum around their house while 18% were not aware of the problem. This shows that a greater proportion of the resident in the ward under study perceived slum condition within the environment they live.

4.2.3 Feelings About Slum Condition

When the respondents were asked about their feelings of the slum condition their reaction was that the slum nature of the settlement is repulsive and intolerable and these covers about 60% of the respondents. 22% said it is tolerable and 18% are of the opinion that they are indifferent to it.

The fact that the majority of the respondent 60% agreed that the level of slum is intolerable it implies that the slum has reach a very serious urban environment problem that need either rehabilitation, conservation, redevelopment, under renewal approaches for proper elimination and prevention of such problem from the urban environment.

4.2.4 Causes of Slum

The researcher also find out the main cause of the slum condition of the area based on the response of the respondents are poverty and lack of repair and maintenance of building which leads to many houses in the state of disrepair.

The reason for uncontrolled development has also been found to be lack of proper planning in the area which resulted to chaotic, haphazard and junta positioning of incompatible land user.

Decentralisation of economic activities is ranked third among the causes of slum identified and lack of education among slum dwellers also lead to unemployment and to live below poverty level.

Hence slum is the only area where they can afford cheep rent and live without difficulties to them.

4.2.5 Effect of Slum

Most of the respondents agreed that slum or uncontrolled environment has some disturbing effect on mains life and quality of the entire environment.

Some of the effect of uncontrolled environment perceived by resident of 16% of the respondents are in the support that poor environmental quality can cause epidermis and disease such as cholera

and typhoid fever. 7% said it can cause accident, 17% also suggest that uncontrolled development can cause pollution and improper ventilation. 65 said it has effect on man's life. While 27% suggested that it makes the environment unhealthy dirty and dumping for habitation. While the 9% that remains have different suggestions on the effect of uncontrolled environment in terms of social and economical effects such as crimes, prostitution, armed robbery and decline in property value and so on.

General observation on physical quality of the slum area under investigation of air space, drainages and setback standard. It also revealed that most of the roads within the slum area are narrow (i.e between 1.5m - 4m wide) and are unpaved (untarred) and not motorable especially during rainy season because of erosion and floods resulting from lack of drainage lines. The congested dwelling have poor set back (especially in chaotic arrangement of buildings leading to poor ventilation.

4.3 Testing of Hypothesis

In this section, the researcher attempt to test the hypothesis for this research work. These are:-

HO:- uncontrolled development ties among the inhabitant of Yolde-Pate ward in Yola and is not being determine by the quality of the environment alone.

H1:-uncontrolled development ties among the inhabitants of Yolde-Pate ward Yola and is being determine by the quality of the environment alone.

In testing the validity of the hypothesis used in this research work chi-square (χ^2) method was employed.

In testing the above hypothesis some questions are used to arrive at the findings below.

Do you like this settlement?

Do you intend to live later?

Below is the result of the findings

FO	51	30	9	8
FE'	49.59	31.40	10.40	6.59

Source Field Survey 2016.

$$\text{Chi-square } (\chi^2) = (FO - FE)^2 = 0.68$$

Where FO = observed frequency

FE = expected frequency

HO = null hypothesis

HI = substantive (research) hypothesis using 5% confidence level and 1 as the degree of freedom, we found that the tabulated value of chi-square from the standardize table is given as 3.841

i.e. $\chi^2 \text{ calculated} = 0.68$

$$\chi^2 \text{ tabulated} = 3.841$$

Decision Rule

The calculated value of chi-square is compared with the standardize value of chi-square on table. If the calculated value is also less or equal to the tabulated value the null hypothesis is accepted otherwise it is rejected since 0.68 is less than 3.841 the null hypothesis is accepted.

Conclusion

The statement that uncontrolled development ties among the inhabitant of Yolde-Pate ward in Yola is not being determine by the quality of the environment alone is a valid statement.

4.4 Discussions And Findings

From the above data analysis and field survey observation alot ofc deduction has made which attempt to provide solution to the objective established for the research.

4.5.1 Discussions and Findings on Problems of Socio-Economic Characteristics

The data analysis on socio-economic characteristics is made up of the following variables age, sex, education, occupation income, housing ownership, place of origin and age of a building.

The area were occupied mostly by young people. This is reflected on the questionnaire ages between 18 – 28 years old. Which is 44% and about 19% respondent out of the 98 questionnaire are illiterate perhaps this is the main reason for poor housing condition and low of sanitation in the area. Majority of the residents are tenants about 65%. Also 4% of the respondent are civil servant 22% of the respondent are labourers of different kind; 12% are farmers and 13% engage themselves in petty trading business. Crafts and art works for their livelihood.

