



INVESTIGATION OF THE INFRASTRUCTURAL FACILITIES THAT CAUSE PUSH EFFECTS IN KULENDE HOUSING ESTATE, ILORIN, NIGERIA

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ABSTRACT.

The importance of infrastructure in housing cannot be overemphasized. It is the aggregate of all facilities that enables a society to function effectively. These infrastructures are based on the provision of physical facilities that either move people away from an area or retain them. The purpose of this paper is to investigate the infrastructural facilities that causes push effect of tenants in the housing estate of Kulende, Ilorin, Nigeria. Data was collected from primary and secondary sources. The primary sources employed the use of questionnaires administered to (268) residence by random stratification while 248 was retrieved and found usable, coupled with direct physical observation. The study reveals that security, Electricity, recreational facilities amongst others rated by the resident of the study area are connected with the reasons that push many residents out of the estate to any other area within the city, also the facilities are highly sub optimal and are generally dissatisfied by the respondents but it is only people without choice that still stay in the estate. The research concludes by recommending to the government as a matter of urgency that government should first of all see that all the available infrastructural facilities and services within the estate is giving adequate maintenance while those that are lacking should be provided to retain people within the estate and government and private housing provider should first of all see that all the necessary infrastructural facilities and services like portable water, good road, electricity, school, health center, refuse dump, security etc. should be provided first before the building of the houses on it.

KEYWORDS: Estate, Housing, Infrastructure, Push, Satisfaction, Users’.

1. INTRODUCTION

Housing is universally acknowledged as one of the most basic human needs with profound impact on life style, health, happiness as well as productivity of individual. Housing is more than mere accommodation. It encompasses all the ancillary service and facilities which are necessary for human welfare (Kapumba et al., 2022). Housing holds a place of singular importance in the general strategy for socio economic

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development of a nation. But it is sad to note that we live in a country where majority of the people live in substandard houses and neighborhoods. Housing problems in Nigeria are both quantitative and qualitative. The quantitative problems refer to acute shortage of housing stock in our urban centres leading to overcrowding and squatting (Kapumba et al., 2022). The quantitative problem on the other hand refers to the sub-standard nature of houses, most of which are structurally deficient and a host of them lack basic housing amenities like kitchen, pipe borne water and electricity e.t.c. These two problems are related and manifested together in urban centres where overcrowding has resulted into building deterioration and overbidding and breakdown of public utilities. Roberts, (2025), Housing is very essential for the survival of man. Demand for housing depends on the size of the population, age and sex distribution, family size, population distribution and mobility of the population. This account for why the federal government distribution and terms of building houses has no statistical justification because there is no basis for determining the number of house per state or other than political as many of the past government in Nigerian had made efforts at providing decent and affordable housing accommodation; with huge sums of money sunk in this regard but nothing to show for it. Millions of Nigerians are yet to own their own houses (Ebekozen et al., 2021). The rental housing industry in a large city can be described as a case of monopolistic competition among a large group of sellers. Quality, location, layout, rooms per unit and the like differentiate the product. The provision of public housing by the government to compliment the effort of the private developers is a commendable solution towards solving the accommodation problems in our urban centers. However, with the various national government policies at providing decent and affordable housing for all toward the close of last century (2000) was nothing but a mirage in Ilorin town as only abandoned low cost housing unit and few colonial buildings could be seen in the G.R.A and Government Quarters. There are so many Housing Estate within Ilorin, Kwara State, provided either by the public or private institution, but some of these Housing Estate are faced with problems ranging from inadequate infrastructural facilities to poor managerial ability, environmental sanitation, socio cultural facilities etc. these problems have drastically reduced the quality and expected comfortability of occupiers/owners of building within these estates. However, this research work seek to investigate the infrastructural facilities that causes push and pull effects to the Kulende Housing Estate, Ilorin, Nigeria



2. LITERATURE REVIEW

Infrastructure has been defined as a basic social amenity that is provided by the government or through the self-effort of the community to make life worthwhile for the residents. There is never a place in the developing society that at least 50% of the entire infrastructures that make life habitable are readily present. In the above it has made the life in the developing society to be difficult.

Wall, (2021), when we talk of infrastructure with special reference to housing one must be sure that all the conveniences that are required to be in a well-built house must be readily present. Akingbohunge (2005), quoted Johnson Phillips (1949), his own architectural philosophy was expressed in a phrase “Less is more” meaning that the house was very small but the conveniences that are required to be present in the well-constructed building is present.

