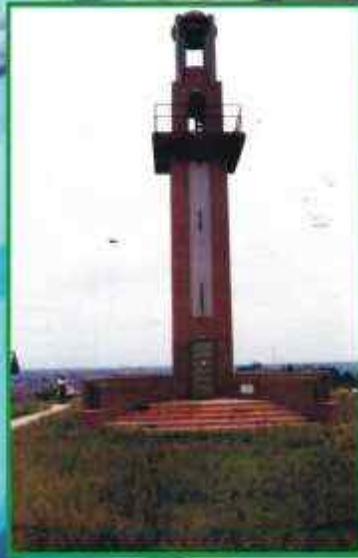


A CRITICAL LOOK AT THE URBANIZATION AND DEVELOPMENT OF IBADAN METROPOLITAN AREA:

Lessons, Challenges And The Way Forward



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ABSTRACT

Ibadan, the largest indigenous African city south of the Sahara with eleven local Government areas and fourteen local council development areas measuring 3,145.96sq-km. has grown from its humble origin as a refugee settlement in the nineteenth century into a sprawling cosmopolitan City that is now home to millions and serves as intellectual capital of Nigeria

The unsustainable growth of Ibadan over the years was because, for many years the development had proceed with very little control which as resulted in the creation of a fantastic street system of farmlands and winding parks, in many cases, the streets are nothing than spaces left after house building has taken place due to absence of a masterplan to guide development.

Key Words: Cosmopolitan City, intellectual capital, uncontrolled growth, masterplan.

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1.0 BRIEF HISTORY OF IBADAN

Ibadan is one of the ancient pre-colonial city in Africa established in the 16th century around 1554AD by prince Adio Lagelu from Degelu compound of Ile-Ife as one of the powerful local rulers that enhanced the evolution of the early cities effective nodes of human development and as engines of economic and social growth. According to the UN-habitat report (2008) on state of Africa cities, prominent ancient pre-colonial city of the West African region include: Bamako, Gao, Timbuktu, Ouagadougou, Agades, Beho, Benin, Ile-Ife, Ilorin, Kumasi, and Oyo.

Ibadan like other Yoruba towns changed its locations as a result of civil wars that destroy the first settlement to Awotan before moving to Oriyangi at the foot of Mapo hill, now call Oja-Oba. Where series of war led to occupation of the second Ibadan by the allied armies of Ife, Ijebu, Oyo and the Egbas. Its rise to the level of a **city-state** from a war camp, and then an empire in the nineteenth century was phenomenal. Its success in transforming Yoruba age political institutions and adapting them to new age during the time was remarkable.

In the nineteenth century Ibadan adopted a **Military Aristocracy** where most of the notable warriors of the 1830s controlled the reins of government to solve the problems of integrating all the various Yoruba-subgroups remaining in Ibadan after the victory of the Oyo-Yoruba groups at the Gbanamu and Erunmu wars. In fashioning a new

government, the migrants had very little justification to duplicate the old Oyo system of monarchical government.

Ibadan was not alone in adopting military rule at this time in Yoruba land. For instance, at Ijaye, a new government set up by Kurunmi; went further than Ibadan establishing a **military dictatorship** that concentrated political, economic and religious power in the hands of a single man in person of Kurumi himself. Also at Abeokuta, founded in 1830 after their expulsion from Ibadan during Maye Okunade's reign the first government was a sort of **Military Autocracy** with Sodeke. The leader of the Egbas immigrants to Abeokuta, as the Balogun.

But Ibadan was a military state with a difference, unique in governance and sustenance of its large metropolis. It served as a bulwark of the Yoruba against foreign incursions, especially those of the Hausa-Fulani who had played a major role in the collapse of the old Oyo Empire. Consequently, all comers are welcome and thus emerged a cosmopolitan settlement which now can boast of compounds derived from every Yoruba town. As a town of warriors, it gave protection to those seeking refuge from their towns which had been devastated by the wars of the nineteenth century.

Ibadan's outstanding governance had a strong economic base trade between the savannah and forest regions and coast, of industries reflected in place names such as Agbede Adodo. The place of seventy (70) blacksmiths, Idi-Aro, the home of dyers, Oluokun of the weavers etc. as well as its agriculture and its farmland near town (Oko Etile) and (Oko Egan) in more distance places.

The decision of the first warriors that established Ibadan to choose leaders only on merit and proven ability can be seen as revolt against the traditional Yoruba kinship system. In their new resolve they would never live under kings provided by dynasties. Ibadan would not create a dynasty.

Ibadan derived its strength and stability partly from the fact that all the people who established and nurtured its unique characteristics came from different parts of Yorubaland

with unique experience in the techniques of wars and administration and all subscribed to the idea of a free, just and egalitarian society without a hereditary system of leadership.

2.0 THE LOCATION AND SIZE OF IBADAN IN THE 19TH CENTURY

It was not merely by chance that the people settled at Oriyangi (Oja'ba), Ibadan, a land which could support their population. The site was not found to be suitable, but also had an extensive land reserve for expansion and agriculture; the town is dominated by a range of lateraled quartzite hills trending generally in a northwest-southeast direction (Professor Akin Mobogunje 1969, in 187 in urbanization in Nigeria).

Rev. Samuel Johnson (1976 p.224) described the nascent Ibadan as consisting of central market and about **half a miles of house around**. The town wall was where the principal mosque now stands.

Professor Toyin Falola (2012) in this book: "Ibadan Foundation: Growth and Changes, 1830-1960" described Ibadan in the nineteenth century as a small town. It was not more than a kilometer in all directions from Oja'ba at the centre the layout closely followed the pattern of the older towns. It had a market centrally located at the foot of Mapo Hill.

Surrounding this market in all direction were the earliest compounds of the military chiefs and other notable warriors. The compounds were built in base and brow of Oke Mapo for security reasons. The whole of the town including all the compounds was surrounded by a **protective wall** which was about four metres high. At the base of this wall was the ditches were constructed through communal efforts immediately after the victory of the Oyos at Gbanamu and Erunmu wars. This wall started from Oja'ba and extended to Alekuso and Kure refuse dump. The second **protective wall** was built during Oluyole's regime and extended to Itabaale Olugbade and Elegun River before 1847 when he died.

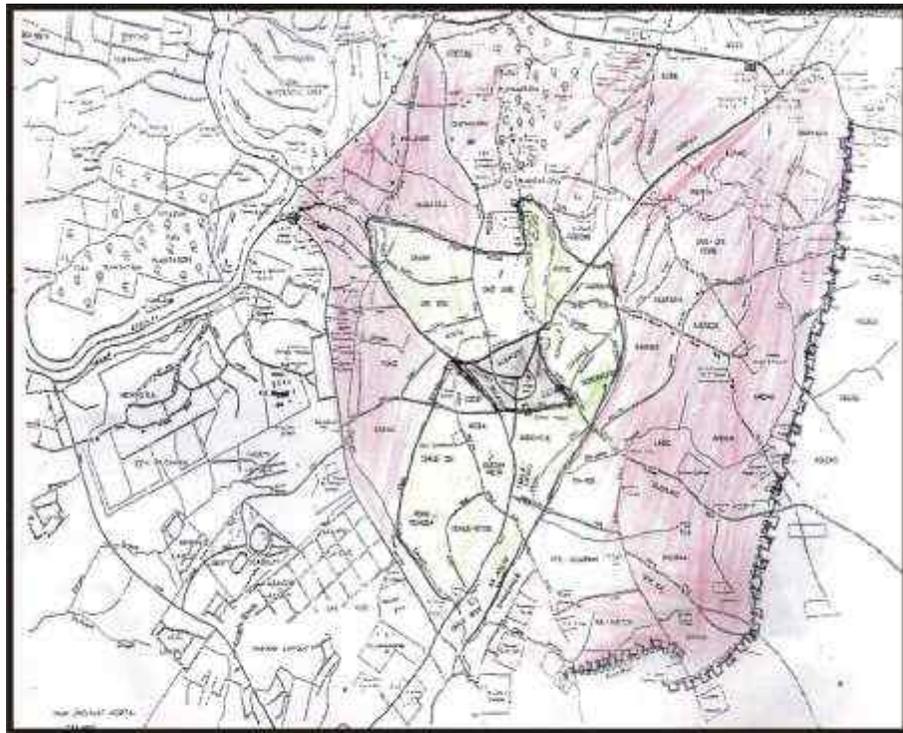


FIG 2 Growth of Ibadan Residential Quarters
KEY:
Core Area 1800-1835 (1st Protection Wall)
Extension 1835-1850 (2nd Protection Wall)
City Wall 1858-1900 (3rd Protection Wall)

By 1851, Ibadan had grown into a huge centre with an estimated population figure of between 60,000 and 100,000 new areas, notably in the north-east, had to be occupied, and the town covered an estimated area of twenty six square kilometer (26 sq.km) in the 1850s. the wall enclosing the built up section was sixteen (16) kilometers in circumference, called Ibikunle wall, with major gates leading to Abeokuta, Oyo, Iwo, and Ijebu and other minor ones to various farms and villages.

Within the wall were hundreds of compounds, churches-Kudeti in the South, Ogunpa in the North West and Aremo in the North East, all belonging to the Church Missionary Society and all mosques with another large praying ground in the east. Thus within a short period of time, Ibadan grow to become the largest **city-state** in the nineteenth century Yorubaland.

Some features in the layout and morphology of new Ibadan marked it out from the older towns. There was no centrally located palace in the town since there was no Oba. Consequently, the various compounds were not built to look towards the direction of any ruler's compounds as was the case in the older towns: where houses were built to face, as much as possible, the palace (Afolabi Ojo, Yoruba culture, 132).

Instead, compounds were at first built at some distance from one another and were separated by forested land, part of which served as ground for refuse and gardens, and incidentally, as hiding places for criminals, rascals and slave traders.

Transportation and Drainage System

The city is well connected to the national road and rail networks and a railway station on the Lagos to Kano railway line which are the primary routes including the road from Ibadan to the northern parts of Nigerian and to Lagos. It is the most prominent transit point with trading routes between the coastal regions and the neighboring states and connects major transport arteries linking Lagos with the Federal capital, Abuja, the northern metropolitan cities.

As pointed out earlier, Ibadan is characterized with wide valley plains. The city ranges in elevation from 150 meters in the valley area to 275 meters above sea level on the major North-South ridge which cross the central part of the city from Mapo to Oke-Are to Sapati and Mokola Hills.

The city is naturally drained by four rivers with many tributaries: River Ona; on the north and west river. River Ogbere towards the East River Ogunpa flowing through the city. Lake Eleyele is located in the north-western part of the city, and the east is bounded by Osun River and Asejire Lake. In between is River Omi which took its source from Olodo Area and through Adeleye in Egbeda LGA down to Ona-Ara and Oluyole LGAs. These rivers are the main drainage channels that cause flooding when not properly managed and dredged. There is an extensive network of rivers and streams throughout the city as a result of a combination of the geology of the city and tropical monsoon climate.

3.0 DECADES OF EXPANSION OF THE CITY

Overtime, Ibadan has witnessed rapid development and physical expansion. By **1935** the estimated urban land use in Ibadan was about 38.85sq.km. The urban land area increased to approximately 77.75sq.km. by 1977 and 323.3sq.km. by 1990, increasing rapidly from a moderate growth rate of 1.0 percent annum in 1955 to 6.7 percent in 1965, 8.0 percent in 1977 and 8.6 percent in 1990 (D.C.I Okpala 1979, P. 126, NISER).

The city has therefore been spreading rapidly in to the adjoining prime agricultural land. It was noted that as much as 268 hectares (840%) of the flood plain used for vegetation as identified by Oyelese J.O. (1970) has been built up while 8,770 acres (87.7%) of the 10,000 acres of urban agricultural land identified has been lost to urban development.

(i) Urban Land Use Pattern

Ibadan is one of the Nigerian pre-colonial city that was for a long time allowed to grow without a masterplan. Consequently, there is a great mix of activities such as: residential and commercial, and sometimes residential and industrial as in the case of small to medium sized industrial establishments. The current mad rush for Petrol Filling Stations development has even led to the replacement of family residential houses with these commercial enterprises because there is no effective planning control in the Oyo State.

There is no such grandiose policies for commercial activities for which the Dugbe-Gbagi business districts was planned and developed, concentration remains the most important in the city. Thus, even when regional shopping centres were being created (e.g. Adelabu, Alesinloye, Oba Akinbiyi and Bola Ige Markets) in some parts of the metropolitan area, commercial activities remain a more modest land user although the traders in connivance with government officials have truned the modern markets into slums.

The residential land-use is made up of a core area, inhabited largely by the indigenous Ibadan population and other migrants from Yoruba speaking areas. The cone area is high density area where the process of compound disintegration is going on.

