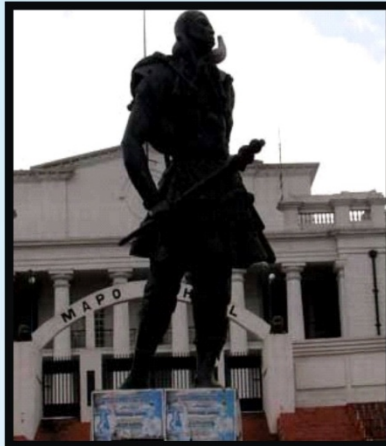


FIXED ASSET MANAGEMENT PROCES IN IBADAN METROPOLITAN AREA FOR PROTECTION, RESTORATION AND SOCIO-ECONOMIC DEVELOPMENT



ESV. TOMORI M.A
anivs, rsv, mnim, arva

2020

FIXED ASSET MANAGEMENT PROCESS IN IBADAN METROPOLITAN AREA FOR PROTECTION, RESTORATION AND SOCIO-ECONOMIC DEVELOPMENT

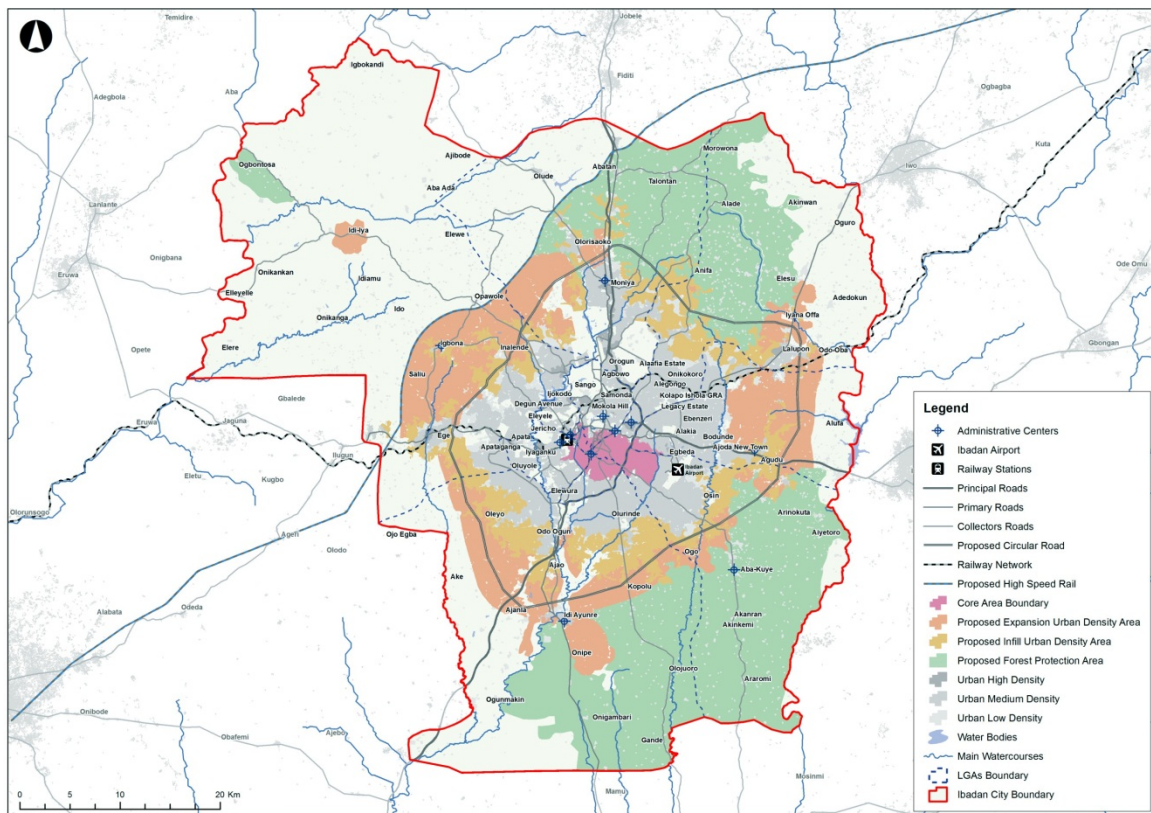


Fig. 1: The Growth Map of Ibadan

By:

ESV. Lola Tomori *anivs, rsv, mnim*

lolatomori1@gmail.com

ABSTRACT

Countries and States developed and developing countries like Colorado in America, Trinidad and Tobago and South Africa are exploring options to improve fixed asset management. Many of these countries have one time or the other engaged in traditional approach to asset management. That is, rather than undertaking preventive and regular maintenance of assets, repairs are only carried out when a problem arises. This has led to distribution in service on many occasions leading to high repair costs and losses for both the government and the public.

When, infrastructure assets fail in developing countries, according to the World Bank Group (2019), it undermines businesses, job creation, and economic development. With rapidly growing populations and a changing climate increasing the frequency and intensity of natural hazards, the need to adapt and investing in resilient infrastructure should be urgent priorities.

Asset management represents a strategic approach to making decisions about the effective and efficient development, use, maintenance, repair, and retirement or replacement of utility lines, highways, street furniture, and public infrastructure. The goal is to achieve the best possible return on the investment made by public sector in infrastructural development.

A nascent technology that may be employed in asset management and maintenance is Geographic Information System (GIS). GIS may be used in conjunction with several other technologies to provide effective solutions.

Keywords: Geographic Information System (GIS), fixed asset management

CONTENTS

- 1.0 HERITAGE AND NATURAL RESOURCE POTENTIALS OF IN IBADAN
- 2.0 SYMBOLIC MAPO HALL: THE FIRST LOCAL GOVERNMENT HEADQUARTERS IN NIGERIA.
- 3.0 AGODI GARDENS TOURISTS ATTRACTIONS
- 4.0 ASSESSMENT OF FOREST RESERVES CONDITION IN IBADAN METROPOLITAN AREA
- 5.0 HISTORIC AND TOURISM POTENTIAL OF BOWER'S TOWER
- 6.0 CULTURAL AND TOURISM POTENTIAL OF OKE-BADAN HILL AND ELEYELE LAKE
- 7.0 THE CULTURAL AND ARCHITECTURAL SIGNIFICANCE OF IREFIN OGUNDEYI PALACE
- 8.0 AYOKU CAVE (OJUTAYE ROCK) HERITAGE
- 9.0 BEST PRACTICES OF MANAGING HERITAGE AND CRITICAL PUBLIC INFRASTRUCTURAL ASSETS

1.0 HERITAGE AND NATURAL RESOURCE POTENTIALS OF IBADAN

1.1 Historical Background

Ibadan along with Kano and Kumasi (Ghana) is one of the few major pre-colonial sub-Saharan cities to retain its importance as an urban centre today (Ibadan Masterplan) March 2017).

The earliest record of the settlement, according to I.B. Akinyele (1911) and Mrs. Kemi Morgan, was that it was founded in the **16th Century** before the establishment of the Institution of the Aare-Ona-Kakanfo in 1640 A.D. by Alaafin Ajagbo. The first and second Ibadan was established by Lagelu and his descendants who migrated from Ile-Ife, the Cradle of Yoruba Civilization. The present and third Ibadan was established in **1825A.D.** as a result of the occupation of the allied army of Ife, Ijebu, Oyo and friendly Egbas after the Owu wars (1814-1824).

The indigenous settlers benefited from the close proximity to the edge of the savannah and the hills which provided protection, water and good quality agricultural land, strong army and open governance system.

The population later swelled with the arrival of immigrants from what is now Western Nigeria. Ibadan grew extensively into a popular hub of commerce and also dominated the political and military scene in Yoruba filling the vacuum created by the fallen Oyo Kingdom. People displaced by war saw Ibadan as a refugee because of its location, economy and military power.