LN Nwachukwu (2024), analyzed the importance of housing and critically look at the position accorded it in the various Nigeria National Development Plans. He also discussed housing finance and its sources, housing standards and housing technology. Finally, he offered useful suggestion on land policy in Nigeria. Also he made a housing survey of selected urban centers in Nigeria and came up with a country wide data on problem of housing in Nigeria, and also examined the Federal and state policies and strategizes on housing in Nigeria.

Bernards (2022), surveyed the housing programme in the country when he pointed out the unforeseen problems that are bound to arise as an after-math of the existing housing policy in Nigeria.

A review on the housing issue revealed that there has been an enormous of problems of housing in Nigeria. Onibokun (1974), in his book *Issues in Nigeria Housing and Search of Solution* further emphasized that the major determinants of urban housing condition in Nigeria are:

- (a) Age of dwellings
- (b) The types of building and the materials used in their construction
- (c) The variety and adequacy of facilities provided in dwelling and the physical environment in which the building is located.

The provision of housing facilities in a given environment may be associated with specific policies or with a lack of them. (Cage et al., 2021), recommended three perspectives in which to view the provision of housing: In a free market people are expected to acquire the house they are able and willing to pay for,



secondly, view holds that the government has a commitment to provide housing with adequate facilities for its citizens, thirdly, sees the supply of housing as a utility services like that of Electricity or water.

Hence, the objective is only to break-even and not to make profit. However, the principle of *laissez-faire* prevail in the provision of housing for the citizen in Nigeria.

According to M Gabriele, R Brumana, (2023), defined infrastructure as a supporting benefit which should present in an environment. In his study, he stated the importance of infrastructure and all habitable environments must have the following basic infrastructure: Electricity, pipe borne water, Telephone, Good road, Good Market facilities and modern building with modern housing equipments.

Fatokun & Ajakaye, (2000), highlighted the problems that will possibly arise due to inadequate facilities to include:-

- (1) Low value of the building
- (2) Presence of obsolescence in the area
- (3) Effect on health of occupants.

He recommended that the necessary facilities should be provided. For example provision of central laid pipe borne water, public well by the government, provision of electricity, poles and transformer for adequate supply of electricity, good sewage system, effective refuse disposal; etc. He concluded that planning is known to be only solution to environmental disorder. (Nguyen et al., 2021), he highlighted housing needs and preference in the developing countries, identified in the process, the areas of need and the techniques of assessment of needs and preference.

Akingbohunge and Ojo (2005), quoted the word of John Ruskin that “Every building is required to act well and do the things it was intended to do in the best way: speak well and say the things it was intended to say in the best way and look and please us well by its presences in whatever it has to say or do”

Jegade et al., (2023), researched into public housing development under the Lagos State development and property corporation and examine Iponri, Dolphin flat, Dolphin Duplexes and Ogba Housing estates. The satisfaction level of some selected variables were examined for each of the four estates. It was revealed that a high percentage of occupants in these estates were married and hence required large number of facilities and services to make life comfortable. Though some of these facilities were present, yet due to

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poor maintenance, were not functioning hence large proportions of population of these estates were fairly satisfied with their housing units.

However, none of those works seek to know which of the infrastructural facilities causes tenants to move away from one house to the other. In view of these, this work stands to bridge the gap of investigating the push and pull effect of infrastructural facilities in housing estate in the study estates.

3. RESEARCH METHODOLOGY

The collection of data for the study rests on two approaches: Primary source data are collected by field survey through the use of questionnaire, direct physical observations and interviews. The questionnaires is a combination of open-ended and structured questions administered by stratified random sampling technique because the total population of the housing units is much and cannot be covered, and for maximum accuracy while, Secondary data comprises of review of relevant literature and academic works provide a conceptual background to the study. The data were analyzed using simple descriptive and statistical analysis. Percentage were employed in analyzing data concerning the residents, alongside with pictorial plates for easy comprehension. Sample size/sample frame in the phase 1 which is the study area we have 275 units of Housing which are of 1Bedroom, 2Bedroom and 3Bedroom respectively, 96% Housing unit sampled in the estate which is 268 units. Hence, a random sampling technique was used for the purpose of administering the household questionnaire. Since the arrangement of all the building in the study area are reasonably homogeneous, random sampling were used to select a number of building in which same number of household heads selected for interview.

