

A NEW PERSPECTIVE OF URBANIZATION AND GROWTH OF IBADAN METROPOLITAN AREA

Challenges and Options for Developing Nigerian Cities

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1.0 INTRODUCTION

Since the publication of “**The City of Ibadan**” by Cambridge University Press, (1967) which P.C. Lloyd; A.L. Mabogunje & Bolanle Awe edited; quite a number of books have emerged on the city of Ibadan which has now become a **sub-saharan urban and cosmopolitan phenomenon**. For instance such authors the following books:

- 1) **Jide Fatokun**: “Ibadan: Facts and Figures (Ibadan Positive Press, 2011 pg. 1-25)”
- 2) **Professor Toyin Falola**: “Ibadan: Foundation, Growth and Change – 130 – 1960” (Book craft, Kongi Layout, 2012, 1.2
- 3) **Even, I.B.** Akinyele as far back as 1911 in “Iwe Itan Ibadan” and Kemi Morgan narrated how the of wars “Third Ibadan” was established after series and the Owu wars that led to its emergence.

According to Professor Dele Layiwola, who edited the book, “THE CITY STATE OF IBADAN: Texts and Contexts”: The new theory emerging is that *the 19th century city of Ibadan which became a war camp and a successor to the great Oyo Empire was actually the third emergence of a primordial city-state*. The first Ibadan distinguished as a result of destruction during Egungun cultural festival during which they exposed the secret of the ancestral masquerade (egungun) the second suffered from defeat and desertion, and the third has remained in existence ever since (professor Toyin Falola, 2012 pages 1, 2, 119 & 120).

Professor Emeritus Bolanle Awe, while commenting on Toyin Falola’s book (2012), wrote as follows: Ibadan, as the largest indigenous African town south of Sahara, has grown from its humble origin as a refuge settlement in the nineteenth century into a sprawling cosmopolitan city

that is now home to many millions and serves as the intellectual capital of Nigeria. A city of contrasts, if tradition struggling with modernity: Ibadan's unique history has engaged the attention of writers and scholars right from the nineteenth century to date.

The republican nature of Ibadan civil and military population partly explains why it quickly and effortlessly succeeded Oyo as military headquarters of the Yoruba Empire in the nineteenth century. It was an all-comers community which did not foreclose the participation of a pan-Yoruba community in its military service. This helped to build and inflect a popular army which pushed the frontiers of Oyo military expeditions. This singular fact remains the basis of her cosmopolitan composition.

At the close of the 19th century, Ibadan had succeeded in replacing Oyo as the impartial power of the Yoruba country. The influence of Ibadan had been responsible for the continual migration and influx of people of diverse backgrounds into the metropolis in more recent times. There has been no other West African towns that has expanded as unilaterally as Ibadan had done during the 20th century (Dele Layiwola 2015 pg. 291), Her warriors became the strongest in the nineteenth century and the rallying point for the Yoruba nation just before the inception of colonial rule and the climax of Yoruba warfare.

2.0 EMERGENCE OF THE THIRD IBADAN

“History needs to be, as indeed it is, re-written from time to time and past events re-valued in the light of fresh developments and new ideas”. R.G. Collingwood. So history is not to be limited to a simple record of what is known or believed to have occurred, history is more properly concerned with examining, analyzing, and explaining past events, particularly in human affairs.

The “**Second Ibadan**” was described as Egba settlement by many authors and scholars including Rev. Samuel Johnson (1921), and Professor Toyin Falola at page 2 of his book: *Ibadan: Foundation, Growth and Change - 1830 – 1960* published in 2012. However, according to I.B. Akinyele in “*Iwe Itan Ibadan (1911)*” described “**second Ibadan**” as one established by Lagelu and his children at “Oriyangi” now called “**Oja-Iba**” at the foot of **Mapo hill**.

The praise poem of Lagelu and his descendants at the “**Second Ibadan settlement**” called “Oriyangi” according to I.B. Akinyele (1911) was:

Ibadan, Omo ajorosun
Omo a je gbin yo;
Omo a fikarahun fori mu;
Ibadan maja bi ojo kini;
Ti o ja aladugbo gbogbo logun

Translation

Ibadan, the one whose supper is oro fruit;
The descendants of the who fed on snails;
The descendants of the one who use snail
Shell as bowl to serve his maize porridge;
Ibadan, don't fight, as you did before;
As you fight all neighbours at war.

According P.C. Lloyd, Nigerian Historian at University College, Ibadan: “A knowledge of the Yoruba past must be gleaned from myths, legends, folk-tales, praise-songs and the like, all of which are rapidly being forgotten by all the younger generation”.