In 1893, the city became a British Protectorates with a population of 120,000. It developed as the centre for the colonial administration of the Western Region, which reinforced its position as a focal point for trade, and commerce. Post-independence Ibadan retained its administrative and political importance in the Western Region and today, Ibadan is the capital of Oyo State, Nigeria

The physical growth and expansion of Ibadan like many other cities was influenced by its transport networks. **In 1901**, the railway from Lagos was constructed, and in **1912** extended northwards to Kano, ensuring the economic significance of Ibadan while the first three roads in Ibadan were constructed in **1902**. One from the Residence at Agodi to Isale-Ijebu, another from Oja-Iba to Bode, and Oke-Ado and the third from Oja-Iba to Ido Gate during the time of Captain R.J.B. Ross (1901-1902). Thus further contributing to the city becoming a major trading centre with the building of Ibadan Railway Station, and Jericho Nursing Home in **1905**

The Ibadan-Lagos Expressway commissioned in **1976** further led to the rapid part of the city, followed by the Eleyele Expressway in the west of the city now extended to Dugbe, Alesinoye Market and Onireke GRA back to Dugbe CBD. The building of Ibadan-Lagos expressway has encouraged Lagos and Ibadan Residents to resettle along Ibadan-Lagos corridor where accommodation is cheaper. Moreover, the new Lagos-Ibadan Railway with its terminus at Olorisa-Oko new Moniya in Akinyele Local Government has engendered the construction of New Dry-Port in that area thus promoting commercial and industrial growth along Moniya-Iseyin axis in Oke-Ogun Area (2019-2021).

The major spatial growth of Ibadan urban area occurred in the periods from **1964 to 1984** and **2000 to 2016** of the total land area of the city convening **3, 145. sq.km**, only **546sq. km** (17.4 percent) is urbanized whereas **164.78sq km** of built development lies within the villages and the peripheral areas of the city. The undeveloped area comprising agricultural land, forest, and open spaces totals 2,435sq km (74.5per cent)-(Ibadan Master Plan, March, 2017) see Summary below:

- Total Land Area of Ibadan = **3,145.96sq. km**
- Urban Area = **546sq. km**. (17.4%)
- Built Area in Villages = **164. 78sq. km**
- Agricultural Area and Forest/Open Spaces = **2,435sq. km** (74.5%).

Geographic Location of Ibadan:

As the capital of Oyo State, Ibadan Occupies a strategic regional position within Nigeria. Ibadan is the **third most populous city in Nigeria after Lagos and Kano and the largest metropolitan city in Nigeria** with eleven (II) independent Local Governments and with an area of 3, 145. 56 sq. km. Located in the south eastern part of Oyo State. It is approximately 118 kilometers north- cast of Lagos about 120 kilometers east of the border with Republic of Benin. It is the most prominent transit point with trading routes between the coastal regions and the neighboring state and contains major transport arteries linking Lagos with federal capital, Abuja, the neither metropolis of Kano and other important cities such as, Oyo Ogbomoso, Ilorin along the Northern urban corridor, and Ile-Ife, Ilesa and Akare along the eastern urban corridor

Ibadan lies witling the tropical forest zone but close to the boundary between the forest and savannah. It is characterized by rugged terrain with hills prescribed as seven running from Mapo to OKe – Aremo where the Bower’s Tower is located at the higher point about 275metres.

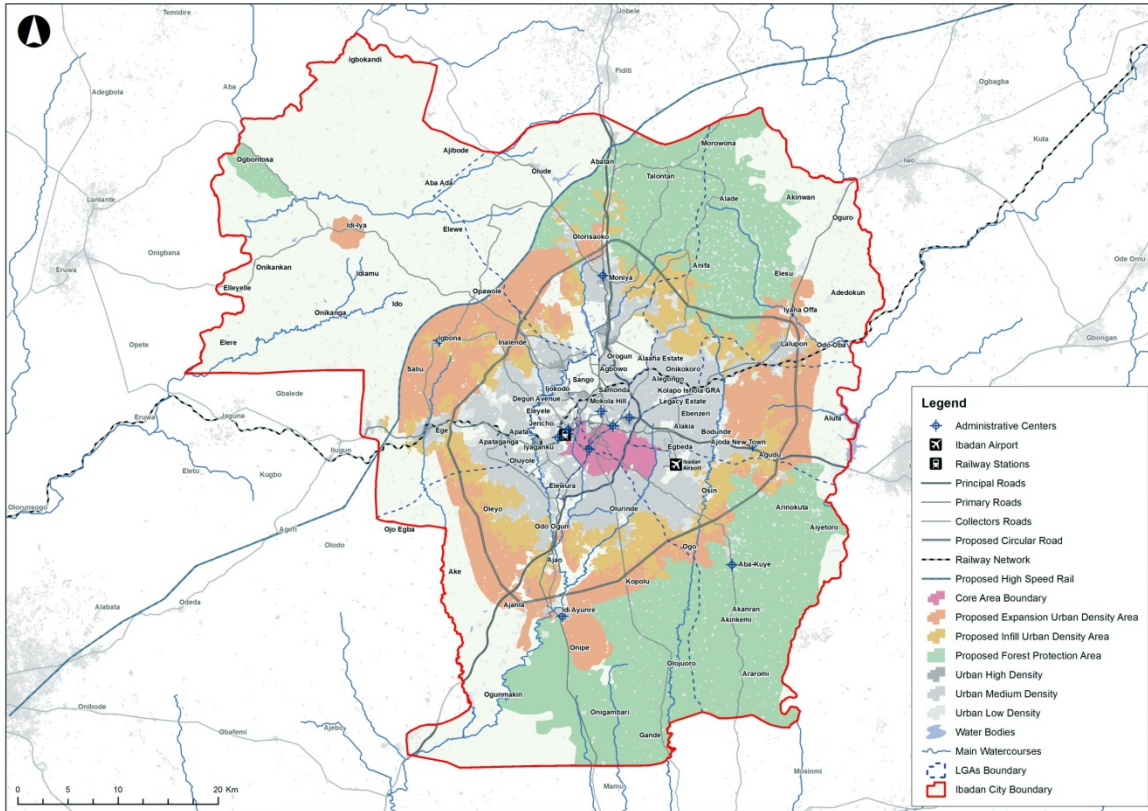


Fig. 1: The Growth Map of Ibadan

1.2 Drainage System of Ibadan City:

The city is naturally drained by five rivers with many tributaries. **River Ona** on the east including **River Omi** which took off from Olodo area and flows southward through Egbeda and Ona-Ara, **River Ogunpa** flowing through the city and **River Kudeti** in the central part of 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**. These rivers are the main drainage channels that can cause flooding when not properly maintain. There is an extensive network rivers and streams throughout the city as a result of a combination of the geology of the area and the tropical monsoon climate.

1.3 Concept of Resources and Resistance:

Natural resources are aspects or things present in the physical environment that can be used for achieving specific goals or tasks or for satisfying human want (Faniran & Ojo 1980).

A resource is anything present in the natural environment that can be used for achieving specific goals to benefits humankind or for satisfying want. The internal **Financial Reporting Standards (IFRS) framework defines an Asset as a resource owned or controlled by an individual, corporation or government with the expectation that will generate future cash flow.**

Water bodies, such as river, lakes and the sea have recreational value and serve as tourist attraction in addition to providing fish. Water bodies such as the seas and rivers can also be used for transpiration. From the foregoing, once can conclude that **water is valuable resource** from the point of view of both domestic and industrial uses because it can be put into several used to benefit humans (A.O. Aweto (2001).