The new residential districts contain low to medium quality residential areas where population densities are the order of 400 per hectare. These are post-1952 developments and comprise an eastern sub extension of the older indigenous Ibadan area and the new western suburbs housing immigrants of Yoruba and non-Yoruba origin which include Ekotedo, Sabo, Oke-Ado and Mokola areas.

The third category of residential areas are the high class reservation areas that have low population and housing densities of 4 to 8 houses per hectare. These include the first

Agodi GRA, Jericho GRA, Iyaganku, Onireke Reservation, Alalubosa, Bodija Housing Estate set up in 1959, Oluyole Estate and Owode Housing Estates.

The defunct Ibadan Municipal Government also created some residential layouts along Obafemi Awolowo Road, Oke-Ado; Liberty Layout, Ogbere Scheme and few other (see Table 1)

There are also New Estates along New Ife Road called Olubadan Estate with industrial Layout, Largely Industrial Estate and Ajoda Industrial Estate. To measure the land-use pattern, it requires another Aerial Photograph or Satellite Imagery photos to be analyzed by experts of Ibadan Metropolitan Area as we have in 1991

Moreover, government should recognize housing as fundamental service for the urban poor and as an effective instrument for social inclusion and building assets. Government should also identify local housing priorities, repayment capacity, savings. Finally, government should improve land management and information systems and increase the supply of land by amending the Land Use Act and upgrade infrastructure and public services delivery in the slums and squatter settlement in urban areas of Oyo State in general and Ibadan in particular.

Table 6: Locations of Housing Estates within Ibadan Metropolis Area

S/No.	Local Government Areas	Government Residential Areas	Local Government Estates	Property Dev. Corp. Estates
1.	Akinyele	None	Idi-Ose Layout	None
2.	Egbeda	<ul style="list-style-type: none"> • Ife Road Scheme (Old Ife Road) 	None	<ul style="list-style-type: none"> • Olubadan Estate • Ajoda
3.	Ona-Ara	Ogbere Hosing Scheme	<ul style="list-style-type: none"> • Local Government residential Layout 	None
4.	Ibadan-North	<ul style="list-style-type: none"> • Agodi • Mokola Low Cost Hosing Estate • Samonda Scheme (old Airport) • Oke-Aremo Housing Scheme 	<ul style="list-style-type: none"> • Sabo Hosing Scheme • Mokola Layout 	<ul style="list-style-type: none"> • Old Bodija Estate • New Bodija Estate

5.	Ibadan north-West	<ul style="list-style-type: none"> • Jericho GRA • Onireke Comm. & Links Reservation • Onireke Housing Estate 	None	None
6.	Ibadan South-West	<ul style="list-style-type: none"> • Iyaganku GRA • Alesinloye GRA 	<ul style="list-style-type: none"> • Liberty Layout • Oluyole Estate 	None
7.		<ul style="list-style-type: none"> • Alalubosa GRA • Ring Road Hop GRA 	<ul style="list-style-type: none"> • Lagos Bye Pass Layout (Mixed Dev.) 	
8.	Lagelu	<ul style="list-style-type: none"> • Kolapo Ishola (Old Dairy Farm) Estate 	<ul style="list-style-type: none"> • Okebadan Estate Akobo/Alegongo 	<ul style="list-style-type: none"> • Akobo Estate • Iwo Road Lalupon
9.	Ibadan south East		<ul style="list-style-type: none"> • Lagelu Residential Estate, Felele Express 	
10.	IDO		<ul style="list-style-type: none"> • Alesinloye Estate, Omi-Adio 	<ul style="list-style-type: none"> • Owode Housing Estate

Source: Filed Survey by the Oyo State Valuation Office (2007)

(ii) Managing the Road Network

Managers of road networks cannot be held accountable for the condition of roads unless responsibilities for managing different parts of the road network and road traffic are assigned clearly.

The process of assigning managerial responsibility attempts to reconcile three conflicting objectives:

- **First**, to the extent possible, it attempts to keep the various functional hierarchies together.
- **Second**, it attempts to assign managerial responsibility in a way that is consistent with the administrative structure especially in a federal structure where decentralization of administrative responsibility is to reduce the fiscal burden on the central government and to strengthen local accountability.
- **Third**, it attempts to assign responsibility to agencies that have the financial and technical capacity to manage the roads effectively.

Road Network in a country is generally divided into four administrative classes namely:

- (i) National roads, that is, major trunk roads, including expressways and toll roads;
- (ii) Regional and rural roads;
- (iii) Urban roads, which may also include some toll roads, and
- (iv) Community roads, tracks, and trails

In a federal administrative system, countries tend to adopt a three-tier management structure in which central provincial (state), and local governments all play a role in management of most roads to provincial or state governments, and the management structure ends up looking like that in two-tier countries (see table).

Table 2: Jurisdictional Control of Roads in the United States

<i>Jurisdiction</i>	<i>Rural Mileage</i>	<i>Percent</i>	<i>Urban Mileage</i>	<i>Percent</i>	<i>Total mileage</i>	<i>Percent</i>
State	692,414	22.3	107,058	13.3	799,472	20.5
Local	2,229,668	71.9	694,728	86.5	2,924,396	74.9
Federal	179,561	5.8	1,292	0.2	180,853	4.6
Total	3,101,643	100.0	803,078	100.0	3,904,721	100.0

Source: World Bank Technical paper No. 409 on Commercial Management and Financing of Roads (1998).

Most roads, about 74.9 percent, in the United States fall under the jurisdiction of local governments (town, city, county). Only 4.6 percent are under the jurisdiction of the federal government. These include roads in national forests and parks and roads on other federal lands and Native American Reservations. The rest of the roadways (representing 20.5 percent of total national mileage and including the entire interstate system) are controlled and maintained by State governments (Haggie and Piers Vickers, 1998).

Adequate development of transport is indispensable in any development effort to achieve economic and social progress. A well knit inter-state and intra-state transportation

network connecting various settlements, manufacturing centres, markets and major outlets is highly essential. Thus, development of transportation has a primary role to play for promoting growth over the entire state. In fact, it is a major policy tool in achieving balanced development of the state. The existence of several ministries and other bodies (corporations, local authorities and communities) creates the need for coordination.

Therefore it is strongly recommended that development plans (Master Plan) be prepared for all major cities and towns in the proposed Ibadan State and the traffic and transportation of each urban area be studied and incorporated into the state transportation system.

(iii) Recreational Facilities and Tourism:

The need to recreate and its satisfaction are as old as mankind. Given the fact that man has limited capacity for work, the provision for leisure and recreation helps in the sustenance of life. Thus, as Candilis (1967) has rightly pointed out “it is not possible isolate the problem of leisure from the concept of the set of man’s life”.

In Nigeria, although, there are various potentials for the development of the recreation industry, this sector has remained neglected (Ikporukpo, 1933). The inadequacy of these recreational facilities in Ibadan has been aptly described by Obateru (1981, p.51) thus;

“Ideally, Ibadan should have at least 500 children playgrounds but has none; 125 neighbourhood playgrounds but has only a miniature one; 125 neighbourhood parks but none, 31 district parks but none; of the 10 city parks it should have, it possesses only two; the city has two stadia although one expects the city to have at least 10”.

The popular “*Alalubosa Lake*” which used to be flourishing recreation centre during the Easter Holidays is no more. The site was acquired for redevelopment by the Federal Government but it is now sand filled as a result of deforestation and development of GRA plots.

There is an “Ogunpa Lake” (called Dandaru by the indigenes) at the upper course of Ogunpa River. The State Government (Ministry of Agriculture) had established Agodi Garden near the lake for recreational activities during the public holidays.

The *Bower’s Tower* at the crest of Oke-Aremo Hill forest reserve has been redeveloped by the Federal Government as Tourist Center of National importance. It requires the attention of the State government to rehabilitate and tar the access road with good street light and adequate security. The tower was built in memory of Captain R.L.O. Bower, the first British resident to be posted to Ibadan from Lagos in 1893. He was also the travelling commissioner of the interior of Yorubaland. By 1897, Bower had succeeded in laying the political foundation of colonial rule in Ibadan.

In terms of the distribution of modern recreational facilities according to the different geographical sectors of the city, the oldest unplanned indigenous South-Eastern part of the city made up of such areas as Oke-Foko, Isale-Ijebu, Oke-Padi, Oke-Eleta and OkeMato is devoid of any form of organized recreational facilities. The crowded housing pattern here and the consequent inaccessibility of locations made the establishment of recreational facilities difficult.

Apart from Olubadan and Liberty Statia, the planned older parts of South-West, comparison of areas as Oke-Ado, Ago-Taylor, Odo-Ona and Iyaganku GRA, there are few Cinema Houses, Recreation Clubs, Playgrounds and two first class hotels (Kakanfo and D-Rovans).

The Central Business Districts of Ibadan has Lekan Salami Stadium Complex, Lekan Salami Amusement Pak, Scalla Cinema and Queen Cinema, Ibadan Recreation Club, Onireke Guest House and Pologround.

Most of the modern and higher order of recreational facilities are found in the new planned residential area of Bodija, Kongi, the University of Ibadan Samonda areas, these facilities include the Zoological Garden, Trans-Wonderland, Cinema House at Agbowo

Shopping Complex playgrounds at both the Polytechnic and the University of Ibadan Campus, Agodi Zoological Garden, Premier Hotel, etc.

(iv) Water Supply Capacity to Ibadan Metropolitan Area:

Water supply still poses a serious problem in both the urban and rural areas of Ibadan. This is in spite of the fact that by the mid-1980s, Ibadan metropolis accounted for nearly two thirds of the total domestic water supplies in the Old Oyo State or about 85 percent in the area now forming the new Oyo State.

In spite of the large storage capacities of Asejire waterworks, the absolute quantities of water produced on daily basis (about 70-75) million litres per day are far below the desirable figure of 115 million litres per day.

Oyo State in recent time has embarked on a programme of rehabilitation of the major waterworks serving Ibadan metropolis. These include Asejire and Bicycle waterworks and Osegere water scheme. The Osegere water scheme was established as a temporary source of water to Ibadan city whilst the construction of Asejire was in progress. But as soon as the Asejire Scheme was commissioned, the nearby Osegere scheme was abandoned in spite of its good location, and storage tanks well sited on an elevation to ensure a good flow of water to the city. These three schemes were later rehabilitated with a loan from the African Development Bank (ADB) the effect of which had not been felt by the larger population in Ibadan urban and rural areas.

In the rural areas, only Lalupon, Erunmu and Ejioku have pipe-borne water. The scheme which was commissioned in 1961 is based on direct pumping (intake) of water from Osun River and the water is only partially treated. This scheme supplies 140, 926 litres of water per day. The population of the three settlements served was 38,700 litres according to the 1963 census while the population had reduced to 13,307 litres according to the census figures released.

According to Areola and Akintola (1994), the Water Corporation has carried out feasibility studies and prepared the design works on water supply schemes to:

- a. Latigan, Apadi, Ogundipe, Olofin-Oro, Akimolete and Agbeja in Oluyole Local Government Area; and
- b. Akanran, Gbedun, Araromi, Olounda, and Matiko in Ona-Ara Local Government Area. But all has been executed.

Therefore, sources of Rural Water Supplies remains the streams, ponds, springs, boreholes and deep wells including rainwater. With the population of Ibadan and its environs, Engineer Adegbola Tokun of OSOT Associates at a workshop organized by Ibadan Foundation on July 27, 1995 projected water demand for Ibadan in the year 2000 AD and beyond to be 602 million litres per day (MLD). Whereas, the total output by 1996 when Asejire phase III would have been completed with ADB loan assistance will be 200mld (i.e. Eleyele with 27mld, Osegere with 13mld and Asejire Phases I&II with 80mld each).

He envisaged that water problem would persist unless Government embarks on new schemes of which three have been identified namely:

- a. At Odedele 20km South of Asejire on River Osun with 500mld capacity;
- b. At Olokuta about 25km South West of the city on River Ona, old Lagos Road, coupled with F atokun (on River Omi nearby with 260mld capacity); and
- c. At Abeta near Olokemeji about 40km West of the city on River Ogun about 900mld capacity.

4.0 MARKETS AND COMMERCIAL ACTIVITIES

The role of local governments in the promotion of development at the local level is clearly recognized as one of the underlying bases of the 1976 Local Government Reforms which emphasized that one of the principal objectives of local governments is to mobilize human and material resources through the involvement of members of the public in the promotion of development at the local level. Among the statutory functions of the local governments according to the 1999 constitution, is the provision of markets, motor parks, health centres, primary schools and slaughter houses.