Thus, in an attempt to write about the founding of the Ancient City of Ibadan, it appears pertinent to recent such knowledge as well as what some ancient and contemporary historians have written about IBADAN.

(a) The Effects of Owu Wars on Second Ibadan

According to the address by the Olowu of Abeokuta, Oba Adegboyega Dosumu at the 8th Owu Day Celebration in 2007, all the Owu Settlements in the northern part of Yorubaland (below River Niger) are older settlements than the southern forest region.

(b) Owu and Ife War

The Onikoyi of Ikoyi and Toyeye, the Baale of Ogbomosho and second in command to Aare Afonja, instigated Owu at Iponle, whose king (Olowu) by then was Olowu Amororo, to attack Ile-Ife because slave trade at Apomu. In carrying out the orders, Owu attacked and destroyed Ikoyi Igbo, Apomu, Ikire, Itahakun, Iseyin-Odo, Iwata, Gbangan, Akinboto, Jagun etc.

(c) Ife, Ijebu and Owu War

As Ife was about to revenge, the Ife army led by Balogun Singunsin was halted at Adubieye near Iwo by Oluwo of Iwo because he felt they were not strong enough to face Owu. The the Ife army had to stay at Adubieye for five (5) years between (1811-1814) before form alliance with Ijebu army and jointly declared war on Owu Ipole between (1814-1820) (Osife-kunde) and five years according to Rev. Samuel Johnson (1921) page 2009).

The Owus at Owu Iponle city ran out of their heavily fortified city in about 1820. They therefore escaped through their southern gate led by Olowu Akinjobi and entered their assailant territories through Ijebu Igbo and spread southward, settling in places like Ikija, Omu, Ayepe and other places.

However, the main body of Owu escaped went towards Ibadan (i.e. Second Ibadan) and not Erunmu as claimed by Rev. Samuel Johnson in “the History of Yorubas”. Considering the Southward movement of Owu people, the earliest record showed their encounter with the pre-1820 first Ibadan settlement (see “Iwe Itan Ibadan by Oba I.B. Akinyele, Olubadan of Ibadan, 1954-1964).

According to Olowu, Oba Adegboyega Dosunmu at the 8th Owu Day Celebration in 2007; “although every movement was as a result of war, Owu did not fight Ibadan but instead entered peacefully. This is because Ibadan leaders had earlier sent them an **Olive branch**”. According to Oba I.B. Akinyele, there was an agreement between Ibadan (i.e. Second Ibadan) and Olowu made with new hoe referred to as “oko titun adeun Olowu”.

Oba Dosumu confirmed in his address that Ibadan even offred them (the Owus) a place to settle, spreading from Ita-Lisa (Quarters allocated to Olowu Akinjobi’s son) in Ibadan to Basorun and Iwo Road including the place now known as Owu Orile near Ikire. Owu in Ibadan is known as **Owu Ogbere** in Owu history.

The second settlement of Ibadan had six quarters, according to I.B. Akinyele in “Iwe ITan Ibadan 1921” as follows:

1. Itun Elemo - Aboke’s Quarters
2. Oke Igbede - Oba (the King’s Quarters)

3. Itun Lisa - Crown Prince of Olowu Akinjobi's Quarters
4. Itun Akaasi - The descendants of Akaasi (Lagelu's Nephew Quarters)
5. Ilaroo - The descendants of the Prince of Iseri. The first man that built Iseri and settled there in or about the year 1699 was Ogunfunminire from Ile-Ife
6. Oke at Isale Atan - Communal Land or Town Forest

Soon after the Owu established Owu Ogbere in Ibadan, another war broke out between the host and Olowu Akinjobi because on one of his raiding expeditions, he was alleged to have sacrificed his wife, NKAN-LOLA (name), the daughter of the Olubadan, to the goddess of Oba River. This led to another war which destroyed Owu-Ogbere (I.B. Akinyele, 1911)

This war dragged on until C. 1825 when the allied forces of Ife, Ijebu, Oyo and friendly Egbas succeeded in defeating and destroying the new Owu settlement (Professor Toyin Falola in Ibadan: Foundation, Growth and Change, 1830-1960 (2012 page 2). The war was hardly concluded when the allied armies, encouraged partly by their success over this very powerful state and the lucrativeness of war, attacked the neighbouring Egba settlements. Of all towns attacked, second Ibadan (not Egba town) was not destroyed, but the inhabitants deserted it almost completely.