Concerning family average income per year 36% of the respondent are of the opinion that their average income per year is between N1000 – N3000 13% have their income between N6000 – 10000 and 4% have their income between N10000 and above. While 36% did not indicate their level of income.

65% of the people living in the area are immigrants and 35% are state indigenes.

This indicates that majority of the slum dwellers are immigrant from rural areas. The major occupation of these immigrant is labouring with average income family income per year between N1000 – N3000 perhaps this is another reason for the poor environmental quality and uncontrolled development.

CHAPTER FIVE

SUMMARY, CONCLUSION AND RECOMMENDATION

5.1 Summary

The purpose of the study was to analyze the effect of uncontrolled development and the quality of the environment as it affect the lives of the inhabitant of Yolde-Pate area and it was achieved by field survey, interviews and the use of questionnaire as an instrument for data collection. In all a sample of 98 persons constituting the household head and tenants were considered in the study. In analysis of the data tables were used and in some cases the percentage of the findings were written in sentence.

The respondent were mostly immigrant from low income group youth and people from low educational level. . Investigation revealed that the quality of the environment is poor and therefore affects living condition majority of the respondents attributed the causes of the poor environmental quality to poverty and lack of repair and maintenance of building finally some recommendations were given with the aim to solving the identified problems.

5.2 Conclusion

The study revealed that there is demand for a better environmental quality to improve the living condition of the residents. The study also revealed that uncontrolled development ties among the inhabitant of the study area does not depend on the environmental quality alone. Thus the hypothesis "uncontrolled development ties among the inhabitant of Yolde-Pate ward in Yola South is being determined by the quality of the environment alone was rejected this is because of the influx of people in the ward and

despite the quality of the environment the residents are still going about their day to day activities. They are rather appealing to the government to come to their aids hence support the hypothesis which states that uncontrolled development ties among the inhabitants of Yolde-Pate ward is not being determined by the quality of the environment alone.

Unless the government intervenes, the residents of Yolde-Pate area will not only continue to live in perpetual and dangerous environment which will consequently reduce the quality of living in the area under study but would continue to survive under slum and blighted conditions.

5.3 Recommendation

From the foregoing the study has revealed some significant results for consideration in the environmental management policy and planning. Prime among these is the inadequacy and over-stretching conditions of the present public utilities, the ugly housing environment, bad road network improper drainage, Overcrowding, congested dwellings and poor sanitary condition. The following recommendation are therefore made in order to improve the quality of the environment besides living conditions.

- i. As most of the residents are immigrants from rural areas (rural-urban immigration) and from neighbouring countries like Ghana, Cameroon Benin republic and Niger. Government should try and extent the infrastructural facilities and services that is seen to attract this rural population to the rural areas to prevent such movement. These services is termed rural—urban migration incentives and these include road, job opportunity water supply among others job opportunity should be in form of industrializing

the rural areas. Creating works training schools and building construction.

Government should also check the influx of immigration to these state to reduce the problems posed by the urban dwellers.

- ii. Poverty have also been seem to be one of the causes of the poor environmental quality, therefore government should derive means to allocate housing improvement loans to the resident of the ward to enable them revitalize and repair their buildings through urban development bank and the federal mortgage bank.
- iii. Employers of labour should provide proper wages to labourers (in Yolde-Pate area) as this would improve their economics base which would in turn improve their standard of living.
- iv. The task force on environmental sanitation should step up her effort in the ward and provide the area with proper dumping space. The task force should enlighten the residents on the importance of environmental hygiene or sanitation.
- v. Government should provide more infrastructural amenities and maintain the existing ones more especially, the access road, pipe borne water, drainage etc and should be maintained properly.
- vi. Government should avoid decentralization and try to control development by stationing of urban development activities in the ward.
- vii. The slum dwellers are losers because all the facilities meant for them are never enjoyed because they are over-used. Therefore the

government should be aware of this such that the pressure on public facilities and services can be overcome or reduced.

- viii. Slum, generally have health hazard to the city, which later on create serious socio-economic and political problems prevention is better than cure is the watch words against slum formation. Therefore the government should take note of this.

If the above recommendation are translated to the government policy and programmes. I am sure uncontrolled settlement of upper and lower Yolde-Pate of Yola at large will greatly be improved and slum will not be developed elsewhere in Jimeta.

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