Market System in Ibadan

(i) Traditional Markets

1. Oje Market – noted for weaved cloths controlled by Delesolu dynasty
2. Oja’Iba Market – first traditional market in Ibadan named after Basorun Oluyole formerly Labosinde
3. Onisiniyan market
4. Gege market
5. Bode market
6. Ode-Olo market
7. Oritamerin market
8. Oranyan goat market
9. Ojo-Igbo market – established by Chief Ogidi, and Ifa Chief
10. Elekuro market – noted for palm kernel products
11. Ayeye market
12. Agugu market
13. Oke- ado market

(ii) Old Dugbe (Jubilee) Market

Dugbe market began in 1919 on the site of a small market and slaughter slab but in origin, Dugbe is believed to have been one of the traditional gate markets around the town wall. The building of the nearby railway station in 1901, however, gave it much greater importance as the nearest market to what was then the main market was at a long-distance commercial transportation. In 1919, the first major step was taken to acquire the Jubilee market from the Native Administration so as to incorporate it into the township. In October, 315 pounds was paid into the Native Authority funds and the control of the market changed hands. In the same year, plans were completed to mark out the area between Government Land (i.e the neighbourhood of the Railway station) and the Ogunpa stream into trading plots with suitable dividing roads to conform with existing sanitary roads and in such a way that firms could acquire more than a plot, if desired. *Dugbe was one of the largest daily markets in Ibadan before it was relocated to New Alesinloye market built by the Ibadan Municipal Government.*

The defunct Ibadan Municipal Government effected some changes in the marketing procedure and activities within the metropolis. These resulted in the expansion, closure and modifications of some markets within the city with the backing of the state Government. The most remarkable of such undertakings was the movement of some traders to New Gbagi or Bola Ige International market along the New Ibadan-Ile-Ife Expressway after the 1980 Flood Disaster and the demolition of Dugbe market while the traders were forced to move to Alesinloye (New Dugbe) market in Jericho Reservation Forest Area. The same effort to rid Ibadan of street trading resulted in forcing the traders at Oritamerin to relocate to Oba Akinbiyi (Bodija) market.

Table 3: Location of Council Markets in Ibadan Metropolis

S/No	New Markets	Location	Land Area	Total No of Stalls
1	Oba Akinbiyi	Bodija	21.9ha	3,120
2	Mokola Market	Mokola	0.5ha	500
3	Agodi (Araromi) Auto spare parts Market	Agodi	219ha	1,500
4	I.M.G. Shopping Complex	Agodi	-	60
5	Adelebu Market	Orita Challenge	1.5ha	650
6	Adelabu Office Complex	Orita Challenge	-	80
7	Alesinloye Market	Jericho	23.1ha	2,400
8	Eleyele Market	Eleyele	1.6ha	500

Apart from these modern market complexes, there are also local markets at Olorunsogo-Ojurin, Ogundipe market at Oke-Adu/Prison Junction, Agodi, Ibadan; Old-Ogunpa Motor Park; Iwo Road office complex and few others.

The State Government also invests in market development located at Oke-Bola/Seventh Day Adventist Area, Bola Ige International Market and Agbowo Shopping Complex, opposite the University of Ibadan Gate.

With respect to accessibility of the markets to the city dwellers, it can be stated that most of the markets are relatively accessible to their respective neighbourhood with the exception of New Gbagi and Alesinloye which are not much accessible since they are located far away from the city centre. But almost all of them are open to the major roads in the city except Alesinloye market, though not far away from Dugbe Central Business Districts (CBD).

Overspill occurs around major markets in the municipality around Agbeni, Gege, Onisiniyan, and Oritamerin where traders have completely taken over the roads. Consequently, part of the roads and adjacent roads are virtually close to the traffic, thereby constituting considerable embarrassment to traffic managers and road users. The growing

unhealthy influence of many market associations does not help matters. Such association usually to frustrate the enforcement of most laws and regulations.

(iii) **Rural Markets**

It pertinent to stress here that Ibadan urban sprawl over the suburb has incorporated some former villages into the urban system, thus, the hitherto rural markets have been upgraded to fairly modern permanent markets namely, Sasa, Ojoo, Olomi, Ogbere, Moniya, Apata, Omi-Adio, Apete, Olodo, and Alegongo markets. They are all suburban markets due to upsurge in population of people in their immediate neighbourhoods. Consequently, Local Governments in the Less City have upgraded these markets, building permanent structures and providing more comfort facilities and car-parks, lock-up shops and open shops/spaces for peasant farmers, products and slaughter slabs. The initiatives have reduced the risk of having to travel to the city centre to purchase goods and materials needed for domestic use.

Table 4: Markets and Economic Activities in the Less City

Local Government	Markets in Ibadan Less City	Other Economic Activities
Akinyele	<ol style="list-style-type: none"> 1. Ijaye Orita/Elenu Sonso 2. Orisa Oko (Alabata), Onidundu 3. Ojoo Beyioku Market 4. Arulogun 5. Akinyele 6. Shasha 	<ol style="list-style-type: none"> 1. Odogbo Army Barracks 2. I.I.T.A 3. NISER 4. Onile-Aro Hotel 5. Motor Factory (LAMCEL)
Egbeda	<ol style="list-style-type: none"> 1. Erunmu Market 2. Egbeda, Olunlosin, Olorunda-Aba 3. Olodo Abattoir 	<ol style="list-style-type: none"> 1. Nigeria Breweries 2. New Gbagi Market 3. Coca-Cola Bottling Co. Plc. 4. Bode Foam 5. Atlantic Carpet at Olodo
Ido	<ol style="list-style-type: none"> 1. Akufo, Bakatari 2. Araromi elekuro 	<ol style="list-style-type: none"> 1. Bembo Hotel 2. Owode Estate 3. Wire and Cable 4. N.N.P.C
Oluyole	<ol style="list-style-type: none"> 2. Ayegun Apadi, Alata, Gbale 3. Orisunbare, Anaye, Olode 4. Abanla 5. Olunde 6. Olomi Owode 7. New Garage Complex 8. New Garage Sawmill 	<ol style="list-style-type: none"> 1. Eagle Flower Mill 2. Lister Flower Mill 3. Standard Breweries 4. Oluyole Industrial Estate 5. ARAMED Medical Centre 6. Alomaja Biscuit Industry

Lagelu	<ol style="list-style-type: none"> 1. Sagbe, Odo-Oba, Railway Station 2. Oyedeji 3. Olodo, Lalupon 4. Monatan Olodo (Atanda) 	<ol style="list-style-type: none"> 1. Leyland Factory 2. Exide Battery 3. Akobo Residential Estate 4. Gas Cylinder Factory
Ona-Ara	<ol style="list-style-type: none"> 1. Araromi – 5 days 2. Dagbolu – 5 days 3. Akanran – 9 days 	<ol style="list-style-type: none"> 1. Nigeria Air Port 2. Sawuya Market Motor Partk 3. Ogbere Resettlement Scheme 4. I.M.G. Layout, Ogbere

Source: I.M.G. Estate & Valuation Department Records (1994)

5.0 EDUCATIONAL SYSTEM IN IBADANLAND

(a) Muslim Schools and Education

Islam was introduced to Ibadanland in the early 1800s. By 1877, several alfas had set up Quranic schools in their homes. In 1839, Imam Igun Olorun Ahmed Quifu and Uthman Basunu (1839-1871) became the first Quranic scholars in Ibadan. Both of them had been Usman Dan Fodio's students. In 1831, Quasim Omo Alfa Alaga, who came from Ilorin, established an Islamic School at Oke-Are.

Islamic education and some Muslim Schools had started to flourish in Lagos. However, Muslim education progressed tremendous in Ibadan through the establishment of several Muslims organizations such as Ahmadiyyah Movement in Islam 1916, Nawar-Ud-deen Society 1957; Hisbullai Al Ghalib (1954) and Islamic Mission Society (1920). These organizations established several Western educational institutions combining Quranic education. Among the schools established by these societies are:

- (i) Islamic Primary Schoolm Agugu, 1870
- (ii) Islamic Primary School, Ode Aje, 1870
- (iii) Islamic Mission School, Odoye, 1935
- (iv) Islamic Primary School, Bode, 1955
- (v) Islamic High School, Basorun, 1957
- (vi) Isabatudeen Grammar School, General Gas, Orita Basorun - 1958

In 1958, according to Professor Emmanuel Remi Akintunde (2017), Ibadan welcomed the establishment of Ma'had Araab at Elekuro. It infused Western education into its curriculum this was notable occurrence in the history of Islamic education in Ibadan. Similarly, in 1959, Shamsu Sudu Islamiyyah was established. It was to teach mathematics, English Language and Literature and a subject in addition to Arabic and Islamic Studies. In 1974, the Islamic preaching School (Dawa'ar) was founded in Ibadan.

Finally, The University of Ibadan established in 1948, now has a Department of Arabic and Islamic Studies. This department has continuously turned out graduates and several distinguished scholars in Arabic and Islamic Studies

(b) Christian Education in Ibadan

The missionaries started Ibadan's First Western Education Schools in their house. Their residence (the mission house) was the first two-storey building in Ibadan. The building still stands at St. David's School compound at Kudeti, since around 1855.

The first pupils to attend an elementary school in Ibadan were Yejide Olunloyo (female) and her brother, Francis Lowetoft Akinyele Olunloyo (male). The two were children of an Ibadan High Chief, Chief Olunloyo. The school was founded by Reverend David Hinderer and his wife, Anna, Both were workers of CMS of England. St. David's Church Kudeti, the first Anglican Church built in Ibadan, was named after him while St. Anne's School Molete was named after his wife.

Between 1853 and 1899, CMS established six major Anglican churches in different parts of Ibadan. These were:

- (i) St. David's Church at Kudeti in 1854;
- (ii) St. Peter's Church, Aremo, 1865;
- (iii) St. James' Church, Ogunpa, 1869;
- (iv) St. Paul's Church, Yemetu, 1894;

- (v) St. Stephen's Church, Inalende in 1897; and
- (vi) Christ's Church, Mapo, 1899.

Each of these churches has schools attached to them. These early Anglican Schools bore the names of the churches. They placed great importance on Christian religious instructor. In addition, other Christian dominations followed suit. For instance, the Catholic Church established St. Augustine Boys Primary School, 1895. Other such schools include Baptist School, Idikan 1906 and Methodist School Elekuro, 1898.

Table 5: Public Primary Schools Status in Ibadan, 2010

S/No.	Local Govt. Area	No. of Schools	Pupils Enrolment	Teachers Available	Pupils/Teachers
1.	Akinyele	123	42,097	1,203	1.38
2.	Egbeda	73	26,102	1,079	1.24
3.	Ibadan North	74	50,842	1,380	1.37
4.	Ibadan North East	73	47,058	1,750	1.27
5.	Ibadan North West	45	22,222	1,002	1.22
6.	Ibadan South East	62	33,082	1,614	1.21
7.	Ibadan South West	85	30,503	1,615	1.19
8.	Ido	75	24,931	714	1.35
9.	Lagelu	82	31,001	976	1.32
10.	Oluyole	110	40,477	763	1.53
11.	Ona-Ara	94	24,791	896	1.28
	TOTAL	896	373,102	12,899	-

Source: SUBEB Records, 2010

Ogunsesan PHD. IDU UI/ The Polytechnic 26/2/2011 within the first six decades of 20th century, several primary and secondary schools were established. Many private entrepreneurs also established both primary and secondary schools between 1940 and 1948 namely: Alhaja Humuani Alaga (1903-1993), Cheif T.L. Oyesina (1904-1975).

(c) Private Schools in Ibadan

- Alhaja Humuani Alaga (1903-1993) Instrumental to founding of Isabatudeen Girls Grammar School, Orita Bashorun in 1958.
- Chief T.L. Oyesina (104 0 1975): established the first private (an all boys) secondary school, Ibadan Boys High School (IBHS) at Oke-Bola in 1938 and later Ibadan City Academy in 1946. Some primary schools at Kobomoje area, Ibadan
- Chief (Mrs.) Wuraola Esan (1909-1985): She established peoples' Girls School, Molete in 1945, in order to boost the educational advancement of girls in Ibadan.
- Chief Nathaniel Olabiyi Idowu (OFR); established and financed Olorunda Abaa Community Grammar School, in appreciation of his commitment to and promotion of education in Oyo State, the school was renamed N.O. Idowu comprehensive High School by the Oyo State Government.

Other secondary schools and post primary institutions established in Ibadan were: Methodist founded 'Wesley College in 1905 for training of teachers, Iwo Road Teacher Training College, later moved to Iyana ofa, Ibadan Grammar School, 1913, Government College, APata, 1929, Loyola College, Old Ife Road, 1954, Igbo Elerin Grammar School, 1957 Lagelu Grammar School, Agugu, 1958, and Our Lady of Apostles, Oluyoro, 1958.