In some cases, making an infrastructure asset more resilient leads to an absolute increase in its life-cycle cost and those to affordability challenges and financing, the World Bank highlighted three key actions:

- the need for adequate funding to include risk assessments in master plans and early project design;
- the need for governments - wide - financial protection strategy to aid recovery from disaster that cannot be prevented; and
- the need for greater transparency of infrastructure investments to ensure that in the investors and decision makers have the information they need to select the best, and most resilient projects

Providing the financing and technical support needed to include risk analysis at the early stages of project design can, therefore, be extremely cost-effective.

In many cases, what could have been judiciously used for the benefit of man is left utilized due to a number of reason which may include culture and religious beliefs, lack of appropriate technology to tap and harness the potentials resources for use or even the presence of physical barriersk which may hinder or prevent access to what would have benefited the people.

1.4 History and Heritage Assets:

Heritage is defined as the objects, custom or qualities which are passed down over many years within a family, social group or nation and through of as belonging to all its members. In this sense, historic sites and buildings are physical embodiments of Ibadan culture. **The act of protecting and enhancing heritage buildings is known as conservation.**

Ibadan has a rich history which is evident in the urban form. It is vital that historic structures be recognized as **tourist** sites and as part a tourism strategy. Promoting heritage in the city will attract tourists in the cities culture and history.

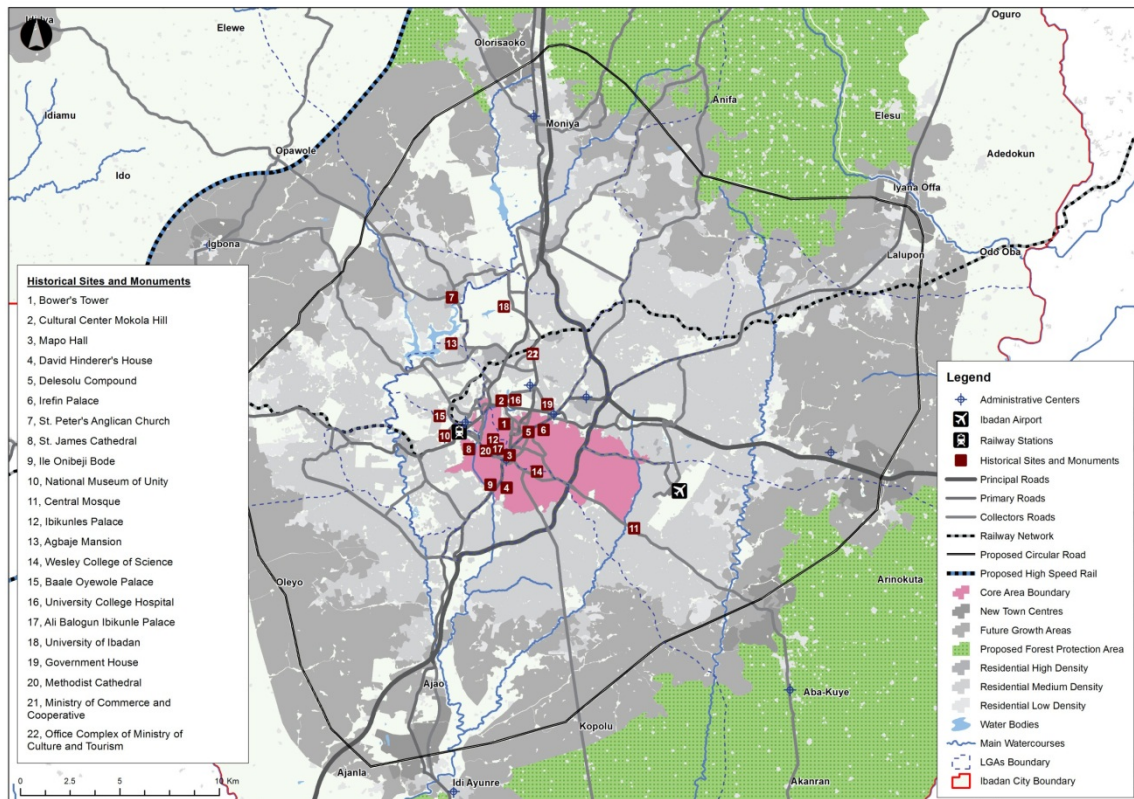
1.5 Examples of Most Important Heritage Buildings:

(i) Mapo Hall:

Mapo Hall was constructed during the colonial era in 1925 and designed by Taffy Jones. It was commissioned in **1929** by Captain W. Ross in **1929**. It is located on Mapo hill at the centre of the city being the first Administrative Local Government building in Nigeria. The building was refurbished in 2008 and is used regularly for conferences and weddings. Mapo Hall is a **significant heritage structure** due to its unique architectural design and connection to a particular historical period. As the Mapo Hall is generally in good use, **conservation activities** may be limited to regular maintenance.

(ii) Bower’s Tower

Bower’s Tower was erected in 1936 as a memorial to Capitan Robert Lister Bower (1893-1897) who was the first British resident in the city. It is located on the highest hill at Oke-Aremo in the city, the **tower** measures **60 feet** (18 metre) high and provides unique views across Ibadan. The structure is a prominent landmark in the city. It sits within large ground which provides an attractive setting. **Conservation** of the **tower** may include improvement of its setting – details will be explained later.



Source: Ibadan City Heritage Map

(iii) Irefin Palace:

Irefin Ogundeyi was the Baale of Ibadan between **1912 and 1914**. Irefin palace is an example of **traditional Nigerian architecture**, dating from the early 19th century during the colonial era. It is constructed from timber, mud and corrugated iron roof which is typical of Ibadan.

The **palace is a heritage building** due to its significance as one of the oldest structures in the city and as a link to Yoruba culture. **Conservation of the tower** may include improvements to its appearance and enhancement of its setting (Ibadan Masterplan, March 2017). Descriptive features of the palaces will be presented later in this report.

1.6 Optimization of Resources Management

The purpose of these investigations in Ibadan metropolitan Area is to advise the State Government and the eleven (11) Local Governments in Ibadanland on how to improve the utilization of heritage assets and natural resources. Hence, a resource planning is a critical task of management. Effective resource management increased profitability of optimum utilization of resources in and around government asset and heritage management including land administration and even in governance system.

In organizational studies, resources management is the efficient and effective deployment of organization's resources when they are needed, according to the Economic Development Institute of "The World Bank (EDI) Policy Seminar Report", Number 20, published in 1989, concerning **Optimum Resource Utilization**

- There must be technology to gather data on resource stocks and utilization.
- Valuation of resources that reflects not only monetary value but also non-quantifiable and intangible value resources.
- Comprehensive and integrated development programme.
- Willingness of users to cooperate with government in programme implementation.
- Follow-up is necessary to support efforts to redistribute access to resources and encourage efficient resource utilization.

There is need to effectively manage these heritage assets with historic importance to the community and the annual celebration of Oke-badan festivals which reveals the founders of Ibadan the neglected natural Forest Reserves.

2.0 THE SYMBOLIC MAPO HILL: The First Local Government Headquarters in Nigeria

2.1 Background History

The present Ibadan was the third one and was established in 1825A.D. when it was occupied by the allied army of Ife, Oyo, Ijebu and friendly Egbas after the **Owu-Ogbere** war. After the prolonged Yoruba Civil War (1793-1893), the Yoruba came under the British Rule. In 1897A.D, resident F.C. Fuller constituted Ibadan City Council, the first in Yorubaland.

From **1897 to 1925** the Ibadan Chiefs had no fixed place of regular Council meeting. The judicial and all other Council meetings were held in the verandah of the Baale's House, and there were strong objections to this arrangement by the British Authority. A council Hall could solve this problem.