4. HISTORICAL BACKGROUND OF THE STUDY AREA

KULENDE ESTATE

Between 1970, Nigeria witnessed a civil war which destroyed many structures. A lot of re-construction had to take place after the war. To forestall the breaking up of Nigeria during the crisis, the then military Head of state, Major General Yakubu Gowon, on 27th May 1967, through decree No. 4 of 1967, created twelve states structure. Kwara State (then called central western state. See map 1) with headquarters at

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Ilorin was one of the earlier state created in Nigeria in 1967. At the end of the war in December, 1970, there was boom period of the 1970s.

The second National Development plan (1970-1974) was set up with the main objective of re-construction after the civil war, which covered the whole country.

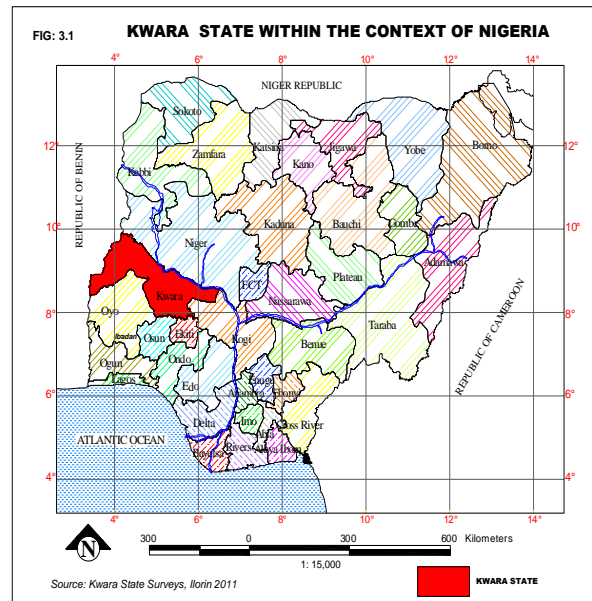


Figure 1: Map of Nigeria showing Kwara State and Location of Ilorin

The creation of state brought about sudden rural-urban migration in Nigeria and this brought about accommodation problem in the newly created state capitals in particular.

The rate of residential property development could not keep pace with accommodation demands based on the population trends as state above; the result was increase in rent due to high demands. In many states of Nigeria Rent Control Edicts were enacted to reduce rent, but these did not achieve the desired objective. However, for the Federal Government to arrest the situation, they acquired plots of land throughout the twelve states in 1974, to build low cost housing Estate for the low income groups in the country.

This policy made the Federal Government to acquire 162.92 hectares of land at kulende Ilorin, to build low income housing units of mixed types of which 250 units were initially completed. (Phase 1 for low income group). Phase ii was later surveyed, serviced with roads and electricity and allocated to private developers.

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While phase iii is at various levels of completion for sales to the public. The move to acquire phase iii of the Housing Estate started in 1990, with the visit of the implementation committee on partial commercialization of Federal Housing Authority. The entire housing estate consist of 197 housing units; 55 Number, 3 bedroom, 46 Numbers. 4-Bedroom and 96 Numbers, 3-bedroom Duplexes. The then Kwara State Property Development Corporation declared its intension to purchase the whole unit in 1991.

The agreement purpose the entire site (phase iii) was sealed up in 1999 when the Federal Housing Authority agreed to sell the entire phase iii to Kwara Investment and Property Development Company. The whole was surveyed and laid into plots. The undeveloped structures within the phase iii were sold on cash and carry bases while the surveyed plots were sold into private developers.

Most of these completed structures and serviced are yet to be completed for occupation up to present time due to one reason or the other.

4.1 HOUSING TYPES WITHIN PHASE 1, KULENDE ESTATE, ILORIN

Table 1

Type	No of Units	Percentage of accommodation units
1-Bedroom	32	12.31%
2-Bedroom	198	76.15%
3-Bedroom	55	11.54%
TOTAL	275	100%

Source: Kwara Investment and Property Development Corporation Ilorin.

5. DATA PRESENTATION AND ANALYSIS

This chapter presents the result of the analysis of the questionnaire administered in the study area in other to achieve the objectives of this study. Although 268 questionnaire were administered on the field but 255 questionnaire were recovered correctly which represent (95%) of the sample size upon which the analysis of the findings were based.



TABLE 2.