(d) Occupation of the Second Ibadan

Because the allied armies wanted a base from which they could further launch attacks and a military camp where they would rest, organize themselves, and plan further strategies, they made the **second Ibadan** a war camp. Professor Toyin Falola (2012 p. 2) affirmed that the allied armies occupied and took control of the small town, and, first inhabited the abandoned homes of the recently displaced populace of "second Ibadan".

Toyin Falola in 1989 at page 1 of his book titled, "Politics and Economy In IBADAN – 1893-1945" said that the initial congregation of the allied army at Ibadan was along ethnic lines: the numerically superior Ife Soldiers and Oyo-Yoruba refugees chose **Oja-Iba**, the Ijebus lived in the South at **Isale-Ijebu**, the Egba moved far away from there conqueror and settled at **Yiosa**. This pattern of settlement was a clear indication of the existing political cleavages in this **war camp**.

Rev. Samuel Johnson at page 224 of "The History of Yorubas" narrated how Ibadan was occupied after the destruction of "**Egba Town**" and concluded as follows: "**of all towns overrun**

the previous night, Ibadan alone they found not destroyed by fire, and so this marauding band hastily occupied it, the war-chiefs taking possession of any compound they chose, and their men with them, and thus Ibadan again re-peopled but not by owners of the town, but by a composite band of marauders, consisting of Oyos, Ifes, IJebus and friendly Egbas led by Maye Okuande and Labsinde both from Ife. Lakanle was the leader of Oyo refugees”.

Toyin Falola (1989 at page 1) noted that it was the attempt by the notables among the military leaders to create an hegemony one that would cut across ethnic lines, that accounted for the “civil wars”. For reasons of humiliation and military weakness, the Egba elite did not participate in the competition for power between Ile-Ife and Oyo-Yoruba dominant class.

The Egba were the first casualty in the rivalry. They were expelled from Ibadan and had to migrate to Abeokuta where a new, more secure and permanent was established in **1830**.

An excuse was found for an open intra-class struggle in c. 1833 according to Toyin Falola (1989 pg. 2). This later escalated in to a war (Gbanamu war) between the Ife, who attracted support from Edunabon and Ipetumodu, and the Oyo-Yoruba who also received assistance from Ijaiye, Ede and Iwo where there were other pockets of refugees. The Oyo-Yoruba won, and Ibadan became, up till today, an Oyo-Yoruba town.

Professor Toyin Falola (2012) at page 6 of his book noted that with this resounding victory of the Oyo-Yoruba soldiers and warlords, the settlement originally co-founded and inhabited by the Egba, the Ife, the Oyo, and a handful of Ijebu soldiers passed to the exclusive hands of the Oyo. The notable military figures that spearheaded and fought the war to expel the Ife sub-group, led by Maye Okunade, held a public meeting and decided to established a town where all the Oyo refugees would live, not temporarily as before, but permanently. This was after Gbanamu war of c. 1833.

3.0 URBAN AND RURAL ECONOMY OF IBADAN

A particularly important channel through which growing urban areas contribute to national development is the synergy between rural and urban economies. Interdependence is particularly evident in Sub-Saharan Africa, where town and village households maintain multiple ties through seasonal migration and remittances, creating an informal safety net (World Bank IBRD, 2000). Resources and income shift between rural and urban markets as the national economy grows and transforms structurally, and productivity changes unevenly across areas. Local governments often have a constituency spanning the range of rural and urban communities and are well aware of their interrelationships.

For instance, farming was developed as an occupation in all Ibadan villages and there were four main types of fields where the farmers worked and these were; **garden**; **akuro** (rich alluvium deposits), **oko etile** (neighbourhood farms) and **oko aba** (farmsteads).

In the late **1850s** pockets of these farmsteads surrounded Ibadan. Daniel May, a European missionary reported in 1858 of the existence of some farmstead far away from the city. A few of these farmsteads were more than forty eight (48) kilometres from the town. The abandoned Egba settlements of Ojo, Ika, Iroko, Ikeye and those of the Owu became Ibadan famous farmsteads. These farmsteads kept on multiplying in response to demand for foodstuff. In **1891**, another European traveller said that they numbered almost one hundred and sixty three (163). The farming zone stretched to the neighbourhood of Apomu in the east and Lalupon in the northeast (Prof. Toyin Falola, 2002).