When the council Hall was proposed in 1920 the chief ejected the idea because it would enable Captain Ross, who was perceived to be enemy of Ibadan to watch over the Ibadan Chiefs deliberation, providing him with the opportunity to curb their intrigues.

In 1914, with the amalgamation of the Southern and Northern Protectorates of Nigeria, the headquarter was transferred from Ibadan where it has been since 1893. Oyo Town, even, according to Dr. J.A. Atanda (1973), it was clear that the location of the former made it a more suitable place. Consequently, the province called Ibadan Province assumed the new name of Oyo Province.

However, Dr. J.A. Atanda went further, there was no need to change the structure of government in the 1920s because the two tiers:- The Province with the headquarters at Oyo and Ibadan Native Authority with the headquarters at Ibadan, were adequate to for the needs of the colonial regime, primarily a law and order oriented system.

2.2 Building of Mapo Hall

The foundation was laid in July 1925, ten days after the installation of Baale Oyewole who succeeded Baale Shittu (the son of Aare Latosisa) in exile (1914-1925). The site occupied by Mapo Hall had eleven houses that occupied the Hall site demolished on the order of Captain Ross.

According to Ruth Watson of Oriel College, Oxford (2000), the names of three men figured prominently in the early history of Mapo Hall; namely, Captain W.A. Ross, Robert Taffy Hones and Mr. H.L. Ward Price.

MAPO HALL



The project of building Mapo Hall was started and completed under Captain Ross, the Resident of Oyo Province from 1914 until 1931. Taffy Jones was responsible for the design and as the Provincial Engineer, he supervised its construction. But in Ibadan today, it is Captain Ross successor, Resident Ward Price, who is generally associated with the Building (Ruth Watson, 2000).

2.3 The Construction Details

Thus Mapo Hall was built as the first main administrative and civic centre during the colonial days (125-1929) on a piece of land measuring **5.29 acres** surrounded by road. It has an oval chamber specifically designed for Council meetings. The building is **48.9m long** and **44 metre wide** and **11.5 metre high** while the capacity of the Hall is about 700 people with a raised platform and gallery that could be converted to offices. About **eleven (11) houses** occupying the Hall site were demolished on the order of Captain Ross, the Senior British Resident in 1925 and compensation was paid to the families affected.

The Hall was designed by Taffy Jones the provincial Engineer with the idea of putting up a structure, which would reflect the history and culture of the people of Ibadan as “Omo Opo- Mule- Ro” – (chief (Mrs) kemi Morgan. It was opened in October **5, 1929** by his Excellency, Sir Creamer Thompson, the then Governor and Commander-in-Chief of Nigeria. In addition, representatives of Oba of Lagos, the Alake of Abeokuta, the Ooni of Ife, the Awajale of Ijebu-Ode, and the Owa of Ilesa all attended. A prominent merchant in the city, Chief Salami Agbaje, offered to arrange the firework display satisfactorily.

The building was completed at a cost of **₦24000** (twenty for thousand pounds). The original cost was **₦ 18, 000** (eighteen thousand pounds) which was raised because of the need to have a deeper foundation to **₦ 23, 914** (twenty three thousand nine hundred and fourteen pounds). In **1936** a special cupboard for the Newspaper “Ijoba Ibile Marun referring to the splitting of Oyo Province in 1934 into **Oyo,**

Ibadan, Ife, Ilesa and Ila Divisions, along with Law Reports and Government Gazettes was constructed in Mapo Hall to enable easy reference for the public.

Management of Mapo Hall

The monumental structure was renovated in 2006 by the government of Oyo State at a cost of about ₦ 200million (Two hundred million naira) with modern ceramic tiles replacing the wooden tiles and the roof replaced with transparent corrugated sheets. The Hall is now fully air- conditioned for events and conferences managed by the Agency of the eleven (II) Local Governments in Ibadan land. The agency was registered as Ibadan Local Governments Properties Company Ltd. The arcade facing Taffy High way (Oritamerin market) is used for political rallies and Olubadan Coronation ceremonies.

There is a consensus among experts that governments at the federal or state levels have a key role to play in ensuring the resilience of critical infrastructure and that they should adopt a whole-of- government approach. This approach involves the sectoral ministries and agencies overseeing infrastructure service delivery and regulation in multiple critical sectors, as well as those responsible for resilience to hazards and threats.

It also involves local authorities especially municipalities that in many countries, are responsible for supplying drinking water and managing urban transit and transportation.

Finally, in a document prepared by the World Bank with Nigerian Collaboration in 1995 on “Restoration of urban Infrastructure and services”- it was suggested that Local Governments that are part of larger cities to form joint boards to manage services requiring efficiencies of scale and wide geographical coverage e.g. Lagos Waste Management Authority and Ibadan Local Governments Properties Company Limited.

3.0 AGODI GARDENS TOURISTS ATTRACTIONS

It is on top and eastern slope of Mokola and Premier Hotel hills having an area of 8.2hectares. 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 erection of Eleyele Lake in 1941. In 1965, 53 hectares of the forest reserve land was exercised to create an Agodi garden which was commissioned in December 1967. It has been modernized to an international recreation park in 2014.

Agodi Gardens established in 1967 is a tourist attraction in the city of Ibadan, also called Agodi Botanical Gardens, Agodi Gardens, Ibadan. The site is a serene environment now on 150 acres of land. It is usually patronized by families during festive periods and weekends. While the children facilities in the garden include a swimming pool with inflated balloons, grown-ups may use any of the diverse tropical trees for picnics and other social gatherings while enjoying the cool breeze.

Formally called **Agodi Zoological and Botanical Gardens**, Agodi Gardens was created in 1967. This Garden was destroyed by the Ogunpa flood disaster in 1980 and most of the animals were swept away by the raging water. The garden was renovated in 2012 by the Oyo State Government and the new Agodi Gardens was reopened in 2014.



Agodi Gardens Facilities:

In **1980**, Agodi Gardens was destroyed by the Ogunpa flood disaster. The flood swept away most of the animals at the park. In **2012**, however, the Oyo state Government started renovations and in **2014**, the new Agodi Gardens was launched.

A lot of features were added to the recreational centre to make it a top notch. These modern facilities include the:

- Water Park,
- Children's Playground,
- Train Ride, Bundy Castle,
- 3 Swooning Pools,
- 2 Water Slides,
- Picnic Spots,
- Restaurant Area,
- A lake,
- A mini zoo and Natural Resources,
- Inflated Balloons,
- Sitting areas for visitors, and,
- Slide walks.

Access to the Gardens:

Agodi Gardens is located along the Parliament Road, Ibadan and located close to Agodi Secretariat Complex. Parliament Road is off Queen Elizabeth Road and runs through Secretariat Round-about to UI-Agbowo Shopping Complex. Agodi Gardens is Opposite University of Ibadan College Hospital along parliament Road.

ESTABLISHMENT OF FARM SETTLEMENT SCHEMES

What Is Farm Settlement Scheme (FSS)

Farm settlement schemes were government initiatives promoting rural developments by providing small farmers with resources and land for commercial farm operations. A secondary goal was to increase the standard of living among rural communities in a cost-effective manner (see table 2)

In Central and South America, farm settlements schemes were largely **tied to the notion of land reform**. This led to the practice of clearing large areas of **tropical forest** for conversion into **commercial farms**. To lesser extent, farms left over from earlier colonial efforts were also reclaimed and used to settle peasants with farming experience

Individuals in Central and South America were eager to **gain ownership** of land to formalize the documentation process which was previously almost non-existent. Once the land was largely settled, the farmers persuaded their governments to build up a **supporting infrastructure** of roads, water supply, buildings and schools.