In 2001, a private University was established, Lead City University. The Polytechnic Ibadan was established in 1970. A few polyphonic (privately owned) have since been established.

At the Nursery & Primary school levels, there are hundreds of private institutions in Ibadan metropolitan Area (Ibadanland) they are owned either by religious bodies or by private individuals and societies. Among such schools are Alafia Nursery and Primary Schools, Mokola (1955) which had both day and night facilities, and Omolewa Nursery and Primary school (1962).

Table 6: Public Secondary Schools' Status, Ibadan

S/No.	Local Govt. Area	No. of Schools	Pupils Enrolment	Teachers Available
1.	Akintola	43	19,475	634
2.	Egbeda	42	19,420	812
3.	Ibadan North	86	43,390	1,703
4.	Ibadan North West	54	32,395	1,264
5.	Ibadan North West	26	10,786	413
6.	Ibadan South East	66	37,671	1,261
7.	Ibadan South West	61	28,310	1,184
8.	Ido	24	8,533	242
9.	Lagelu	34	15,770	675
10.	Oluyole	46	20,270	474
11.	Ona-Ara	43	22,136	545
	TOTAL	525	258,066	10,411

Source: TESCOM and NUT Records, 2011

Other noteworthy institutions in the city include the University of College Hospital (UCH), which is the first teaching hospital in Nigeria; International Institute of Agriculture (IITA); Nigeria Institute of Social and Economic Research NNISER), NIHORT, FRIN etc.

6.0 INFRASTRUCTURE AND SERVICE PROVISION

(i) Transport

Ibadan is well connected to the national roads and rail networks. Ibadan has a new semi-international airport. In the 1980s, the Lagos-Ibadan expressway generated the greatest urban sprawl (to the east ort of the city). Since then, Ibadan city has spreads further into the administrative area of neighboring local governments.

The Lagos-Ibadan expressway and the Lagos Abeokuta expressway are the major arterial roads in the north of Lagos city and serve as interstate highways to Oyo state and Ogun state respectively. The Lagos-Ibadan expressway has extended to Ilorin at the

northern boundary and there is also Ibadan-Ife expressway which has extended beyond Ilesha on Akure road.

Urban corridors typically develop along intra-city transportation arteries connecting cities with another and unlocking the peri-urban and rural areas between them. Thus, the major cities in these urban corridors are lined by substantial traffic flows. There are significant passengers and goods movement between these cities, especially by road.

Public transport within Ibadan is road based and mainly privately owned. Urban bus services are operated by Pacesetter Transport Services. Over the past 30 years, progress has been made in improving traffic with the construction of pedestrian flyovers and dualization of major roads in the metropolis. These also included increasing numbers of road traffic signs, improved levels of street lighting and installation of public transport infrastructure such as bus shelters.

There are no public off-street car parks In Ibadan with most parking taking place on-street further exacerbating congestion. While there has been on continues to be a significant programs of trunk and primary road building, there has been no complementary investment in the secondary distributor road networks, compounding congestion problems. The secondary network in commercial areas in severally congested, due to parks vehicles reducing the road thoroughfares by more than 50%.

(ii) Electricity

The electric supply by Ibadan electricity distribution company (Plc) (IBEDC) is very poor but is responsible for both the provision and distribution of electricity to the city of Ibadan and the districts. Current peak demand is estimated to outstrip supply. Overall, 63% of households had asses to electricity in 2006 (72% in the inner areas). Nationally the proportion is higher (85%) imply that, with increased availability of generators and rural electrification programmes. Ibadan's households are now more likely to have electricity in their homes.

(iii) Refuse Disposal

In the inner areas of the city, around 42% of household have their refuse collected or use officially dump sites while 28% use unofficially dumps. Based on the national trend, the proportion using unofficial dump sites, especially in the inner areas is likely to decrease.

Refuse disposal is currently dominated by the use of unofficial dump sites, characterized in particular by the indiscriminate dumping of waste in the river system. This can exacerbate the incidence of flooding during periods of heavy rain fall. There is therefore a clear need to both extend existing official collection system and develop consciousness awareness programmes for the proper disposal of waste among households, especially in the inner denser areas.

In short, the rapid uncontrolled growth of the city which has resulted in regulated development and inappropriate land-use charges has also resulted in an estimated 70% of the population living unplanned, poorly serviced an effective and efficient mass transit system means rapidly increasing numbers of vehicles on ever- more congested roads leading to overcrowding, Increased air pollution, stress and increasing accidents.

(iv) Water

About two-thirds of household in Ibadan are supplied by boreholes and wells, only 10% of households, mostly in the inner area had access to piped water in 2006. The increased used bottled and bagged water will have gone some way to dealing with the issue of poor water quality. Nevertheless, the fact remains that around 70 of urban households do not have water supply on their premises.

The most common types of toilet facilities are WCs (31%) and pit latrines (46%) while around 17% have no facilities at all. Over the last 10 years since 2006 housing and population census, many household in Ibadan are likely to have experienced improvement

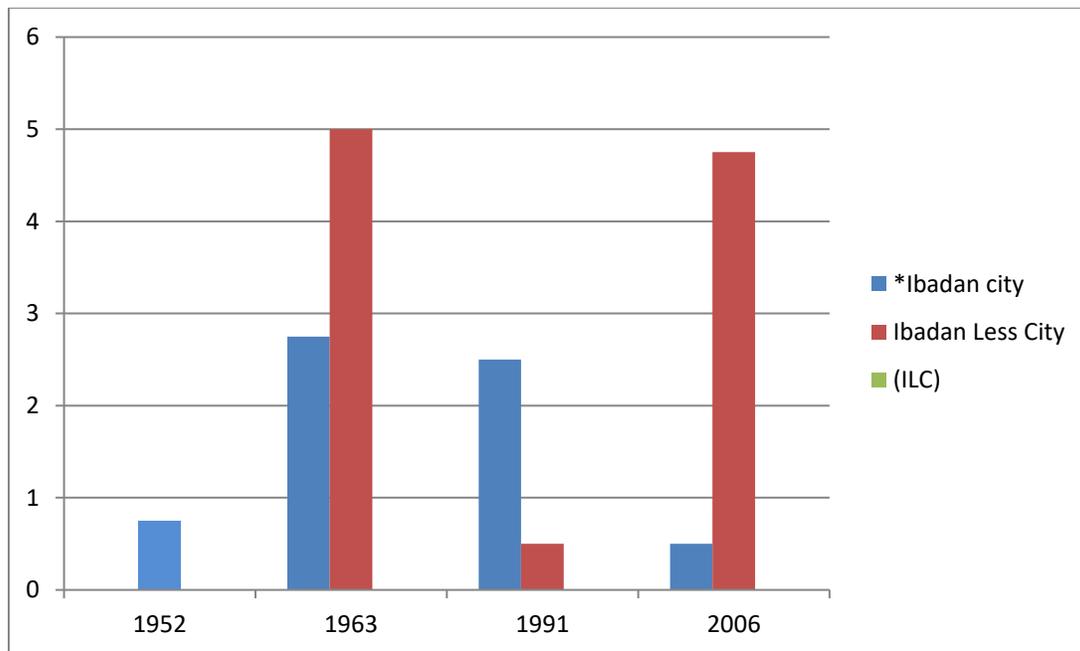
to their water supply, toilet facilities and access to electricity; they are also more to use official means of refuse disposal.

7.0 POPULATION GROWTH AND URBANIZATION TREND IN IBADANLAND

Between 1931 and 1952, Ibadan City's population increased from 389,133 to 459,196 inhabitants, which amounted to a drop in population to an annual growth rate of 0.8% from 5.0%. The low growth rate was attributed to the temporary movement of people from the older (traditional) parts of the city to the farms and newly developing areas. The population of the less city (suburban area) was 286,252 where the census was conducted for the first time. Between 1952 and 1963, the population of the city increased slightly to 627,379 with an annual growth rate increasing to 2.80% due to increasing flow of people into the city from the enhanced status of the city in the socio-economic and political arenas of the country.

The rural populations increased tremendously to 514,298, accompanied by an annual population growth rate of 5.7%. While the total population for Ibadan city and its suburb increased tremendously to 1,341,667 at an annual population growth rate of 3.95% and Ibadan became the largest city in Nigeria, followed by Lagos.

Between 1963 and 1991, the Ibadan Municipal Government now comprising five Urban Local Governments had a population of 1,228,663 which amounted to annual growth rate of 2.43% from 2.80% in 1963. The less city population increased marginally to 606,639 from 514,298 in 1963, which accounted for annual growth rate of 0.50%. The total population for Ibadan and its suburb increased marginally to 1,829,300 in 1991 accompanied by a drop in the annual exponential growth rate to 1.65%.



The period between 1963 and 1991 witnessed a remarkable feature of the growth of Ibadan with the urban landscape spreading over about 101.9sq.km in 1973 and about 130.5sq.km in 1982. The 1980s developments like the construction of expressways along Sango-Eleyele and Lagos/Ibadan Express road engendered a rapid spate of building construction to the south and east of the Eleyele reservoir and Ojoo-Olorunsogo axis of the eastern part of the city. The built-up area of the city in 1989 was approximately 240sq.km. and a population density of 5,094 persons per sq.km. Ibadan City further declined to an annual growth rate of 0.47% in 2006 from 2.43% in 1991. The graph/histogram clearly shows the growth rate pattern of both the city and the surrounding rural population (1911-2006).

It is observed that the population of Ibadan has continuously been on the increase and these low rates of growth might be due to imperfections and inaccuracies of census estimates by the National Population Commission (NPC). The table below shows the growth on Local Government basis

Table 7: Population Analysis of Ibadan Local Governments

S/No	Local Government Area	Population 1963	Population 1991	% Increase 1963/91	Population 2006	% Inc 1991/2006
1.	Ibadan North	122,310	302,271	147.14%	308,119	1.50%
2.	Ibadan North East	78,641	275,627	250.49%	331,444	19.87%
3.	Ibadan North West	80,139	147,918	84.58%	154,029	3.32%
4.	Ibadan South East	84,755	225,800	166.41%	266,457	17.82%
5.	Ibadan South West	261,634	277,047	5.89%	283,098	2.00%
6.	Akinyele	116,600	140,118	20.17%	211,359	50.84%
7.	Egbeda	45,825	129,461	182.51%	283,643	117.50%
8.	Ido	65,584	53,582	-18.30%	103,261	92.72%
9.	Lagelu	100,498	68,901	-31.44%	148,133	114.23%
10.	Oluyole	51,082	91,527	79.18%	203,461	121.49%
11.	Ona-Ara	53,590	123,048	129.61%	265,571	115.41%
TOTAL		1,060,658	1,829,300	72.47%	2,560,853	39.94%

Source: - * Federal Office of Statistics, Lagos, 1963

* National Population Commission, 1991 & 2006

Table 8: Distribution of Size of Households in Oyo State/Ibadan in 2006

Size of Household 2006	Population 2006	No. of Households in Oyo State 2006	No. of Households in Ibadan
1 Person	190,206	190,206	85,895
2 Persons	369,838	184,919	83,214
3 Persons	521,070	173,690	78,161
4 Persons	711,300	177,825	80,021
5 Persons	814,860	162,990	73,346
6 Persons	852,342	142,057	63,926
7 Persons	783,951	111,993	50,397
8 Persons	741,080	92,635	41,686
>8 Persons	596,247	43,466	19,560
	5,580,894	1,279,687	538,384

Source: Calculated from NPC Priority Tables 2009.

In 1991, when Ibadan Municipal Government was split into five Local Government Areas, the City lost some areas to Ibadan Less city. In contrast, the census figure of 1963 for the less-city especially in the western and eastern parts of the city included areas now in Ibadan North West, Ibadan South West and Ibadan North. These boundary adjustments affected Lagelu and Ido local Governments census figures in 1991. Lagelu LGA lost Asi, Yanbule, Bashorun and LamidiAjadi area to Ibadan North East Local Government Council. Ido Local Government lost Ijokodo, Eleyele, and Agboye group of villages to Ibadan North West and part of Apata, Gbekuba, Oke-Alaro, Alexandra, Owode Estate to Ibadan South West Local Government Area. However, the regularization of boundary disputes before 2006, Housing and Population gave some population advantage to these less city LGAs coupled with sprawling of urban population to the less city where land is available at cheaper rates for housing development. (See tables 2 1nd 13) and 5.2 for population projection of Ibadan (2013-2033) at a growth rate of 3.2% p.a.

The comparability of these figures with those of Un-Habitat in Tables 2 and 3 attests to the relative credibility of these figures and more significantly; the importance of Ibadan in the comity of cities in Nigeria. It is the third largest after Lagos and Kano.