The establishment of the numerous farmsteads was one of the significant developments in the agricultural history of the **post-1860** era. It created a **rural economy** distinct from **urban economy**. The major occupation in the farmsteads was farming. **All of them were closely tied to the capital forming an economic zone from where the ibadna metropolis drew foodstuff to feed its urban population.**

Basic to the agro-allied industries, farming, and other activities was the availability of tools; iron implements in particular. These were made by blacksmiths, highly skilled professionals who were prominent and indispensable in the society. This occupation was restricted to some lineages which were concentrated in Bere, Eleta, Oja'ba, Agbede-Adodo, Kure and Ige quarters of the town.

4.0 THE STRUCTURE OF IBADAN CITY

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-southwest direction (professor Mabogunhe 1969 pg. 187, in urbanization in Nigeria).

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 Olojo/Kumapayi crossing Ibadan-Ife Expressway down to Ona-Ara and Oluyole Local Governments. These rivers are the main drainage channels that cause flooding when to 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.

Fig. 3 The Structure of Ibadan City

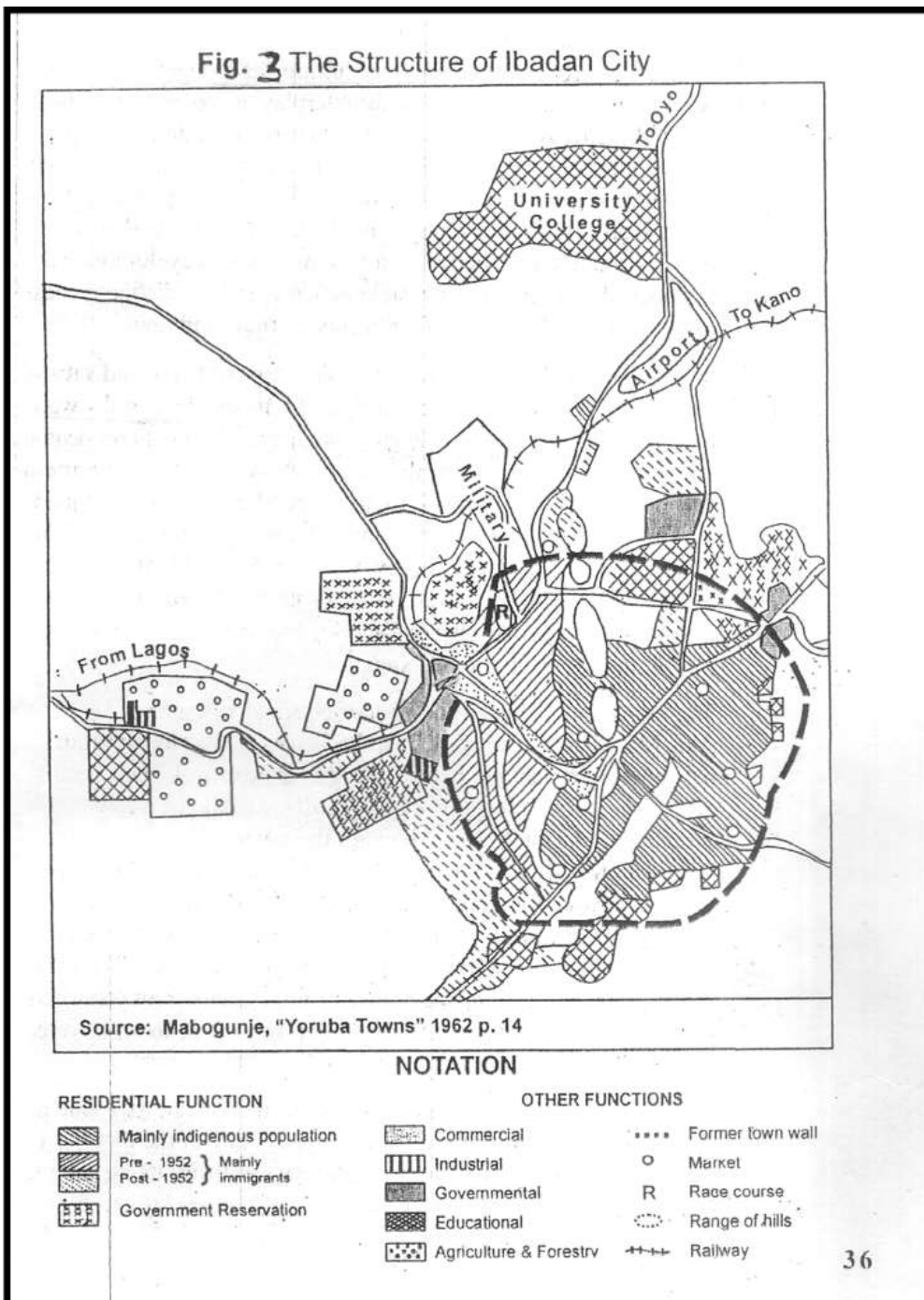


Fig. 3: The Structure of Ibadan City

Location and Size of the City Centre

In the **1830s**, Toyin falola (2012) described Ibadan 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 has a market centrally located at the foot of Mapo Hill.