Africa has been home to the most ambitious farm settlement schemes, which benefited from the assistance of foreign aid organizations. The schemes depended on participants voluntarily relocating and were seen as the fastest method for developing rural area. They also served as testing grounds for new farming.

Farm settlements tend to be created as a stable place to live, grow crops and possibly raise animals. However, in some locations and time periods, farm settlements moved from area to area as the soil lost fertility. Group of families of different lineage usually founded farm settlements; creating a village once the crops were established.

Agricultural Policies in the Colonial Era;

This was initiated by some regional governments in Nigeria and was a critical element of Western Nigeria Policy of Agricultural and Natural Resources of 1959. The main objective of this scheme was to settle young school leavers in a specified area of land, making farming their career thereby preventing them from moving to the urban areas in search of white collar jobs. These settled farmers were also to serve as models in good farming systems for farmers residing in nearby villages to emulate.

Unfortunately, the dream of this scheme was not materialized because some of the settlers were too young and inexperienced in farming thus causing a high percentage of dropouts among the settler (Amalu, 1998). **Secondly**, Lack of understanding of the meaning and implication of the scheme by some settlers who assumed that through their participation in the scheme, they will eventually get paid job. They were discouraged and some withdrew as soon as the allowances were not given any more. **Thirdly**, the cost of establishing a viable farm settlement was too high in terms of cash and staff (Amalu, 1998). **Finally**, expenses made on the scheme were incurred mainly on installation of infrastructure like construction of houses, schools, not directly bring out increase in agricultural output by the participants as targeted.

Table 2: Farm Settlements in Oyo State, Nigeria

S/NO	Farm Settlements	Land Area (hectares)	No. of Settlers
1.	Ilori Farm settlements, Afijio LGA	3,202	248
2.	Ipapo Farm Settlements, Iseyin LGA	2,460	168
3.	Eruwa Farm Settlements, Ibarapa East LGA	3,067	228
4.	Ogbomoso Farm Settlements, Ogbomoso South LGA	2,428	108
5.	Iresaadu Farm Settlement, Surulere LGA	662.4	47
6.	Ijaye Farm Settlement, Akinyele LGA	5,700	590

7.	Lalupon Farm Settlement, Lagelu LGA	12.4	52
8.	Akufo farm Settlement, Ido LGA	820.33	204
9.	Ido Farm Settlement, Olopade Site, Ido LGA	3,165	219
10.	Ido Farm Settlement, Olowa Site, Ido LGA	2,165	219
11.	Ido Farm Settlement, Adetola Site, Ido LGA	225.64	22
	Total	21,893.97	1,900

Source: Oyo State MANR & RD, 2017

The emphasis primarily on Agricultural Policy is to make Oyo State self-sufficient in food production to meet the needs of increasing population.

- **Secondly**, to produce adequate animal feed and raw materials for the agro-based industrial projects;
- **Thirdly**, to increase the production and processing of tree- crops with a view to expanding and diversifying the country’s foreign exchange earnings, and
- **Fourthly**, to generate greater employment opportunities

In particular, the Oyo North Agricultural Development Programme of the State Government and the **Irrigation Projects** of the Ogun- Osun River Basin Development programme which require to be integrated into the state Agricultural and Rural Development Programme. These projects were located on the Outline physical Development, march, 1990. The following were the OORBDA projects in Oyo State after the stale creation in August 1991;

- i) Ikere Gorge Dam (Under construction)
- ii) Sepeteri Farmer- based Irrigation project (120,000)
- iii) Ofiki Farmer- based Irrigation project (About 17,000 hectares)
- iv) Igbojaiye Farmer- based Irrigation project (About 16,000 hectares)
- v) Ilero pilot Farmer and small scale Irrigation (About 31,000 hectares)
- vi) Enlosa Integrated Farmer- based Irrigation project (About 12,000 hectares) – in Lagelu Local Government Area

- vii) Cattle Ranch at Ibede Near Ogbomoso
- viii) Cattle Ranch at Arolu Near Oko, Surulere LGA.

Table 3: Farmland with Irrigated Infrastructural Dams

S/NO	Location	LGA	Year of Construction	Height (M)	Capacity (M ³)	Irrigable Area (Ha)
1.	Ago-Are	Atisbo	1984	8.6	450,000	3
2.	Ilero	Kajola	1984	8.0	300,000	10
3.	Kishi	Irepo	1985	7.0	740,000	6
4.	Iganna	Iwajowa	1985	7.6	170,000	8
5.	Oje-Owode	Saki East	1985	7.0	290,000	3
6.	Ogooro	Saki East	1986	7.5	319,000	6
7.	Igbeti	Olorunsogo	1986	8.0	923,000	10
8.	Ilua	Kajola	1987	8.5	128,000	10
9.	Okeho	Kajola	1987	7.0	818,000	10
10.	Irawo	ATISBO	1988	10.0	300,000	10
11.	Igboho	Oorelope	1988	9.2	1,200,000	10
12.	Ayete	Ibarapa North	1991	11.5	850,000	1,900
13.	Ajinapa	Oriire	2009	10.0	780,000	10
14.	Iloro	AFIJO	2012	7.5	300,000	-
15.	Fasola	Oyo West	2013	6.5	220,000	-
16.	Ideere	Ibarapa Central	2016	6.5	280,000	-
17.	Ibapon Ogbomoso	Ogbomoso South	2017	6.0	183,000	-
18.	Ado-Awaye	Iseyin	2015	6.0	580,000	-
19.	Pade	Akinyele	1992	8.0	740,000	5
20.	Ago-Amodu	Saki East	1994	6.0	90,000	3
21.	Sanusi	Oluyole	2001	8.5	900,000	2
22.	Akufo	Ido	2005	8.0	110,000	10
23.	Alabata	Akinyele	2010	11.0	2,025,000	10
24.	Onidundu	Akinyele	2014	5.0	97,000	-
25.	Batake	Ido	2015	6.5	204,000	-
	Total				12,997,000	126

Source: OYSADEP, 2017 there are 18 irrigable farm land; Pade, Sanusi, Akufo, Alabata, Onidundun and Batake locations are all within Ibadan Metropolitan Area

THE STATUS OF FOOD SECURITY IN OYO STATE

There is dearth of statistics of the status of food security in Oyo State. It is regrettable that we are discussing food availability (supply) and food consumption (demand) without facts and figures. The fact that when you visit our markets you find rice, yam and garri does not mean that we are food secure. The question is how many people can afford to buy the required quantity of food. Adegeye (2014) concluded that there is every evidence to prove that even if we produce enough of the food we need, more than 70 percent of our people will not be able to afford to buy and consume enough food to keep them healthy. (G.A. Oyedele Ph.D., 2017)

Agricultural related statistics about Oyo State:

1. Land Area - 32,249km²
2. Cultivable land area - 27,107.93km²
3. Population - 5,580,894 (2006 census)
4. Farm families - 415,030
5. Organized farm settlements - 9 farm settlements with a total of 1,893.97 Hectares and 11,900 farm settlers
6. Number of dams - 25 completed dams with a total capacity of 12,997,000m² and 126 hectares of irrigable land
7. Storage facilities - 3 big silos (FGN silos – 25,00mt capacity, OYSG 10,000mt capacity under construction in Oyo and one privately owned silo at Iseyin)
8. Tractors - over 400 fleet of tractors
9. Climate - Wet season (April – October)
Mean Annual Rainfall - 1,194mm in the North - 1,264mm in the South
Mean Temperature – 27⁰C Dry season (November – March)

- 10. Vegetation - Rainforest, derived and guinea savannah
- 11. Agricultural resources - Arable land, various agricultural crops, livestock, fisheries, agro- allied industries, agricultural research institutions, finance and development agencies

Factors Affecting Agricultural Production

In Oyo State, Agricultural Production is yet to attain the level of efficiency and effectiveness to guarantee optimal support to the State's agricultural development aspiration and food security. Although recent reforms have brought about some improvements, particularly in the area of opening of new land, new investment in fisheries, poultry and staple crop production. However, some of the traditional challenges have perished. The challenges are the result of years of under-investment in agriculture and neglect of the sector. The following are some of the major challenges affecting agriculture development and food security in Oyo State.