Table 9: Comparative City Population and Growth Rates of Ibadan, Lagos and Kano Urban Agglomeration

Year	Population of Ibadan ('000)	Growth Rate (%)	Population of Lagos ('000)	Growth Rate (%)	Population of Kano ('000)	Growth Rate (%)
1990	1,739	—	4,764	—	2,095	n.a
1995	1,993	2.73	5,966	4.50	2,360	2.38
2000	2,236	2.30	7,233	3.85	2,658	2.38
2005	2,509	2.30	8,767	3.85	2,993	2.38
2010	2,887	2.46	10,578	3.76	3,395	2.52
2015	3,376	2.88	12,247	3.22	3,922	2.89
2020	3,760	2.75	14,162	2.61	4,492	2.73
2025	4,237	2.39	15,810	2.20	5,060	2.37

Source: Adapted from UN – Habitat of the World's cities, 2012/2013

Table 10: Projected Population of Ibadan Metropolitan Area

S/NO.	Local Govt. Area	2013	2018	2023	2028	2033
1.	Akinyele	264,062	309,104	361,829	423,547	495,793
2.	Egbeda	353,614	413,931	484,537	567,186	645,835
3.	Ibadan NE	413,207	483,689	566,194	662,129	775,822
4.	Ibadan North	384,128	449,650	526,348	616,129	721,224
5.	Ibadan NN	192,026	224,781	263,122	308,004	360,541
6.	Ibadan SE	332,189	388,851	455,179	532,820	623,705
7.	Ibadan SW	352,935	413,136	483,606	566,096	662,657
8.	Ido	129,764	151,898	177,808	208,137	243,640
9.	Lagelu	184,676	216,176	253,050	296,214	246,740
10.	Oluyole	253,652	296,919	347,565	406,850	476,248
11.	Ona-Ara	331,084	387,558	453,665	531,048	621,631
	Total	3,191,339	3,735,695	4,372,903	5,118,802	5,611,642

Source: Oyo State Ministry of Budget and Planning, macro-statistics Departments, 2013

But the general concern today is the provision of education, health, better nutrition facilities for the mass population, reduction in employment and underemployment; a fall in the standard of living; no provision of food in sufficient quantity and quality for the teeming population, lack of good housing and environmental sanitation, inequitable income distribution and provision of not enough skilled manpower.

With increasing urbanization of Ibadan the problems have shifted from that of providing for subsistence to one of imbalance between population and available resources. The economic difficulties being experienced in Ibadan and other cities in Nigeria in recent years, is an indication that they do not benefit really from rapid population growth. The growth rate of Ibadan population is lower than the average growth rate of Oyo State in 2006 which was 2.2% compared with State growth rate of 3.2% per annum. This is a manifestation of political conspiracy by the other geo-political zones and incompetence of the National Population Commission at every stage of the census exercise.

We have to mobilize the people and establish complaint centres in all the LGAs and LCDAs and monitor the census exercise in all the Enumeration Areas (EAs) with possible assistance of the Mogajjis, Baales and other stakeholders who should be involved in the census exercise and guide the enumerators in interpreting the EA maps. We must not wait for Census Appeal Tribunal at Abuja that was always established to fail because the National Population Commission would never make available vital documents.

Population Analysis of South Western States

The table below shows the trend in population growth rates of Yoruba states since 1952 up to 2006 and population growth rate of cities in selected countries in Africa and Middle East in 1993 as recorded by UNCHS.

Table 11: National Population Analysis of South Western States 1952-2016

States	1952	1991	2006	Growth per Annum from 1991
Lagos	510,232	5,724,116	9,013,334	3.07%
Ekiti	327,396	1,514,136	2,384,212	3.07%
Ogun	978,088	2,333,726	3,728,098	3.17%
Ondo	618,187	2,271,202	3,441,024	2.81%
Osun	1,257,853	2,158,143	3,423,535	3.12%
Oyo	1,165,845	3,452,720	5,591,589	3.27%
TOTAL	4,857,601	17,455,043	27,581,992	3.08%

Note: The Population of Osun Davison in 1952 included Ogbomosh

The population of Western Regions grew by 26.3 percent between 1931 and 1953. It grew by astonishing 124.6 percent between 1953 and 1963. But between 1963 and 1991, it slowed down by 83.6 percent. On the other hand, the Northern Region has grown consistently and steadily by over 60 percent between 1963 and 1991 census period. The West and Mid-West and the highest growth rate over 70 percent during the 60 year period (i.e. 1931-1991) when compared with the national growth rate of 65 percent. Lagos now being a mega-city had limited space for expansion having a total area of 3,345.00km² while cities like Ibadan, Abeokuta and some areas in Ogun State will continue to absorb

the split-over of the population from Lagos State. Ibadan is 3,125.30km² with eleven local government areas, the largest geographical in Nigeria, for a single metropolitan area.

According to Agbowu, in his critical analysis, of the census results (1931-1991), if a country as a whole grew at an average rate of 65 percent over the 60 year period, one would expect that the components whose rates of growth exceed the national average should show an increased proportion. But curiously, the West and Mid-West have been clamped into the proportional population trap and their growth artificially constructed.

Comparative analysis of census figures for Nigeria shows that, the population growth between 1931 and 1952 was estimated at 2% per annum, between 1953 and 1963 it was 3.8% per annum, between 1963 and 1991, it was 2.83 per annum and between 1991 and 2006, it is 3.2% per annum.

Professor Sam Aluko in the Nigeria Tribune of Wednesday, 17 January, 2007 observed that the rate of growth of 3.2% per annum between 1991 and 2006 seems curious, he posited that, “one would have expected that with increased growth in the economy, increased standard of living, migration of Nigerians, particularly a large number of middle class people abroad, which has been phenomenal since 1991 and with the hard economy situation since the 90s, one would have expected the rate of population growth to fall below 2.83 which it was between the 80s and 1991”.

The census figures so far released would have a serious implication on the economy. It means that the per capital income of Nigeria has consequently fallen from 320 dollars to about 250 dollars per head which reduces the human and capital development income of Nigeria and makes it almost one of the poorest in Africa today.

8.0 PHYSICAL PLANNING EFFORTS OF IBADAN CITY

Ibadan grew into a City-State in 18205; the first opportunity to commence a comprehensive planning of the city came over a century later. A 1945 report had pointed out that:

“For more than a hundred years, development had proceeded with very little control and resulted in the creation of a fantastic street system f formless roads and winding parks, infact in many cases, the streets are nothing more than the spaces left over after house building has taken place”.

In 1955, a proposed for the commencement of the total planning of Ibadan was presented to Works, Town Planning and Tenders Committee of the Ibadan Provisional Council. The committee ignored all the advice that the Acting Principal Town Flaming Officer, Mr. O. Onafowokan gave, because the caliber of men in the council did not understand the concept. *Secondly*, town planning always involves unpopular and unpalatable measures like the destruction of homes and bitter legal battles about the right amount of compensation. No government would be too anxious in the 1950s in Nigeria to involve itself in what might become a destabilizing act or policy. And *thirdly*, in those pre-independence days, no Local Government Council possessed the kind of resources necessary for such an enormous project.

Urban planning is not only a social welfare service but also a public function for which the government in power is responsible. Whatever forms of government a country has, be it democratic, socialist, authoritarian or military. it is its responsibility to plan the use and development of its urban and rural land.

The extent to which the social, economic and physical planning problems of a country are solved critically hinge on the existence of *effective political* leadership.

W. A. Lewis correctly hit the nail on the head when he asserted that:

"If a country is fortunate to have a good leader, born at a crucial time in history, who catches the imagination of his people and guides them through formative experience, he will create traditions and legends and standards which weave themselves into the thinking of his people and govern their behaviours through many centuries".

There can be no political stability in a country which does not possess effective political leadership. It is only effective leadership that can bring about peace and stable political environment.

(i) Impact of Physical Planning on Resource Process:

The resulting uncontrolled growth and development of Ibadan Metropolitan Area has created serious problems of housing, food shortage, sanitation, unemployment, underemployment, deforestation of Agala Forest Reserves since the 1980s has led to a further decline in the agricultural land around the city. Many inhabitants of the numerous satellite villages and hamlets in Ibadan Metropolitan Area have either moved back to the city or changed occupation. The new economic activities which are now to be found in the region are those which serve the needs of the big city. The most prominent of these activities include: poultry farming, snail-rearing, quarrying, charcoal burning and brick-making.

Some quarries near the city are the dumping ground for scrap metal, discarded vehicles and other solid waste from the city creating serious environmental problems. But houses are being built in some quarries (e.g. along the expressway) with the quarry sides forming some sort of natural wall round the buildings. Some quarry sites have large pools of water (e.g. at Ikuogbolekun near Adegbayi) surrounded by buildings and polluted with refuse. While some children had died in the pond, some water-producing companies are even fetching water from the pond, it is difficult to say how safe such buildings are from future floods, and land slumps,

In essence, current developments trends in Ibadan Metropolis are severally constrained by four major factors:

- The lack of a future vision and coherent development plan;
- The lack of clarity of institutional roles and responsibilities between the different jurisdiction and tiers of government;
- Poor enforcement of planning regulations; and
- Non-availability of adequate funds to construct, rehabilitate and sustainably operate and maintain critical urban infrastructure and services for domestic and foreign investment in productive activities.

(ii) ***Physical Planning and Urban Management Information System:***

The present state of affairs in Nigerian cities and Metropolitan areas has been occasioned by the fact that for most cities and metropolitan areas, ***there is hardly any management information system on which decisions for planning the scope, the rate of growth and the revenue receivable for many services or infrastructural facilities can be based.*** The absence of such information system has given rise to some problems in the development of Nigerian cities. The problems are:

- The continued uncontrolled pattern of growth;
- The persistent shortages of provisions of services and infrastructural facilities; and
- The inability of Local Governments to raise adequate internal revenue.

Many cities do not pay attention to their neighbourhood or ward organizations other than for electoral purposes, yet these constitute the very framework on which their information system should be based. The knowledge of the number, size, location, ownership, value, use and occupancy of buildings in urban centres constitutes an essential factor in the effective governance of the city.

Therefore, the goal and objectives of urban management information is to ensure that each Local Government develops an adequate management information system to enhance its capacity for efficient and effective management of its affairs.

The management information system is only achievable if the government of the proposed IBADAN STATE provides the necessary satellite imagery photos on which to begin the cadastral maps for cities and local government areas. In addition, the state government should embark on *property identification* exercise to ensure that a comprehensive register of buildings, their sizes, owners' occupancy and uses is produced for each urban centre by neighbourhoods and wards.

A management information system should be established within each Local Government in the Local Planning Authority. The Local Planning Authority shall engage in planning data collection while the Estate Department carry out property identification and establish land values data for revenue collection. The Local Planning Authority shall be required by law to provide a three-year rolling plan for the socio-economic and spatial development of its Local Government based on its analysis of its growth trends and potential.

The government of the proposed Ibadan State shall ensure that every urban Local Government identifies the boundaries of its wards and neighbourhoods, name all its streets, roads and 13035, and number all its houses both old and new adopting the Nigerian Postcode System developed by the Nigerian Postal Services to facilitate the delivery of mails direct to individual buildings in the urban and rural areas.

9.0 THE NATURE AND CONTROL OF POWER OVER LAND

The trusteeship concept expressed in section 1 of the Land Use Act, 1978, emphasizes that the governors are not the beneficial owners of the lands in trust for the use and common benefit of all Nigerians.

The trusteeship or trustee ownership is subject to existing rights, and the exercise of their powers is not to be in a capricious manner but in accordance with principles and procedures set out in the legislation, the general Law and the Constitution (R.W. James 1987).

(a) State and Federal Governments

The vesting of Land in the governor of a state all land comprised in the territory of each state in the Federation and administered for the use and common benefit of all Nigerians is subject to the provisions of this Act. This qualification indicated that there were some lands in each state which were not intended to be vested in the governor of the State. However, the Land Use Act effected a conversion of all existing leases, freehold or customary, into rights of occupancy.

The exceptions recognized by the “**qualification clause**” mainly: there might have existed in a state, land vested in the federal government or its instrumentalities at the commencement of the Land Use Act in 1978. Such lands were declared to be exempted from the vesting declaration in section I. according to the provision of section 49 of the Land Use Act

(b) State and Local Governments

The Scheme of the Land Use Act was to apportion the powers of management and control of state land between the military (state) governors and the local authorities. By section 2, all land in urban areas were brought under the control and management of the

state governors, whilst land in non-urban areas were placed under the control and management of the local governments.

However, the governor of a state is able to make grants of statutory rights of occupancy in non-urban areas because of his power in respect of land, whether or not in an urban area, were stated clearly in the Land Use Act.