Surrounding this central market in all direction were the earliest compounds of the military chiefs and other notable warriors. The compounds were built in base and brown of Oje-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. All the base of this wall were the ditches constructed through communal efforts immediately after the victory of the Oyos during the Gbanamu/Erunmu wars.

By 1851, Ibadan had grown into a huge centre with an estimated population figure of between 60,000 and 100,000 the new areas, notably in the north east, had to be occupied, and the town covered an estimated area to twenty six (26) square kilometer in the 1950s. The wall enclosing the built up section was sixteen (16) kilometres in circumference, and was known as **Ibikunle wall**. It had major gates leading to Abeokuta, Oyo, Iwo and Ijebu and other minor ones to various farms and villages.

The more contemporary areas of the city lie to the west and north of the range of hills first traversed by the founding fathers. Some of the hills are **Oke-sapati, Oke Oluokun, Oke Are, Oke Fojo, Oke Ado, Oke bola etc.** The settlement patterns are marked out by the variation in architectural patterns and, to some extent, the social and economic stratification within the sprawling city. Akin Mabogunje noted that the earlier crop of immigrants into Ibadan from **1900** were from neighbouring communities of Ijebu, Egba and Ijesha. They were mostly traders who settled in parts of the western sector known as **Amunigun, Agbeni, Idikan, Oke-Padi and Oke Foko**.

According to Prof. Akin Mabogunje in his book “Yoruba Towns”, the interplay of two cultures can be seen in the morphology of Ibadan. Although the **town wall** (i.e. Ibikunle wall) has gone now, within its former limits is an area with high residential densities, inhabited by a population of local origin, with commercial activity in the form of traditional markets. The modern commercial and government area are located on one side of the core. The **outer zone** of the city

wall include homes of immigrants from elsewhere in Nigeria as from overseas, and they also include areas devoted to modern education uses.

Settlements Outside the City Wall

An influx of settlers was noticeable with the arrival of the railway in **1901**. A new suburb grew with the arrival of **Lagosians** and descendants of freed slaves who had settled in Lagos, this area, slightly north of the railway terminus, became known as **Ekotedo** or “**Lagos settlement**”. The railway network also brought settlers who were originally from what later became known as the mid-west southeastern and east Nigeria.

The Hausa came to settle in Ibadan during the reign of Basorun Oluyole in the 1830sa. They first came into town as cattle and beef traders, under the leadership of Muhammadu Na Garke, who was the **Sarkin Pawa** (head of the butchers), and Abdullahi Makana, the **Sarkin Zango** (head of the cattle transit camp). At this initial stage they were settled at Oka’ba as the guest of Basorun Oluyole. With time, the population of the Hausa in Ibadan increased dramatically and the Sabongari (sabo) settlement was established for them, around Mokola area in 1916. The land on which sabo I built was donated to the Hausa Community by bale irefin (192-1914). Adjacent to this place, the Nupe wer settled in a portion of Mokola referred to as **Ago Tapa**, which translates as Nupe hamlets. The same is applicable to Ilorin where they settled as **Ago Ilorin**.



Fig.4

5.0 THE GROWING ECONOMIC ROLE OF IBADAN CITY

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 (11) administratively separate local government areas, in 1996, Ibadan was the **second-most-populous city** in Nigeria and the tenth largest in Africa after Alexandria, Algiers, Cairo, Cape Town, Casablanca, Durban, east Rand, Johannesburg and Lagos (UN-Habitat, 2007).

Between 1963 and 1991, the Ibadan Municipal Government now comprising five urban local governments had a population of **1,288,663** which amounted to annual growth rate of **2.43%** from **2.8%** in 1963. The less city population comprising six local governments 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 increase marginally to **1,829,300** in 1991 at a growth of **1.65%** from 1963.

The period between 1963 and 1991 witnesses 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 expressway (or dual carriageway) along Sango-Eleyele, Lagos Ibadan Expressway engendered a rapid spate of building construction to the south and east of the Eleyele Lake and Ojoo-Olorunsogo-Sanyo areas of the eastern part of the metropolis. The built-up area of the metropolis in 1989 was approximately **240sq.km** and a population density of 5,094 persons per sq.km. Ibadan city further decline to an annual growth rate of **0.47%** in 2006 from **2.43%** in 1991.