RESPONDENTS' RATING OF INFRASTRUCTURAL FACILITIES AND SERVICES IN THE ESTATE AS A PUSH FACTOR AFFECTING THE RESIDENT

RATING	DRAINAGE		WATER		ROAD		ELECTRICITY		REFUSE		INSTITUTIONAL FACILITY		RECREATIONAL FACILITIES		SECURITY	
	FR EQ	%	FR EQ	%	FR EQ	%	FR EQ	%	FR EQ	%	FR EQ	%	FR EQ	%	FR EQ	%
Highly Satisfied	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Satisfied	-	-	38	14.9	-	-	-	-	04	1.6	-	-	-	-	-	-
Indifferent	40	15.7	29	11.4	27	10.6	-	-	59	23.1	35	13.7	13	5.1	-	-
Not satisfied	165	64.7	105	41.2	189	74.1	50	19.6	124	48.6	191	74.9	129	50.6	54	21.2
Highly Unsatisfied	50	19.6	83	32.5	39	15.3	205	80.4	68	26.7	29	11.4	113	44.3	201	78.8
TOTAL	255	100	255	100	255	100	255	100	255	100	255	100	255	100	255	100

Source: Author Field Survey 2020

Table 2. presented the summary of the rating of infrastructural facilities in the estate by the respondents as the real factors contributing to the push factors of the respondents from the estate out of these infrastructure rating. Very close to two third of the respondents (74.1%) rated road as not satisfied while (15.3%) rated it as highly unsatisfied leaving (10.6%) respondents claimed indifferent. With respondent to water supply (41.2%) rated it as not satisfied, (32.5%) was highly unsatisfied with the water condition, while (14.9%) rated it as satisfied leaving (11.4%) to be indifferent with the water provision in the estate. But electricity rating by the respondents had it that (19.6%) respondent rated it not satisfied (80.4%) respondent rated it as high unsatisfied. However the drainage rating by the respondents had it that (64.7%) respondent rated it as highly unsatisfied while (19.6%) rated it as highly unsatisfied.

Also from the same table closely less than half of the respondents (48.6%) rated the refuse disposal system as not satisfied, (1.6%) rated it as satisfied while (23.1%) claimed indifferent whereas (26.7%) respondent were highly unsatisfied with the refuse disposal system in the estate. The respondents rating of security in the estate had it that (21.2%) of the respondents claimed that they were not satisfied with the security facilities (78.8%) claimed highly unsatisfied. Similarly with respect to recreational facility, more than half of the respondent (50.6%) rated it as not satisfied, (44.3%) rated it as highly unsatisfied while (5.1%) claimed indifferent to the recreational facility response. However the rating of institutional facilities like school, health centre, and religious centre among others had it that more than three quarter of the respondent (11.4%) rated it as highly unsatisfied whereas (74.9%) rated it as not satisfied.

An indication shows that the overview of all the infrastructural facilities and services as rated by the resident of the study area shows that Security, Electricity and recreational facilities were the factors that push many residents out of the estate to any other area within the city. Those facilities are highly sub optimal and not satisfactory by the respondents which are the major reasons that push many residents out of the estate, but it is only people without choice that still stay in the estate



Plate 1. Showing Estate Entrance without Security Post or Gate for Checking in and out of the Estate and the deplorable condition of the estate road. *Source: Author's field work, 2020*

5.1. Willingness to Relocate

Table 3: Willing to Relocate

Are you willing to relocate from the Estate	Frequency	Percentage
Indifferent	8	3.2
No	56	22.6
Yes	184	74.2
Total	248	100

Source: Author's Field Survey, 2020

A glance through table 3 shows that very close to three quarter of the respondents (74.2%) claimed that they are willing to relocate from the estate while (22.6%) respondents do not indicate intention of relocating from the estate. Whereas (3.2%) of the respondents maintained indifferent to the question. An indication that state that many residents wish to relocate from the estate as soon as they find a better alternative.



4.3 Reason for Relocation

Table 4: Reason for Relocation

Reason for Relocation	Frequency	Percentage
Lack of infrastructural facilities	170	92.39
Rental Value	9	4.89
Other reasons	5	2.72
Total	184	100

Source: Author's Field Survey, 2020

A cursory look at table 4 out of 184 respondents that claimed to relocate, a substantial number (92.39%) of the resident of Kulende estate attributed the reasons for their relocation to the absence of or inadequacy of infrastructural facilities and services in the estate like water, good road, drainages, organized refuse dump, electricity etc. while (4.89%) claimed rental value while (2.72%) claimed other reasons apart from problem of infrastructural facilities and services, other reasons they attributed it to are problem of insecurity problem of neglect among others.