Some powers were centralized in the state governor which affected all rights of occupancy, customary or statutory. They include:

- issuing certificate of occupancy,
- revoking rights of occupancy, except in limited circumstances when customary rights may be revoked by the local government as well,
- granting licenses to take building materials in land and
- promulgating regulations with regard to the prescribed matters

The local government in respect of land in a non-urban area, with its area of jurisdiction, may exercise the following powers:

- grant customary rights of occupancy;
- revoke any customary right on any such land;
- approve the disposition of customary right;
- acquire land and pay compensation for its use.

For land management to be very effective, it must be in the context of policy and technical capacity of the government. It involves the management of land resources, land administration, and land information and should be set in a comprehensive framework.

The land-use policy is intended to achieve a number of overall objectives as listed below:

- (i) The availability of land for both the federal and state governments in order for them to realize their commitments on public sector housing,

infrastructural development and the implementation of conservation schemes;

- (ii) To avoid land speculation;
- (iii) To secure for every Nigerian a piece of land for his use within his financial means;
- (iv) To achieve a reduction in the incidence of disputes, and finally;
- (v) To achieve substantial reduction in “*transaction costs*” of securing land to those in need of land.

The emerging problems in Oyo State arose from the enactment of Land Use Charge Law of 2012 which attracted petitions from: The Nigerian Institution of Estate Surveyors and Valuers (NIESV), The Manufacturer Association of Nigeria (MAN) including other Stakeholders. The law is now stuck in limbo.

- (a) The Land Use Charge Law (2012), was wrongly copied from Lagos State on the assumption that the Governor owns the land instead of holding in TRUST for the use of Nigerians. The State Government therefore abolished GROUND RENTS payment in Oyo State.
- (b) The fact is that Lagos State Land Based Charges payable under Land Rates Law which was consolidated as Land Use Charge Law along with Environmental Charges Law and Tenement Rate is equivalent to Oyo State Land Law Cap 29, PYS. L.N.9 of 1983 which concerns allocation and payments of **ground rents** including other charges on GRA.

(c) How The Policy Affects You and I!!!

- (i) What happens to ground rents payable to Local Governments on their Estates and Markets?
- (ii) How about ground rents payable on Estates belonging to Oyo State Property Development Corporation; Local Government properties company Ltd. and private Developers guided by different management Laws?

- (iii) In the last fifteen years, Telecommunication Companies have erected masts on private or family land based on private leases from the family or individuals with payments of lease rents (or ground rents). What happens to them when payment of ground rent is abolished by Government?
- (iv) What happens to Section 49 of the Land Use Act, 1978 which excluded properties belonging to the Federal Government and its Agencies in the States?

Federal Government should be responsible for payment in lieu of property taxes on federal government property. For example; both Ibadan North East and Ibadan South West Local Governments received payments in lieu of Tenement Rates in 1992 from Federal Government when I was the Director of Estate & Valuation. Similarly Berlin and Ottawa received a Federal grant in lieu of payment of property taxes on federal property (Enid Slack, 2007). This should be the responsibility of the National Assembly.

- (v) The formula for determining Land Use Charge payable does not include **Ground Rent** but **average value** of **Land Sales** in a neighbourhood. The two are not the same in Law and Principle of valuation
- (vi) All the government agencies and private developers are creating access to land for Housing, Commercial and Industrial Developments. Oyo State Government must amend that Law which is full of other defects and infringe on peoples' rights.

10.0 URBAN LAND POLICY PROBLEMS

Urban land policy problems are too complex and wide ranging to classify, but they may be divided into the following broad-base categories:

- (i) Urban land market;
- (ii) Housing conditions and access to Land
- (iii) Land registration and tenure security
- (iv) Ineffective government programmes and actions in the area of urban development
- (v) Private sector resistance to government land regulations; and

(i) Urban Land Markets in Ibadan

The dynamics of land-use change between 1972 and 2006 varied as a result of influx of people into Ibadan city, especially, the rural local government areas in a way that prompted drastic utilization of land resources and other natural resources. This invariably results in degradation of land and water resources, the very basic resources upon which development of Ibadan is based.

Table 12: Dynamics of Urban Land Use Change in Ibadan

Land-Use	1972		1984		2006	
	Area in km ²	Percentage	Area in km ²	Percentage	Area in km ²	Percentage
Urban	156.15	5%	437.22	14%	468.45	15%
Sub-Urban	593.38	19%	1,623.98	52%	1,976	63%
Water Body	405.99	13%	249.84	8%	156.15	5%
Rural/Vegetation	1,967.51	63%	811.88	26%	530.92	17%

Source: David Tolu Afolayan of GISKonsult Ltd, Ibadan, 2010.

Urban land markets, with their relatively fixed supply and the often defective and imperfect nature of both the commodity and the market, distribute the scarce land supply

among competing users. They assign land to its most competing users. They assign land to its most profitable use according to the preferences of consumers and society. Competition among land users sets prices and determines the pattern of land-use activities in urban area.

As the pressure for urban development increases, rural and agricultural land on the edges of cities is developed. The process of converting farmland to urban uses is triggered when the demand for peripheral land pushes the price bids beyond the value of agricultural land.

Table 13: Summary of Existing Land Use Analysis in Ibadan

Land Use	Area in km ²	Percentage of Total	Area in Hectares
Residential	468.58	14.88%	468,578.564
Educational	29.704	0.94%	29,704.721
Recreational	3.17	0.10%	3,166.686
Green	1,898.506	60.30%	1,898,506.391
Agricultural	644.30	20.46%	644,299.581
Water Body	8.39	0.27%	8,387.109
Industrial	35.64	1.13%	35,639.382
Public	38.43	1.22%	38,427.232
Commercial	21.83	0.69%	21,829.691
TOTAL	3,148.54	100.00%	3,148,539.57

Source: Field Survey on Master Plan of Ibadan; Existing Land Use Pattern by Ministry of Physical Planning and urban Development now a Department in the Ministry of Lands, Housing & Survey

This is why governmental interventions, both directly and indirectly, often take place and are critical to broadening access to land beyond those who can afford the open market prices. The nature of such interventions closely reflects the governmental ideology as often expressed in the national land policy. Land policy, therefore, is an important tool for modifying market-driven land tenure in the interest of national development objectives, as an instrument for responding to urban societies' needs and for achieving greater equity and social justice.

Public sector interventions are geared towards moderating land market allocation mechanism, to minimize land market imperfections, and to assist in ensuring allocation of land to preferential areas, particular to those who cannot secure well-situated land on their own.

(ii) Housing Conditions and Access to Land

Housing is a critical basic need of man. It is a unit of the environment, defined as “residential environment, which includes, in addition to the physical structure that humans use for shelter, all necessary services, facilities, equipment and devices needed or desired for the physical and mental health, as well as, social well being of the family and individuals (Salau, 1990, citing World Health Organization). Thus, improvement in physical and psychological fitness, as well as social and economic well being in turn, enables households and society to provide increasingly better housing

However, in spite of importance of housing, it has been an intractable problem in both the urban and rural areas. For instance, Metha (2006) noted that one of the identified concerns about the present urban context is the worsening state of access to shelter and security of tenure resulting in severe overcrowding, homelessness and environmental health problem.

Indeed, challenges of housing, in terms of quality, appear to be the same all over the world. The needy have access to housing while the less needy have greater chances of accessing housing. In Nigeria, housing is generally inadequate in the rural areas in terms of quality, while the major problem in urban areas has been identified to be more of quantity, although quantity is also an issue.

The shortage of housing, according to experts, is one of the factors responsible for the poor environmental quality across Nigeria, including the spread of sprawls and slums.

The UN-Habitat (2008) identified two types of slum exist in its publication on African cities:

- (a) the traditional city centre slums of decayed and dilapidated structures built with semi-durable material (adobe) and lacking physical planning standards; and
- (b) spontaneous and often illegal informal settlement developments at the urban periphery on squattered land.

Both are defined as ‘Slum’ because their inhabitants suffer one or more shelter deprivations. These two generic slum types generally result from a combination of poverty, failing urban governance and inflexible formal urban land and housing markets that do not cater for the urban poor. Slum proliferation in urban centres in Nigeria is aggravated by the cumulative effects of economic stagnation, increasing inequality and the sheer rapidity of urban population growth.

The unprecedented expansion of urban population causes rapid increases in the demand for urban land leading to conversion of rural land at the urban periphery. Tenure systems largely determine the ease or difficulty of land acquisition and assembly. In Nigeria, they make expansion of urban areas difficult and raise transfer cost to level that are not attainable by the poor.

The Nigeria Land Use Act of March 1978 are intended to make land available to competing users. This public sector intervention are geared towards moderating land market allocation mechanism, to minimize land market imperfections, and to assist in ensuring allocation of land to preferential areas, particularly to those who cannot secure well-suited land on their own.

Local governments, within their ideological and political confines, can also moderate the land market to achieve specific planning and spatial aims or improve accessibility to urban land for residential and commercial purposes for a broad range of stakeholders, including low-income households and slum dwellers.

However, the urban Land Use Act in Nigeria, Urban Land Ceiling Act of 1976 in India, and the 2003 Ghana Land Administrative Project (LAP) have not produced the

desired results. These land control policies have caused substantial problems: significant reductions in the supply of land for residential development, creation of a vast black market for real estate, and an overall worsening of housing affordability in all the major urban areas of these countries.

One of the most alarming results of these policies is the rapid growth of the slum population while majority of urban growth in developing countries is now taking place outside the planning control systems of the government. In addition, urbanization is influenced by large numbers of relatively low-income migrants. Thus, their limited financial capacities force them to solve their shelter and livelihood problems informally and on their own terms. They rely on self-help techniques ranging from the illegal tapping of urban services by low-income households to the provision of their own electricity. Water and sewerage supply by high-income developers.

(iii) Ineffective Government Urban Land Policies & Planning Regulation

At the same time, urban land policies are too centralized. The creation of the Ministry of Physical Planning and Urban Development in many states while former Local Planning Authorities became zonal planning offices creates bottlenecks in planning and approval

The goal and objectives of urban planning is to ensure that it becomes a basic tool for making Nigeria cities more livable and achieving other political, economic, social and cultural goals of all tiers of government. It will also promote the implementation of the Nigerian Urban and Regional Law Decree 88 of 1992. Therefore, all tiers of Government are supposed to produce physical development plans as provided by the Law.

The major issue in land administration has to do with allocation, utilization and management. These are some of the issues the Urban and Regional Planning Laws tried to cater for. This Law specifically provides for utilization and management of land at the three tiers of government:

- (i) National Urban and Regional Planning Commission at the Federal Level.
- (ii) State Urban and Regional Planning Board at the State Government Level
- (iii) Local Planning Authority at the Local Government Level

However, in some states, the law works only where there is no conflict with the States Physical Planning and Urban Development Laws

Despite the promulgation of this Law, the planning and development controls in urban centres remain weak due to the following reasons;

- (i) poor enforcement of planning regulations as they exist;
- (ii) uncoordinated activities of various government agencies which have significant land holdings

Nigeria is experiencing severe problems associated with unbalanced population distribution and increasingly rapid urbanization in the absence of well-articulated and comprehensive physical planning, development control and urban social policy.

According to UN-Habitat (2008), Lagos is the classic example of a developing country mega-city, combining haphazard, uncontrolled and unrestrained population and spatial growth with little corresponding expansion, infrastructures, services and livelihood opportunities.

Urban fragmentation caused by Colonial Administration, typically creates two cities within the city, as clearly illustrated with the satellite image of Lagos, Ibadan and many pre-colonial cities would show. The urban poor live in high urban densities, with unplanned urban spatial layout and mostly deprived of access to adequate housing, residential land, municipal services and other urban benefits. The better off tend to reside in the ordered, formally planned and structured higher-income areas that enjoy municipal services. To correct this precarious situation faced by cities in Nigeria and Africa as a whole, there is need for politicians and city managers to look inward, towards improving affordable and adequate housing and basic facilities and services delivery.

The urban planning process also involves the determination of land suitability for housing development and other facilities. This will discourage uncoordinated individual encroachment on the land, and consequently minimize the cost of rehabilitating misused land by the Government for future development.

(iv) Impact of Mismanagement of Land Resources in Ibadan

As a capital of Ibadan Native Authority, the city relied on primary goods production and a large proportion of the population was in the agricultural production. However, the city grew into an impressive and sprawling urban centres when it became the centre of administration of Nigeria's old Western Region in the days of British colonial rule up till the time of independence and thereafter.

Ibadan with a land area of **3,148.54sq.km** and eleven local government areas, the largest in Nigeria in terms of geographical area has a modern Airport at Alakia which replaced Old Aerodrome. The city is served by the Ibadan Railway Station at Dugbe on the Lagos-Kano Railway line. Primary routes go from Ibadan to the Northern part of Nigeria and to Lagos. In the 1980s, the Ibadan-Lagos Expressway generated the greatest urban sprawl (to the east and north of the city). Since then, Ibadan city has spread further into the administrative area of neighbouring local governments).