Its population was **2.55 million** according to the Nigeria 2006 census and 2.67 million in 2007 (*based on extrapolation of data in World Urbanization Prospectus: The 2007 Revisions*). Ibadan is located in South-Western Nigeria, 140 kilometres inland from Lagos and constitutes a prominent transit point between the coastal region and the Nigerian hinterland to the north. Ibadan had been the centre of administration of Nigeria's old Western region since the days of British colonial rule when Ibadan grew into an impressive and sprawling urban centre.

With its strategic location on the Lagos-Kano railway and the interface of the savannah and forest environments, the city of Ibadan is a major centre for trade. Since the introduction of

Structural Adjustment Programme in 1980s, according to the UN-Habitat Report, 2007, *informal economic activity has contributed significantly to the economic development of the city as a means of livelihood and survival of its inhabitants*. The informal sector is increasingly replacing formal employment as the economic mainstay, due to a significantly downsized demand for formal labour in both public and private sectors. Ibadan, the capital of Oyo State, is the commercial hub of the state and other states in Yoruba states and handles 90% of the head offices of the banks, financial institutions and multinational companies operate from Ibadan. They are located in the industrial estates at Oluyole, Lagelu and along Lagos Expressway from Ibadan Toll gate.

To sustain, the momentum of economic growth is a major challenge, and is dependent on continued job creation and poverty alleviation, which is in turn dependent upon strengthening the management efficiency of Ibadan metropolitan area, and supporting improvements in urban infrastructure and service.

The institutional setting in Ibadan has traditionally comprised a host of agencies at federal, state and local government levels with separate land areas, separate legal and administrative frameworks, and engaging in little institutional coordination. This results in a fragmented management system with each agency responsible for multiple services within its own jurisdiction and in many cases with its own set of regulatory laws and frameworks. This has far reaching and adverse consequences on **city growth and development**. The resulting poor governance and regulation in Oyo State affects not only the quality of **city planning, infrastructure development and public and municipal services**, but also impacts adversely on the **state's economic growth and development prospects**.

The rapid and uncontrolled growth of Ibadan which has resulted in unregulated development and inappropriate land-use changes has also resulted in an estimated 60% of the population living in unplanned, poorly serviced and heavily populated informal settlements in Ibadan. The lack of 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 road accidents.

There have been occasional attempts to revive the **Ibadan Circular Road and major rail transit system** for Ibadan metropolis that has been planned since 2003/4, but these have failed to

attract either public or private investment until recently phase one of which should be completed as soon as possible from Lagos Expressway to Bioku village along Ibadan-Ife Expressway while the Railway from Lagos to Ibadan passing through Olorisa-Oko near Moniya will enhance the economic activities along Lagos-Abeokuta-Ibadan urban corridor. In addition, the dualization of major roads in the metropolis should be completed especially in commercial areas of Iwo Road, Bere-Oritamerin-Agbeni and Lebanon Street to reduce congestion due to parked vehicles that reduce the road through fares by more than 50 percent.

6.0 WATER SUPPLY SYSTEM SITUATION IN IBADAN

The provision of a safe water, clean and dependable source of water for domestic, industrial, institutional and commercial uses has come to be regarded as crucial and beneficial to the development of Ibadan. This is a goal that the government of Oyo State should set as its priority. The water supply situation in Ibadan is pathetic and mirrors what is happening in other sectors of the Nigerian economy. The sad story about the Ibadan water supply system typifies what happens in all categories of Nigerian urban water supply system, be it small, medium or large.

The Ibadan metropolitan area is blessed with numerous streams and rivers such as River Ona, Ogunpa-Kudeti river systems, Ogbere River, draining east of the toll gate to Lagos, and forming an independent river system discharging into the Lagoon. The Osun River, about 20km east of Ibadan, is the second largest river in Western Nigeria.

Ibadan was one of the cities and towns selected to be supplied with a modern water supply system during the colonial era. Ibadan enjoyed this privilege due to its location. It was part of a major transport route that linked other towns and cities. Ibadan was also the base of some colonial officers, the construction of the Eleyele reservoir on River Ona was completed in **1942**. The Reservoir has a catchment area of **323.8km²**, an impoundment area of **156.2ha** and a storage capacity of **29.5 million** litres of water. The water is fully treated and pumped at the rate of about **13.6 million** litres per day (Professor F.O. Akintola 2015).

The water scheme served Ibadan until 1972, when the Asejire Water Supply Scheme was commissioned. The new scheme became necessary because the population of Ibadan grew rapidly between 1940 and 1970. For instance, Ibadan had a population of about 496,196, according to the

1952 census. This increased to 627,379, in 1963, and 783,511, in 1972. Thus, water supply per head in 1952 was **29.6 litres** per day, according to the 1963 census.