1. Inadequate availability of land for agricultural land production
 - i) Lack of effective land use plan that support agricultural production
 - ii) Non-release of land for agricultural purposes due to land tenure or ownership barrier, activities of land speculators, elite capture of available land, competing need for land and indiscriminate building of structures.
 - iii) Prevalence of forest vegetation characterized by trees and the associated high cost of land preparation/stumping which is beyond the reach of resource poor farmers
2. Prevalence of subsistence farming. Majority of producers are smallholders' resource poor farms who see their production activities as a means of survival and not as a livelihood business. In the absence of adequate technical knowledge, resources, technology and connectivity with the market, it is difficult to move agriculture from subsistence to commercial level.

3. Low level of agricultural mechanization – prevalence of forest vegetation, inadequate number of tractors, mechanical planters, combined harvesters etc.
4. Invasion of farmlands by cattle and non-provision of insurance cover for affected farms
5. Lack of incentives to attract youths to agriculture and the present crop of farmers are getting old.
6. Inadequate technical knowledge on improved farming technologies and poor extension - farmers ratio.
7. High prices of agricultural inputs
8. Poor producer prices which discourage farmers
9. Inadequate knowledge and facilities for value addition and processing.
10. Lack of effective storage facilities
11. Inadequate infrastructural facilities - good roads, irrigation infrastructure etc.
12. Poor power supply.
13. Inability of framers to pull resources together as groups.
14. Lack of adequate capital to finance agricultural production

Other Factors Affecting Agricultural Value

The following factors had always affected the rent and value of farm settlements in Oyo State; hence, the allotted always abandoned the settlements:

- (a) The closer the agricultural land is to markets, the higher its value
- (b) The quality and nature of soil which has to do with the productive quality of the soil/topography, drainage, soil fertility) and the resultant diminishing returns of unsuitable soil types.
- (c) **Water supply**, Non irrigable farmlands piped water supply always attracted low rent. Value since livestock such as cattle require avoid water supply (see table 3)
- (d) **Roads**: The Farm road network are not passable during the raining season and they are not usually grated during the dry season and must be able to cope with heavy machinery and tractors

- (e) **Mains Electricity:** The absence of mains electricity reduces the rent a prospective tenant would offer since he would then have to supply such electricity himself
- (f) **Farm Buildings:** Farm buildings should be adequate for livestock breeding, housing, machinery and the housing of farm produce
- (g) **Lease Terms:** Naturally, leases based on FRI terms would attract lower rents than those based on less stringent terms since tenant outgoings are higher in FRI terms.

4.0 ASSESSMENT OF FOREST RESERVES CONDITION IN IBADAN METROPOLITAN AREA

4.1 **Background History:**

From 1897 on wave the colonial government had indicated a keen interest in both the preservation and exploitation of Forest Reserves resources. In 1901, Forestry Legislation was enacted to give extensive power to government to create and control reserves. This, a beginning was made in creating forest reserves with potentials for timber and other products. Late in 1899, the first Forest Reserve was established at **Mamu** in the Southern extreme of Ibadan.

Forest reserves are ecological sites set aside primarily for the conservation of **flora** and fauna. They are used to protect genetic diversity and enlance the production of forest products such as poles, saw logs, pulp and paper, timber, leaves and herbs and others (Isichel, 1995, Adesina, 2001).

The objectives of **forest management** are embodied in the **National Forest Policy** of the country which states that Nigeria's natural resources and environment is to be conserved and used for the collective benefit of the people and to be replenished for the benefit of future generation for management is the branch of forestry concerned with the overall **administrative economic, Legal, and social aspects** and essentially with the scientific and technical aspects, especially silviculture, protection, and forest regulation.

The forest reserves in Ibadan are in two zones:

Zone1: Protective Forest Reserves such as

- Odo-Ona- Called Alalubosa Forest Reserve which extends to Odo-Ona Area in the city
- Upper Ogunpa Forest Reserve
- Oke- Aremo Forest Reserve, and
- Eleyele Forest Reserve

Zone2: These are Forest Reserves purposely established to generate income to the state government e.g.

- Ijaye Forest Reserves - 26,491 hectares
- Gambari Forest Reserve - 11, 431 hectares
- Osho Forest Reserve - 3,704 hectare
- Olokemeji Forest Reserve - 76.11 hectare

4.2 Condition of Protective Forest Reserves:

Alalubosa Forest Reserve: This was earliest of the forest reserves. Located in the inner area of the city, the reserve was bounded to the north by Works Road and Alesinloye Market, to the east by Dick Road, and to the south by the railway line. Its land acquired by the British Colonial Government from the Ibadan District Council and legally constituted a forest reserve on May 4, 1916. Its relief is an undulating plain characterized by low hills and ridges whose highest point is 31.2 metres (725feet) above sea-level.

Alalubosa Stream, after which the forest reserve was named, was an eastern tributary of the Ona River. It was dammed in 1910 by the Nigeria Railway Corporation to provide water for cooling railway locomotive engines on the extension of the railway from Lagos to Ibadan in 1911. The lake and its adjoining swamp pump house initially covered 5.8 hectares. The three tributaries of the Alalubosa Stream were Asomagbo, Araromi and Amunifona Stream. The forest reserve was established for the primary purpose of protecting the lake from intense evaporation, soil erosion from the adjoining hill slopes and its silting from there and upstream. **Its vegetation was open forest of cassia siamea and teak. Its planting, which started in 1916, was completed in 1947.** It is unfortunate that the forest reserve no longer exists. Its life was terminated in 1988 when its land was subdivided for residential use and constituted as a State Government Reservation Area. This was during the military governorship of the Late Col. Sasaenia Oresanya. The two reasons give for its destruction were the underutilization of the forest reserve and the demand for housing

land. The reason was that the political and administrative elite in the government wanted choice residential land in the inner area of the city. As a result of the destruction of the forest reserve, Alalubosa Lake and Stream with its three tributaries have dried up disappeared forever.

Ogunpa Forest Reserve covers the top and eastern slope of Mokola and Premier Hotel Hills and has an area of 82.2 hectares. Mokola and Premier Hotel Hills are elements of the central ridge of Ibadan. The eastern part of the forest reserve is drained north-south by Ogunpa Stream which has tributaries the Oniyere from the west and Onireke from the east, Ogunpa Stream was dammed to produce Ogunpa Lake whose area was initially 24.6 hectares. The lake was established to supply water for Ibadan prior to the creation of Eleiyele Lake in 1941. The lake is today managed by the Fisheries Department of the Ministry of Agriculture and Rural Development. The primary purpose of establishing Ogunpa Forest Reserve was to protect the lake from intense evaporation, soil erosion from the hill slopes and its sedimentation from there and upstream. In 1965, 53 hectares of the forest reserve land was excised to create Agodi Gardens which was commissioned in December 1967. The land-water environment of the gardens (park) whose topography is varied and ecologically fragile makes it ideal for a recreation park. Its central location in the further enhances its value.

Oke-Aremo Forest Reserve covers the top and steep slopes of Aremo Hill. The hill is also an element of the central ridge of Ibadan. The spatial extent of the forest reserve is 58.4 hectares. Lying within the reserve is the Bower Memorial Tower.