Land and water, the basic renewable resources upon which so much ultimately depends, are complex resource system, that present many management challenges. Ibadan is endowed with land resources, lakes, mines and forest reserves.

Reliable data on the stock of land and water resources are essentially needed in the planning of resources utilization and resource management programmes. A primary reason for the decline in the quality of many resources was underutilization and insufficient use of land resources. While new agricultural land is being developed, existing alienated land becomes idle.

Governments are not being careful in considering their resources, and pursued resource-intensive approach. The long-term goal of sustainability was sacrificed for short-term quick result. There are wastelands in some cases land is held for security, speculation, or as status symbol, but not for production purposes. Prime agricultural lands are converted for other use.

(a) Deforestation for Urban Developments

The deforestation effects of the forest reserves in four locations in Ibadan city could be summarized as follows with additional later developments;

(i) Alalubosa Forest Reserve

Its land was acquired by the British Colonial Government from Ibadan District Council and constituted legally into a forest reserve on May 4, 1916. The Alalubosa Lake measuring 5.8 hectares had been sand filled in 1988 as a result of establishing Alalubosa GRA due to underutilization of the forest reserves. There are also Alesinloye Extension GRA, State Security Organization buildings and National Museum. On the other side of the road is Alesinloye Market. Behind the market opposite Federal School of Forestry is Jericho Extension New GRA.

(ii) Ogunpa Forest Reserve

It is on the top and eastern slope of Mokola and Premier Hotel Hills having an area of 82.2 hectares. Ogunpa Stream was dammed to produce Ogunpa Lake whose area was initially 26.6 hectares The Lake was established to supply water for Ibadan Prior to the creation of Eleiyele Lake in 1941, in 1965, 53 hectares of the forest reserve land was exercised to Create Agodi Gardens which was commissioned in December 1967. It has been modernized to an international recreation park in 2014.

(iii) Oke-Aremo Forest Reserve

It covers the top and steep slope of Are Latosa and Sapati Hills. The Spatial extent of the forest reserve is 58.4 hectares. The western side of the slop is Oniyanrin where you have former P&T headquarters lying within the reserve is the Bower Memorial Tower erected in 1935, Ibadan House, New Olubadan Palace Complex both on 9.63 hectares of land and Agala Housing Estate, a resettlement Scheme on the other side of the Palace

(iv) Eleiyele Forest Reserve

The forest reserve was established in 1941. The reserve covers 360.9 hectares while the lake initially covered 165.1 hectares. The River Oba was damned at the eastern foot of Eleiyele Hill to produce the lake which initially had a length of 4.146 metres, width varied from 46 metres to 994 metres along its longest western tributary from Awotan area on Akufo Road.

(b) Under Utilized or Untapped Mineral Resources in Ibadanland

- Lagelu Local Government: Tantalite, Sand, Gravel, Laterites.
- Oluyole Local Government: MICA in Olode, Oluyole LGA others are, Sillimanite, Emerald Tourmaline and Aquamarine.
- Ido Local Government: Clay at Omi-Adio, Sand, Gravel, Laterite
- Egbeda Local Government: Tourmaline, Aquamarine and Emerald at Egbeda and Olodo Sand, Gravel and Laterites

11.0 PERSPECTIVES ON IBADAN MASTER PLAN

(i) Imperative of Good Urban Planning

Good urban planning is the most important prerequisite to urban construction and management. This is due to the fact that urban settlements are the major centres of capital investments, especially in industrial and commercial enterprises. The extent of the planned growth of cities determines the extent of the living standards of their residents.

Only few cities in Nigeria such as: Kaduna, Owerri and Abuja had plans before they were built; Minna Bida, Ilorin and few others had master plans which were not implemented. Others, like Lagos, had master plan prepared with the assistance of the UNDP. Many so called urban centres today came to existence by virtue of their strategic locations as state capitals and Local Government headquarters.

The total area of Ibadan is 3,148.54sq.km while the urban land-use was 156.15km² in 1972 or 5%; 437.22km² or 14% in 1984 and 468.45km² in 2006. The use of Aerial map or Satellite Images would be useful in measuring the growth of Ibadan City apart from its resources. Currently, the sub-urban land use is 1,976km² or 63% of the total area. Therefore, the extent of the planned growth of Ibadan would determine the extent of the living standards of the residents.

The present Government of Governor Ajimobi must be commended for embarking on the preparation of Ibadan Master Plan which was initiated in 2006 and probably not completed by 2007. However, the preparation of Ibadan Master Plan must avoid the pitfalls in the scheme which had been highlighted by experts. Most master plans have failed for a number of reasons:

- (i) the city's master plan are too static;
- (ii) they place too much emphasis on detailed layouts and zoning of supposed future land use;

- (iii) they do not offer guidance on the phasing of implementation or technology to be adopted;
- (iv) most importantly, these planning approaches do not consider actual economic demands for space, thus ignoring the capacity of households and business to pay for land and properties; and
- (v) government officials frequently treat the plan as prescriptions of what should or out to be , and therefore programme infrastructure into areas where there is limited demand.

(ii) Aims and Objectives of Ibadan Master Plan

At the Consultative Meeting with the World Bank Officials on DRAFT IBADAN CITY MASTER PLAN held IBADAN HOUSE OKE-AREMO, IBADAN hosted by the Central Council of Ibadan Indigenes (CCII) and co-hosted by the Olubadan-in-Council

- Provision for population growth
- Preventing future flooding episodes
- Attracting investment and business growth
- Providing better infrastructure
- Giving better transport connections
- The location and quality of houses
- Providing land for new jobs
- The location of open spaces and recreational areas
- Environmental, historic ad culturally important areas which need protection
- Who implements the strategy and how?

(iii) Scope of the Work

The draft “Ibadan City Master Plan” covers the eleven Local Government Area as indicated at page 3 of the project document summary of 23/23/2017. The plan would cover the following areas:

- i. Flooding
- ii. Core Area of Ibadan
- iii. Heritage
- iv. Population
- v. Employment
- vi. Housing
- vii. Infrastructure
- viii. Transport
- ix. Institutional Framework
- x. Natural Environment

(iv) Occupancy Surveys

The establishment population (2016-2036) was based on 80 areas covering 936 hectares of residential areas containing 140,000 houses were counted. 8000 houses covering 2,400 households and 10,000 people of 4.167 or 4.2HH or average of 3 households/buildings

Note: Land Area of Ibadan is **3,145.96sq.km** or 314.596hectares) the largest in the country with eleven (11) Local Government Areas. The total land area of the eleven LGAs in the sampled survey was 936 hectares out of 85,864 hectares.

- (i) $1\text{km}^2 = 100$ hectares. 1 hectare contains 150 buildings in high density area.

Table 14: Population per Hectare of Local Government Areas:

<i>S/No.</i>	<i>LGA</i>	<i>Gross Areas (HA)</i>	<i>Population Census (2006)</i>	<i>Population Per (Hec.)</i>	<i>Population (2006)</i>	<i>Population Per (Hec.)</i>
1.	Ibadan North	14,556	308,119	21.17	347,143	23.85
2.	Ibadan North East	5,137	331,444	64.52	339,410	66.07
3.	Ibadan North West	3,138	154,029	30.53	155,239	49.47
4.	Ibadan South East	5,045	266,457	52.82	296,23	58.72
5.	Ibadan South West	12,455	283,098	22.73	368,141	29.26
6.	Akinyele	42,426	211,811	4.99	625,542	14.74
7.	Egbeda	13,683	283,643	20.73	755,102	55.19
8.	Ido	86,549	104,087	1.20	843,540	9.75
9.	Lagelu	28,392	148,133	5.22	588,533	20.73
10.	Oluoyole	63,538	203,461	3.20	880,215	13.85
11.	Ona-Ara	42,594	205,571	4.83	818,017	19.20
	Total	349,015	2,560,853	7.34	6,017,709	17.24

Sources:

- i. Land Mass from OYS Office of Surveyor General
- ii. 2006 Population from Federal Government Gazette No. 2 Vol. 96 of 2nd of February, 2009
- iii. World Bank Consultants on Ibadan City Master Plan, march, 2017

Therefore, the state government should look into the urban planning laws; the urban planning process; and the urban planning practice. The structural plans which have been variously described as **outline plans** or **strategic plans**, provide the framework for the physical development of an urban area like Ibadan and other urban areas. Also, **subject plans** relate to planning for specific features of urban land-scape

Perhaps the largest flaw in Abuja master plan, according to Professor Akin Mabogunje 2001, is that of the failure to develop housing to keep pace with the growth of the city as the capital relocation intensified, as this led to the extensive development of unauthorized housing areas outside of the parameters of the plan.

The staggering speed of the city's growth, from under 100,00 in 1986 to more than 170,000 just five years later, practically made these problems inevitable (Ikejiofor 1998). Abuja then continue to increase in size and population in the next decade, and it continues to grow at a pace far greater than what any of its planners anticipated or any of it managers can handle (Iman et al. 2008).

Of course, another important issue arising from Abuja master plan was the evident contempt of Nigeria Official for the idea of low-cost self-help housing of Nyanya village studied by Adama 2007; 54-8. The contempt of many of these same officials for the places like Nyanya, too, has led to ruthless attempt to enforce Abuja's Master Plan to the detriment of its poor majority, whose house got demolished and whose rights to the city got restricted.

From the forgoing expert opinions on Abuja Master Plan, in preparing Ibadan master plan, there must be correspondence between the plan and the actual pattern of residential development because Ibadan is not a virgin land like Abuja. The consultants must acquire Satellite Images of Ibadan Metropolitan Area to show the extent of development, particularly, the new areas.

(v) Institutional Arrangement

The consultants have proposed **IBADAN DEVELOPMENT AGENCY** as we have in Karachi the capital of Pakistan and Madras in India but the name of the institution should be changed to **IBADAN METROPOLITAN DEVELOPMENT AUTHORITY**.

The agency (IMDA) is good for Ibadan Metropolitan Area with Eleven Local Government within its geographical area and the largest in Nigeria according to UN-Habitat Report of 2008. Its functions among other things are:

- To be responsible for land development;
- Prepare physical development plans;
- Authorizing new developments; and
- Monitor their implementation

However, for the institution (i.e. IDA) to be successful and effective, the followings must take place:

- i. It must have executive functions and fiscal autonomy (resources), if they are to coordinate the delivery of services within metropolitan area of Ibadan and perform its planning function effectively
- ii. The Agency must be able to combine development investment and operating responsibility
- iii. There must be Board of Directors composed of
 - Professionals representing institutions;
 - Representative of Business Community;
 - Representative of the central Council of Ibadan Indigenes (CCII);
 - State Government representative;
 - Representative of Ibadan branch of ALGON

Political leadership and Physical Planning

Political leaders who are the ultimate makers of physical planning policies and decision need to bear in mind the extent to which physical planning is successfully undertaken fundamentally depends on them. *A great city reflects the personality of its legislators, generation by generation.*

The Chinese Government, according to the late Oluremi I. Obateru (2006), emphasizes very much the key role of urban planning and its scientific management in the implementation of urban planning. Special organizations in charge of urban planning had been established at various level of city government in the whole country: **city master plans** have been formulated in all designated cities and the work of making detailed and professional plans.

This is a product of informed, responsible and effective political leadership and the consequent stable political environment.

Whereas in Nigeria, the provisions of the Nigerian Urban and Regional Planning Law of 1992 which provided for the preparation of physical plans to cover development of

metropolitan centres, cities, towns, districts and neighbourhoods were never observed and implemented by state, and local governments and other stakeholders.

The policy makers in the Federal, State or Local Government level had urban plans as mere paper work, which will not explain their achievements like; construction of roads, schools and other physical structures.

12.0 CHALLENGES OF URBANIZATION FACING NIGERIA

According to the world Bank Publication “Cities in Transition, 2000” – In East Asia, Sub-Sahara Africa and the Middle East and North Africa, Urbanization is proceeding rapidly with urban growth exceeding 4 percent a year. Over the next two decades (2020), more than 95 percent of the population growth in the developing countries even in the South Asia, will occur in urban area.

The scale of urbanization and its implication for the ability of countries to meet the needs of the people at relative low levels of national incomes are unprecedented. Megacities such as Bangkok, Cairo, and Lima have had to absorb more than twice as many people in the past 25 years as London and New York did at the peak of their growth at the end of the last century (Brookerhalf and Brennam 1998).

The most rapid growth in the recent decades has occurred in **large cities** (1.5 million residents), and in small cities (fewer than 500,000). But the proliferation of megacities (more than 10 million) is the most dramatic trend, particularly in Asia and Latin America. Between 1995 and 2015; the world’s megacities will more than double in members to 26 out of which 22 area Asia.