With the recent Ibadan population was estimated to be over 2 million the supply of both Asejire and Eleyele waterworks puts the supply per head per day at less than 15 litres. It was the dwindle capacity of the Eleyele waterworks to meet the rising demand in the city that led to the construction of the Asejire Scheme on River Osun at a cost of ₦25 million. Now the combine storage capacity of Eleyele and Asejire reservoir is about 109 million litres per day.

A survey in 1980 shows that areas with a modern layout such as Bodija, Jericho, Agodi reservoirs, University of Ibadan etc. had pipes connected directly to their homes, but that time, 32% had been experiencing dry taps and over 54% at Oremeji and Oke-Ado medium density housing areas.

In the year 2000, the situation had gone from bad to worse. About 80% of Ibadan people relied on grand water through local wells (60%) and boreholes (20%), only 20% were served interminently with pipe-borne municipal water. Other people relied on buying water from water vendors (Professor F.O. Akintola 2015).

The new areas outside the metropolis are now relying on boreholes and groundwater through deep wells even along the major pipeline from Asejire Dam except those buildings close to Old Ife Road and Ibadan-Ife Expressway. Those at Boluwaji and New Felele Estate never dream of pipe-borne water where new residential districts are springing up.

7.0 STRATEGIES FOR SUSTAINED GROWTH AND INCLUSIVE DEVELOPMENTS

(a) Public-Private Partnership

There has been an increasing trend globally, whereby publicly provided infrastructural facilities are becoming privatized. Many countries, both developed and developing, have adopted Public – Private Partnership (PPP) in addressing their infrastructural challenges; hence, Oyo State Government and Local Government Authorities in Ibadan land must be desirous of attracting and partnering with the private sector in the infrastructural development of the state capital.

Addressing the challenge of economic development, environmental impact and social justice requires effective partnership between government and all segments of the society. Dealing

with the challenges of urbanization requires an all-inclusive partnership in which every segment is engaged at its resolution level of interest and efficiency. The partnership must go beyond the organized private sector and the multilateral agencies to include local communities, civil societies including religious, women and youth groups and even inter-governmental bodies with authorities and the people in Ibadan land.

Private firms' intervention in infrastructural development usually uplifts the living condition of the communities where they are located for business activities. For instance, Lagos State Government utilized PPP with corporate organization operating in Victoria Island for the reconstruction of Ajose Adegun Street. It was also reported that Pellagra Nigeria Limited single handedly sponsored the beautification of a 2.6kilometre road while the Zenith Bank spent N1 billion on Ajose Adegun roads. In Ibadan, Chief Kola Ajose, Bashorun of Ibadan land, single handedly upgraded the primary school building at Itabale Olugbode while the British America Tobacco Company Limited (BAT) built many boreholes and community infrastructure in Oluyole Local Government Area as part of its corporate responsibility to the communities in Ibadan land.

The development of urban land and housing in Nigeria is severely constrained by government controls. State ownership keeps large quantities of land off the market. Parcels of land for development are extremely difficult to acquire from the mostly acquired land stock and those presumed to be vested in trust on the governors of the state. A certificate of occupancy for a parcel can take from one to five years to obtain.

Uncertain or insecure land titles impede the development of urban lands for productive purposes and the use of land as collateral for credit. Compliance with planning subdivision and building regulations is extremely costly in time and money. Liberalization of land markets is needed to expand the supply and lower the cost of land and housing.

Also, barriers to participation of the private sector in different aspects of urban infrastructure and services need to be removed. These include:

- Prohibitions on the private ownership and management of services such as electricity, water or telecommunications as we now have MTN, Globacom, and Etisalat e.t.c.
- Lack of clear laws and regulations enabling lease and concession arrangements for infrastructural services; and

- Excessive political involvement in management issues, including lack of predictable, transparent mechanism for traffic setting.

The provision of housing and serviced plots should be left entirely to the private sector with the government being responsible for

- a) Laws and regulations that encourage the availability of land and financing; and
- b) The provision of trunk infrastructure\

(b) Strengthening Local Governments

Many types of urban infrastructures and services are best managed by local governments. States are too large and too populous for state governments to handle local services effectively. The creation of capable local governments should be among Nigeria's highest long-term priorities. Several issues need to be addressed in the long term once conditions permit local governments to assume their constitutional functions. These include

- a) Defining local government responsibilities more clearly, including distinguishing between types of local governments (urban and rural) because they do not have the same fiscal capacity and financial resources. Urban areas have higher per capital tax base because of the numerous stock of high revenue yielding property.
- b) Providing incentives through the transfer system and technical assistance for local governments to increase their internal revenues. This is why the formula for statutory allocation to states and with land mass in 2001. This is a disincentive to revenue efforts and encourages over-dependence of statutory allocation
- c) Making revenue transfers to local governments more predictable especially 10 percent of internally generated revenue (IGR) of the state government.