Eleiyele Forest Reserve in the northwest outskirts of Ibadan, surrounds Eleiyele Lake which was established in 1941. The reserve covers 360.9 hectares while the lake initially covered 165.1 hectares. The reserve was established to protect the lake from intense evaporation, soil erosion from the abutting slopes of Eleiyele Hill and its sedimentation from there and upstream. River Ona was dammed at the

eaten foot of the hill to produce the lake which initially had a length of 4, 146 meters. Its width varied from 46 meters to 924 meters along its longest western tributary.

4.3 Forest Reserve Management Strategies:

Forests reserve management strategies should provide comprehensive forest working plan for each Forest Reserve, consolidate the existing forest reserves, carry out periodic National Forest Resources inventory, involve communities in the management of forest reserves with clearly defined roles and responsibilities, promote equitable benefit sharing and designate roles and responsibilities amongst stakeholders, protect the Forest from Fire and encroachment, encourage multiple –use concepts in the management of forest reserves (Agbi T.T. Alamu L.O. and Oladiti A.A. September 25, 2018 all of Ladoke Akintola University of Technology, Ogbomoso).

Public concern regarding forest management has shifted from the extraction of timber to the preservation of additional forest reserves, including wildlife and old growth forests, protecting biodiversity, watershed management, and recreation, protecting areas with fragile ecosystems, maintaining the diversity of life and developing new natural products for medicines (FAO, 2001).

Deforestation contributes to flash flooding by increasing water runoff. It also results in the loss of habitat for various species. Within Ibadan Metropolitan Area there are three major existing forest reserves, the Gambaro Forest Reserve in the South, Oso Forest Reserve in the west and Ijaiye Forest Reserve in the north-west. These areas have lost a substantial amount of tree cover over recent decades due to increased pressure for agricultural land and quarrying.

These natural reserves can be profitable and sustainable if managed correctly. Revenue Streams may include, sustainable logging and could also have an **educational** and **tourism** component, with opportunities for bird watching and safari experiences.

4.4 Potential Revenue Sources from Forest Reserves in Nigeria

Due to the dual ownership of natural forests (local authorities and state governments), State forest services have the task of and responsibilities for deciding the level and type of **logging activities** that may be allowed within and outside the forest reserves. They also decide how much **forestland** should be set aside for other activities, such as:

- Recreation
- Wildlife preservation;
- Hunting;
- Grazing and
- Mining.

However, these decisions are **rarely based on the value of different activities**, or even how much wood is readily available more often than not, they are based on political pressures.

The powers set out in forest Laws empowering the executive to **set charges** general, there are no clear formulae used to fix or calculate forest charges and they are not up dated in line with inflationary trends.

In recent times however, most states in the **high forest zone** have achieved more than their **targets**, because of extensive exploitation of **Teak Plantations**. These achievements in Ondo, Ogun, Ekiti, Edo and Oyo States since **1995** might not haven actually resulted from administrative ingenuity through, but rather from **uncontrolled logging** operations caused by **arbitrary target setting** and unmitigated drive for revenue generation.

For example, a fixed rate is charged for a classified area or zone in Oyo State, **Forest Reserves are simply classified into two zones** for the purpose of administering the **unit area charge**. Such classification simply says whether the

forest is rich or poor. For the **rich forest areas**, the charge is ₦ 600 per hectare and for the **poor forest areas**, the charge is ₦ 200 per hectares.

The **unit area charge**, through based on subjective assessment appears to have eliminated some of the problem of the **OTV (Out-Turn Volume)** method which is common in many of the **high forest reserves** states, where there are large commercial trees in the forest.

The OTV system allows **timber merchants** to pay only for the actual volume of wood taken from the forest. This requires the measurement and calculation (by estimation) of the volume of each **log** that is removed. Based on the estimation volume, the monetary value of each **log** is calculated in accordance with the approved **state tariff**.

(a) Other Sources of Revenue:

Revenue is also generated from charges made on **non-tumber forest products**. In Ogun and Oyo states, licenses are issued on annual basis to people **plucking leaves** and **hunting** in side forest reserves. Payments under the **unit area charge method** have the advantage that payments must be made in advance before the commencement of **logging**. In contrast, OTV charges are paid in arrears in cash.

(b) Socio-Economic Importance of Fuel wood Products

Fuel wood apart from meeting domestic energy need of the people around forest areas provide a means of livelihood as a source of income. The socio-economic analysis of **fuel wood collectors** in Oyo State, Nigeria, was investigated by Larinde, S.L., and O.O. Olasupo as contained in the Journal of Agriculture and Social Research (JASR) Vol. ii, No.1, 2011, with a view to determine its potentials and impact on the income of the rural community in **Gambari Forest Reserve** area.

Cash analyses were made to determine the profitability of the enterprise. Multiple regressions were also employed by the authors to find out the relationship

between income generated from fuel wood and some selected socio-economic factors (independence variables). Result showed that the industry is profitable with an average Gross margin of ₦82,130.00 and Net return of ₦81,055.00

(c) Fuel wood as Sources of Livelihood

Result of the study indicate that out of the **119** respondent, **84.9%** which is 101 respondent are **full time fuel wood collector**, **7.6%** use it to **supplement their income**, **3.4%** taken it as **business**, **2.5%** are involved because of unemployment, while **1.7%** are involved in it as **hobby**. **53.8%** are resident within the **forest community** while 46.2% are from adjoining communities, according to Larinde S.L. and O.O. Olasupo, 2011.

This indicates that **fuel wood** contribute positively to the livelihood of the community, there is strong evidence in **fuel wood extraction** because it is **less capital intensive**. Farm implement such as cutlass can easily be adapted as a working tool. Firewood could be seen being displayed at Ibadan-Ijebu-Ode road sides along with farm products.

5.0 THE HISTORIC AND TOURISM POTENTIAL OF BOWER'S TOWER

This is purely decorative tower, conspicuously situated on top of the highest Oke-Aare Hill, 850 metres above sea level (i.e. the crest of Aare-Latosa Hill) which stretched from Bere with a valley between it and Mokola Hill which is 800 metres above sea level on top of which the Premier Hotel was built and commissioned by the Military Governor of Western State, Colonel (later Major General) Robert Adeyinka Adebayo on 10th August 1966. It was surrounded by Agala Forest Reserves owned by the Ibadan Native Authority.

The Bower's Tower was erected in honour of Captain Robert Lister Bower, the first British Resident of Ibadan, in appreciation of his efforts at maintaining peace, tranquility and over-all socio-economic development of Ibadan and other parts of Yorubaland, of which he was Traveling Commissioner in 1893. It was financed by public subscription; the highest donation of £75 came from Ibadan Chiefs. The monumental project was executed by the then Ibadan Native Authority. It was unveiled on Tuesday 15th December, 1936 by Commander Bower accompanied by his daughter, both of whom came from England for the occasion.

The monumental project was financed and executed by Ibadan Native Authority (INA) through public subscript and the highest donation of £75 came from Ibadan Chiefs. The same authority supervised and maintained the monument from 1836. These responsibilities were later transferred to Ibadan City Council (I.C.C.), and thereafter, to Ibadan Municipal Government in 1976. All these successive supervising agencies did not show adequate commitments to the proper maintenance of the monument.

Apart from the access roads which became poor, the renovation of the Tower's fence started in 1983 by members of the National Youth Service Corps (N.Y.S.C) scheme, lingered on for years, while the floodlights meant to illuminate the Tower

remained for a longtime, non-functional, as well as other structural components of Bower's Tower which were in poor stat of repairs.

After decades of neglect and disuse, the Bower's Tower was modernized by the Federal Government of Nigeria though the Nigeria Tourism Development Corporation (Dr. S. Ademola Ajayi of the University of Ibadan, Ibadan; 2000). To this end, a sum of Twenty Million Naira (₦20,000,000.00) was committed towards the resuscitation of the monument, after which it was expected to be contracted out to private individuals and corporate bodies to manage.