(i) The Challenges of Urban Fragmentations

One of the colonial urban legacies concern interval form and spatial structure of cities. Often, the obvious dimensions of the segmentation, with separate areas for business or residence restricted to Europeans, Asian and Africans respectively, in many colonial cities, justified by rhetorical concerns with health (Swanson 1977).

In 1917, there was township ordinance promulgated by the colonial government. The main purpose, explained Lord Fredric Lugard, “was to establish the board principle of municipal responsibility, graduated according to the importance of the community and the measure of its ability to accept and discharge satisfactorily the conduct of its own affairs”. Townships are graded into three classes, from first to third, according to the degree of control and responsibility vested in the governing authority, and they include practically all centres where Europeans reside. Only Lagos was a first township, and Ibadan was one of the eighteen second-class Township.

The Ibadan township area was located to parts of the southwest and southeast. It encompassed part of what later become known as the new reservation such as Jericho, Iyaganku, Agodi, Iddo gate and Lebanon Street (Gbagi layout). It was conceived to be autonomous in administration according to the township ordinance of 1917 in Nigeria.

The township was primarily intended to promote a deliberate policy of segregation. The township ordinance also contained a provision which empowered the government to expel any “native” from the area. The second was to segregate Europeans from Nigerians, irrespective of the status of the latter; Europeans lived in reservations where the best medical and security facilities were provided.

Urban fragmentation typically creates two cities within the city. The urban poor live in high urban densities, with unplanned urban spatial layout and mostly deprived of access to adequate housing, residential land, municipal services and other urban benefits.

The better of tend to reside in the ordered, formally planned and structural higher-income areas that enjoy municipal services.

Today, key problem areas include very rapid uncontrolled growth of urban informal settlements, prevalence of standard and overcrowded urban housing inadequate urban services, and infrastructural provisions, declining urban livelihood, options, incessant civil unrest, and infectious diseases and crime.

(ii) Housing Situation and Access to Land

Within limited resources nations are attempting to provide dwelling units of houses in the shortest possible time. Housing is perhaps, the most important component of the urban land scape. This is because it takes the largest proportion of urban land uses and if it is not properly planned and managed, as is evident in most Nigeria cities, it could trigger a myriad of the urban problems such as homelessness, environmental health problems, crimes and varieties of urban violence.

Housing involves bringing together, labour land finance, construction materials and governance process in partnerships that include the private sector and times community sectors as well. The trend is an increasing interest by the private sector in housing production.

The unprecedented expansion of urban population causes rapid demand for urban uses Land Tenure Systems largely determine the ease of difficulty of land acquisition and assembly. The land tenure systems also make expansion of urban area difficult and raise transfer cost to levels that are not attainable by the poor.

The land use of 1978 appears to have stifled the development of land market by focusing more on administrative mechanism of land allocation. The driven is underground. Market activities are usually shrouded in secrecy and information is lacking or inadequate. Most land transactions agreement are backdated to pre-land use Act of 1978.

According to Professor Tunde Agbede and C.O. Olatubara (2015), a set of inter-related process influence the housing system in the cities and urban areas. These are the production of new houses, the renovation and/or rehabilitation of existing ones, and the distribution of both old and new units to those in need of them. The process involved in the delivery system are carried out through public (that is government) institutions and private organisations and individuals, otherwise called formal and informal housing delivery methods respectively. Of these two methods of housing delivery in Ibadan, the informal section has dominated housing supply.

(iii) The Need For Urban Renewal

Urban renewal projects involves the relocation of business, the demolition of structures widening or construction of new roads, infrastructures, the relocation of people, and the use of eminent domain (government purchase of property for public purposes) or Land Use Act, 1978 in Nigeria as a legal instrument to take over private property for city - initiated development projects. This process is also carried out in rural areas, referred to as village renewal, for agricultural projects, opening or rural roads farm settlements cattle ranches etc. and light agro-allied industries to reduce rural – urban migration.

Many cities linked the revitalization of the central business districts (CBD) and gentrification of residential neighbourhoods to earlier urban renewal programmes. Overtime, urban renewal evolved into a policy based less on destruction and more on renovation and investment. And today it is an integral part of many local governments often combined with small and big business incentives building of modern shopping complexes, opening of rural roads and construction of modern rural markets and modern rural markets and abattoirs

The World Bank financed urban renewal projects in the three locations in Ibadan are Yemetu, Mokola, and Agugu, termed community improvement projects (CIP), had an estimated population of 62,000 to benefit from the projects in 1984. The problem arose

from the shortfall between house supply and demand which created housing shortages which has subsequently led to overcrowding and over utilization of existing facilities.

The local governments, being the owner and the greatest beneficiaries of the project namely, Ibadan North (Yemetu and Mokola) and Ona Ara (Agugu/Oremeji), made provision for the workers and the payment of their salary. The projects were completed in August 1997. Among the infrastructural facilities and amenities provided and handed over the project area to the project coordination department (PCD) in the Governor's office. Land was acquired for the resettlement schemes at Agala, Oke-Aremo in Ibadan North Local government Area and at Ogbere-Abonde in Ona Ara Local Government Area, while both were vested in PCD and the two local governments respectively for management. The breakdown of the facilities and amenities were;

(a) MOKOLA LAYOUT:

- 2 new transformers and the upgrading of the existing ones
- 11 compartment public toilet (VIP toilets)
- 164 street lights
- About 9km drainage (wall blocks)
- About 9km of tarred roads
- Refuse disposal sites at cultural centre area
- About 6km new water pipes

(b) YEMETU/OKE AREMO

- A total of 5km and 0.9km of tarred roads at the main scheme and resettlement site respectively
- A total of 12.3 km and 1.6km block wall line drains at the main scheme and the resettlement site respectively
- 1 box culvert
- 6 VIP public toilets
- 1 converted health centre (former NRC secretariat)

- 164 street lights at both main scheme and the resettlement site

(c) AGUGU/OREMEJI

- A total of 6.2km and 1.8km tarred road at the main scheme and the resettlement site at Ogbere (Abonde) housing estate
- A total of 12.4km block wall line drains at the main scheme and resettlement site
- The Fatima Usman health centre at Oremeji
- 1 VIP public toilet at Oremeji
- 1 police post/post Office
- 80 street lights
- Ahmed Usman primary school at Abonde, Ogbere resettlement scheme

In all, \$1.74 million, \$1.795 million and \$2.162 million were allocated for the implementation of the projects in Mokola, Yemetu and Agugu/Ogbere respectively. The variations in the budget allocation were due to size and numbers of facilities provided in each of the project area. Accessibility and Environmental condition have greatly improve in these project sites and property values have increased significantly in addition to redevelopment of old and dilapidated structures.

(iv) Urban Agglomeration Problems

LAGOS: the establishment of Lagos dates back to the 15th century when it was a Portuguese trading post exporting Ivory, peppers and slaves. Today, the name “Lagos” most often refers to the **300 sq.km urban agglomeration** of greater metropolitan Lagos, Which includes Lagos Island, Victoria Island, Ikoyi, Lekki and the main land suburbs. All of these are parts of Lagos state which now comprises 20 local Government Areas, (LGA) and 33 LCDAS.

Lagos is the most populous conurbation in sub-Sahara Africa with 7,937,932 inhabitants at the 2006 census and an estimated urban agglomeration population of

9.67million in 2007, based on world Urbanization prospects; the 2007 revision. It is the second most populous urban agglomeration in Africa after Cairo, Egypt but projected to overtake Cairo in size by 2025 while lagos is expected to reach 15.8million inhabitants.

Table 15: Comparative City Population and Growth Rates of Ibadan, Lagos and Kano Urban Agglomeration

<i>Year</i>	<i>Population of Ibadan ('000)</i>	<i>Growth Rate %</i>	<i>Population of Lagos ('000)</i>	<i>Growth Rate %</i>	<i>Population of Kano ('000)</i>	<i>Growth Rate %</i>
1999	1,739	-	4,764	-	2,095	-
1995	1,993	2.73	5,966	4.50	2,360	2.38
2000	2,236	2.30	7,233	3.85	2,658	2.38
2005	2,509	2.30	8,676	3.85	2,993	2.38
2010	2,887	2.46	10,578	3.76	3,995	2.52
2015	3,376	2.88	12,247	3.22	3,992	2.89
2020	3,760	2.75	14,162	2.61	4,492	2.73
2025	4,237	2.39	15,810	2.20	5,060	2.37

Source: Adapted from UN-Habitat of World's cities, 2012/2013

IBADAN:

Ibadan, located at the interface of savannah and forest and the capital of Oyo state, is the **third largest** city in Nigeria by population after Lagos and Kano. Ibadan is however, Nigeria's largest city in geographical area with eleven administratively separate local government areas. In 1960, Ibadan was the second-most populous city in Nigeria and the **tenth largest** in Africa after Alexandra, Algiers, Cairo, Cape Town, Casablanca, Durban, East rand, Johannesburg, and Lagos. It is located in south western Nigeria, 140 kilometers inland from Lagos and constitutes a prominent transit point between the coastal region and the Nigerian hinterland to the North.

Its population was 2.55million according to the Nigerian 2006 population census and 2.67 million in 2007 (based on extra population data in world urbanization prospects; the 2007 revision) in 2010, the population of Ibadan was 2.835 million and the nineteenth (19th) largest in Africa (UN-habitat, 2008: 174-7).

(a) Administrative Challenges in Lagos and Ibadan

Lagos is not a municipal and it has no overall city administration (MDA). The metropolis is split into 16 local governments (now 20 LGAs). This is one of the key reasons why the outgoing towns and settlements developed without uniform planning regulations or significant local authority guidance. There is now a Bureau of physical planning and Urban Development control in Oyo State with Local Planning Authorities as Zonal Planning Offices.

- (a) The absence of Metropolitan Development Authority (MDA) also created difficulties for solving city-wide problems such as waste collection and disposal. Instead, state Government assumed these responsibilities.
- (b) In addition to the problem of urban waste, access to housing energy, water, sanitation, sewerage and transportation has all been adversely affected by the haphazard development of a geographically and administrative highly disappointed city.

Mobility is affected by the island topography and bridge battle-necks that make sure that traffic congestion is a daily reality with an average of two to three hours to cover a distance of 10-20 km.

Political and administrative decentralization is also expected to Increase the responsiveness of public sector agencies and local priorities while enhancing their effectiveness through the principle of active subsidiary by fostering cooperation between local governemtns and the sectorial agencies. But the current patterns of democratization, far from providing the poor with political influence may consolidate or invrease the power of the local elites and the voice of middle income groups, who are not necesarily interested in wither equity or poverty reduction.

Furthermore, reluctance by the state and Federal Governments devolve power and a resource to match responsibilities reduces the capacity of Local Government to operate efficiently and responsively.

(b) Urban Vulnerability and Risks in metropolitan Areas

Contemporary urbanization processes and rapid population growth in sub-Saharan Africa is increasing the vulnerability of urban dwellers, particularly the urban poor, to everyday hazards and disaster risks.

The distinct dynamics of changing urban forms, city governance, public financing and physical infrastructure and social services provision of African's rapidly urbanizing cities is closely connected to the construction and accumulation of risks.

For example, the drivers of vulnerability of residents in Ibadan to different risks, according to the recent research, include city governance, inadequate public financing of social services and regional planning and environmental developmental sectors, inequality in access to infrastructure and basic social services and increasing urban poverty and unemployment.

Poor urban planning, poor development control, weak building code. Regulation and enforcement has increased vulnerability of large population of Ibadan habitant to various risks including the risk of floods, road traffic accidents, building collapse and fire hazards of different forms. Therefore, risk reduction must priorities public financing for the provision of infrastructure and basic social services citywide, and especially in areas occupied by the urban poor. The sprawling nature of Ibadan city growth demands greater financial costs for the provision of adequate urban infrastructures and basic social services.

Moreover, studies have shown that common everyday hazards such as pollution, noise, congestion, improper solid waste disposal and diseases are largely ignored in

Ibadan city even though they pretend greater consequences for a large majority of its inhabitants.

It is critical that Ibadan city has a comprehensive and homogenous database in the locality level to inform citywide risk profile, and to continue to update this that it might key into strategic planning in different sectors for risk reduction. Achieving this will also require developing a coordinated approach for risk data generation and management that can be employed by relevant city departments, agencies and ministries.

This should be followed by action plan for risk reduction, including reducing vulnerability to urban risks that must be deliberately and systematically integrated into short and long-term city development plans with goals for investment and financing clearly defined.

Finally, experts finding indicated that response to disasters in Ibadan by institutions and agencies charged with that mandate has been grossly weak and as such impacted neighborhoods inevitably resort to unorthodox approaches which have proved not effective in dealing with some of the events but also dangerous.