More than 90% of all public sector revenues are collected by the Federal Government. At the same time, states and local governments have the legal responsibility for providing almost all infrastructure and social services (including public health and education). As the allocation of revenue generating power is unlikely to change in the medium term, states and local governments will continue to require large federal transfers to fulfill their mandated functions.

There has been a continuing debate in the country about whether the states and local governments are receiving enough money from the federation account to provide the public services for which they are responsible. It is argued that the current formula for sharing out the federation account (Federal 48.5%, States 24%, Local Government 20% and Special Funds 7.5%) guarantees that state and locally provided services will be inadequate. Regardless of whether or not it makes sense to change the federation account sharing formula, states and local governments have the obligation to collect more revenues from user fees and their own taxes.

(c) Underfunding of Urban Infrastructure

Infrastructural facilities can generally be grouped into two categories: physical or social infrastructure. **Social infrastructures** are those facilities and amenities that are provided to increase the quality and standard of living of the people of the society, which will indirectly or directly have effects on the general economy of the country. Some of these infrastructures include: education, healthcare centres (hospitals and clinics), recreation, housing, security, firefighting service, socio-cultural, sporting, banks and financial institutions etc.

Physical infrastructures include: transportation, power, telecommunication, water supply, drainage, sewage etc. these facilities are provided in order to boost public and private economic activities, these infrastructures are meant to cause direct economic growth and development in a country. There are two major ways which physical infrastructures contributes to the growth of a country's economy: direct contribution to the GDP from revenues received which can led also be channeled to other sectors of the economy or indirect contribution, through the reduced cost of production as a result of using a more efficient and less costly production inputs.

Nigeria experienced strong infrastructure deficiencies. The adequacy of infrastructure helps to determine the country's success and failures in the diversification of production, expanding trade coping with population growth, reducing poverty, or improving environmental conditions. In this regard according to Mr. Remi Babalola (2009 Ibadan Week Conference), policy decisions regarding its provision and deployment impact national growth and development.

The provisions of infrastructure require further increase in government spending especially in these modern times (see table 1) below. No doubt with all expectations from Nigerians, the

institutions of government are constantly under pressure to deliver increased, as well as improved services, and of course the national cake has to be fragmented among the many units.

Table 1: Capital Expenditures by Governments (in Billions)

S/NO.	Capital Expenditure	2012	2013	2014	2015
1.	Federal Government	874.83	1,108.39	783.12	818.37
2.	State Government	1,965.30	1,890.41	1,862.52	1,201.82
3.	Local Government	299.39	392.95	181.23	95.90
	TOTAL	3,139.52	3,391.75	2,826.87	2,826.70

Source: Central Bank of Nigeria Statistical Bulleting Tables

Currently, all the government spend for more than they earn. Unfortunately, the chunk of the earnings goes for overhead and personnel costs with very little left for capital projects, especially infrastructural developments. There is therefore the necessity of looking inwards by States and Local Governments to generate sustainable resources to meet the minimum requirements and needs of their economics.

Concluding Remarks

Severe under-investment is plainly visible in Nigeria's roads, water systems, drains and other infrastructure. Because of fragmented accounting, it is difficult to know how much is being spent by the Federal Government, States and Local Governments on urban infrastructure. Large amounts of urban infrastructure and services are provided directly by households, private firms and community groups.

It is clear from the forging that, lack of funds is not a root cause of poor infrastructure and services, it is a symptom of more fundamental problems. These include instability, lack of confidence, distorted economic policies, and difficulties of governance. The mobilization of public and private funds for urban infrastructure depends, in the long run, on the alleviation of these problems.

As the nation is striving to attract both Foreign Direct Investment (FDI) and the indigenous investment in her ailing economy, it must approach in her ailing economy; it must approach and

do business in the most ethical manner that will engender mutual confidence in its intentions, policies and actions.

For our nation to be in the mainstream of the world economy, our economy must be driven by the mutually acceptable level of confidence both in the public and private sectors. Without investor confidence, it will be difficult for Nigeria to survive the ongoing global economic meltdown.