Plate 2. Showing indiscriminate burning of refuse on the street in the estate

Source: Author's field work, 2020



Plate 3 Showing Indiscriminate dumping of refuse on one of the access road in the estate and busy state of the road.

Source: Author's field work, 2020

6. Summary of findings

The following observations summarized below are the result of the research Conducted through Survey and Analysis of Data.

An indication shows that the overview of all the infrastructural facilities and services as rated by the resident of the study area shows that, Security challenges, Electricity challenges and recreational facilities top the rated facilities that connected with the reasons that push many residents out of the estate to any other area, but it is only people without choice that still stay in the estate

The finding also revealed that the Kulende housing estate were bedeviled with a lot of problem ranging from road problem, water problem, problem of refuse dump, lack of primary and secondary school, health institution, recreational facilities lacking drainage and other necessary infrastructure facilities are completely lacking in the estate.

The findings also shown that lack of fencing and other enclosed structure of the estate had made the estate and it's environ to be prone to insecurity which undermining the integrity of the health and safety of the people and properties.

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The findings reveals that many residents wish to relocate from the estate as soon as they find a better alternative, a substantial number (92.39%) of the resident of Kulende estate attributed the reasons for their relocation to the absence of or inadequacy of infrastructural facilities and services in the estate like water, good road, drainages, organized refuse dump, electricity, security etc.

Regardless of the nature of the existing housing provision, the reality for many low-income earners remains that both private and government housing is simply too expensive to own. Since all of them cannot be homeowners, as they cannot afford to do so, the best option is for government to build rental housing where government will deduct their housing allowance to settle their rents. This will also increase the numbers of housing units in the State.

7. Conclusion

The research has shown that the Kwara State Government has not done much as it lacks the knowledge, scope and dimension of the housing problems of the people in the state, most especially the Kulende housing estate workers which is built with little infrastructural facilities and service that made the residents of the area to be dissatisfied as a result of lack of adequate maintenance and with the situation on ground which may not be unconnected with poor strategies formulation and the implementation process, which is far from being satisfactory.

There is now an unprecedented need to review existing housing strategies and prepare a new State's housing policy backed with a genuine political will, which is a starting point that can take the government a long way towards the facilitation of a sustainable public housing for all which will made housing provision to be executed with inadequacy infrastructural facilities and services as a bedrock.

8. Recommendations

Evidence from the research clearly shows that the Kwara State Government has not made enough meaningful impact on the delivery of public housing to the people of the state. The Government's inability to address the housing problems of the state through efficient infrastructure facilities and services point of view as earlier mentioned. In view of this, the following suggestions and recommendations are made to provide frameworks for a public housing delivery in the State.

- ❖ First and foremost the development of housing transient beyond construction of four wall of building without infrastructural services, facilities and amenities like good road, water, waste

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disposal, refuse dump, drainage, and security facility among others. Therefore, as a matter of urgency the government should first of all see that all the available infrastructural facilities and services within the estate is giving adequate maintenance while those that are lacking should be provided to retain people within the estate. Then, portable water, good road, electricity, school, health centre, refuse dump, school etc. should be provided first before the building of the houses on any future development site, so that the residents of the estate could have a better stay and not desert the estate to other parts of the town where they will have access to basic facilities.

- ❖ Some of the abandoned houses within the housing estate and around should be properly developed, completed and allocated to ease off housing problem and guide against hide out for hoodlums, robbers and thug that can impose threat to life of the people of the estate.
- ❖ Recreational facilities, mini and open market shopping centres or any other commercial outlet that are lacking in most of the government estate should be adequately provided in the Kulende estate so that the resident may not be traveling so far before they can enjoy basic facilities.
- ❖ Adequate refuse depot, incineration centre and well-structured refuse disposal system is expected to be provided by the government to guide against indiscriminate dumping of refuse in the study area or any other estate.
- ❖ Finally, public housing provision is inadequate for the low-income group. Considering the economic situation in the country at the moment. It is therefore recommended that government should consider the construction of rental housing as an option to get out of the emerging housing crisis in the State in particular and Nigeria as a whole.

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