Bower's Tower is also known as **Layipo** which means turning around, referring to the spiral arrangement of its 38 steps from bottom to the observation platform (+9 additional steps to the top). It has two entrances for convenience, going up one way and down for a panoramic view of the city in all directions, especially the cluster (or sea) of rusty corrugated iron roofs of the old city and beyond.

From the top of the Bower's Tower, one can see the interplay of two cultures in the morphology of the metropolis since the city grew during the nineteenth century before Western European influence became effective. Within the former limits of the town wall (i.e. Ibikunle wall built in 1856) is an area with high residential density, inhabited by a population of local origin, with commercial activity in the form of traditional markets. The outer government areas (GRA) and modern commercial districts are located on one side of this core. This include educational zone where the Polytechnic, Ibadan and the University of Ibadan, are located.



Panoramic View of Ibadan

In the past, the hill where Bower's Tower is located was protected against degradation with forest reserve called **Igbo Agala** and the hill itself, **OkeSapati**. Sapati is the adulterated name for Shepherd; Catholic Missionaries lived on a part of the hill, so it was locally called OkeSapati, (the Hill of Shepherds Missionaries). The Tower is 18m (60ft) high, has a 1.1m² (11sq ft) base. It was designed and constructed under the supervision of Taffy Jones, the Provincial Engineer.

The Federal Government of Nigeria, through the Nigeria Tourism Development Corporation, invested a colossal sum of ₦20million (Twenty million naira) towards the resuscitation of the monument as a tourist attraction of natural standard. It was expected to be contracted out to private individuals and corporate bodies to manage it while the State Government was expected to improve the road from Bere Roundabout.

In 1992, at the slope of Bower's Tower, the process of acquisition for the New Oluabdan Palace started and was approved in succession by Governor (late) Kolapo Olawuyi Ishola and Senator Rashed Adewolu Ladoja. The land is about 9.50 Hectares. The Palace and Ibadan House, it is hoped, would enhance the combined environment of the Bower's Tower which had the New Agala Estate in the neighbourhood to become an International Tourist Centre at Oke-Aremo. The Satellite Image of the entire neighbourhood has shown a pleasant Tourist environment within Oke-Aremo.

With these historical facts, Oyo State cannot lay sole claim to the ownership of Bower's Tower. The government must consult Ibadan people before taking any action on either sale or lease for its management.

The Bower's Tower, generally addressed as 'Layipo' by the majority of Ibadan residents because of the spiral nature of its interior staircase for ascendancy has sustained its monumental history even in the face of renovation and surrounding innovations. Today, a no mention or visit to the Bower's Tower makes the exploration of the undulating city of Ibadan incomplete. It is located on the perch of the highest hill in Ibadan; the Oke Are hill (Commander-in-Chief of Army's Hill) in the domain of Agala forest reserve, Ibadan North Local Government Area of Oyo State.

The Agala forest reserve, a bride to the tower in nature and environmental balance with unique vegetation of attractive canopies tends to sustain biodiversity (floral and fauna), as well as carbon sequestration protecting Ozone layer depletion and climate change. A potential which was spontaneously lost in an anthropogenic disturbances created by massive deforestation (for firewood) as a result of the 1993 post-election crisis Nigeria that erupted as the alternative to scarce kerosene.

No doubt, the colonial political subjugation of Africa, Nigeria in particular; eroded the African people's socio-political and economic structures while the emergence of the colonial project in itself created a new scenario, leaving bitter

memories in the minds of the colonized. Despite this ugly episode, there were certain colonial officials who left memories in the hearts of the people among whom they administered. One of such was Captain Robert Lister Bower who served as Resident and Travelling Commissioner for the interior of Yorubaland in south-western Nigeria and in whose honour a tower was erected.

The memorial tower - Bower's Tower symbolizes a plethora of meanings. On one hand, it is perceived that the people's reflection of the footprints of Bower in the annals of their history necessitated the erection of that historic monument as a memorial of his relatively peaceful era, socio-economic development as well as his general administrative acumen in the course of his service among them which remain indelible.

As a rider to this, the monument serves as a reminder to the Ibadan people in particular and the Yoruba in general, of the man who firmly established the loyalty of their forebears to the British imperial crown, because Ibadan was known to be a seat of warriors and a testimony to the fact that the Yorubaland was enmeshed periodically in war. The Ekiti-Paraapo war and kiriji war were parts of the conflicts resolved by Captain Bower.



The tower's uniqueness is of significant in its central location and provides an aerial view of the city, also, its historical heritage are now a dwell of tourists from home and diaspora. Its architectural design depicts that it is 60 feet high and 11feet square. It has two entrances and the spirally structured stairs is 48 to the top. At the top are openings and the peak is conically covered. It is also wind at the balcony with constructed iron stands for tourists guard in viewing a cross section of Ibadan. Among the areas notably view are the Cocoa house, Adeoyo maternity hospital, University college hospital (UCH), Mapo Hall and many others.

Unfortunately, the historical monument is gradually fading away due to lack of adequate maintenance by the Oyo state government. However, the state governor, Engr Seyi Makinde who spoke through his Commissioner for Information, Arts and Culture, Dr. Wasiu Olatubosun, recently, informed that his government was working round the clock to revive and promote arts and cultural potentials lying moribund across the major towns of the state. He added that his administration has resolved to give due attention to all notable tourist sites and monuments, including the tower in order to enhance the social and economic prosperity of the state.

6.0 CULTURAL AND TOURIST POTENTIAL OF OKE-BADAN` HILL AND ELEYELE LAKE

The ‘**Oke’badan**’ an annual communal festival, for fertility rites and prosperity, was dedicated to the spirit of the hill, as a thanksgiving in the refuge which it provided in period of danger, and also to Lagelu, the mythical founder of Ibadan. The Okebadan festival provided an opportunity not only for merriment but also for criticism as songs were composed to condemn or praise rulers and their policies.

The word “**Oke’badan**” is derived from the contraction of the words **Oke** (hill or mountain) and Ibadan. Okebadan means Ibadan hill or the **tutelary deity** of Ibadan hill. The **hill of Ibadan** is believed to harbour a supernatural or spiritual being which protected the early settlers from the wrath of their enemies and attackers.



*The Alawotan of Awotan and the Traditional Chiefs at the Grove of
Lagelu on Top of Ibadan Hill in January 2020*

(a) Lagelu Sacred Grove on Eleyele Hills:

The site of the tomb of Lagelu on Awotan Hills with the adjoining surrounding remains a sacred ground. Two hundred meters square from the tomb, all shoes must be removed. It is assumed that anyone with shoes on is trampling on the remains of Lagelu.

The present site is embarrassing; a hut with palm thatched roof, shelters the remains of the great man. No one would have imagined that there lies the famous Lagelu, Oro Apata Maja, the founder of the largest city in Africa South of the Sahara. It is embarrassing that the situation has remained as it is for years after the exit of the great warrior and further of Ibadan.

There are three prominent hills on the plateau of Awotan. These are

- i. Igbo Oke'badan
- ii. Oke Oso
- iii. Oke Odo Eleyele

Each of this hill has distinctive historical significance. It was at the peak of Igbo Oke'badan that a masquerade leading an Egba invasion of Ibadan in the 18th century as eternally destroyed. Legend has it that Lagelu, was forbidden from setting eyes on any masquerade. From the valley where he stood, he commanded the masquerade to be swallowed inside the bowels of the mountain. When the invading forces saw what happened, they scampered in different directions for safety.

The second hill Oke Oso, constantly emitted smoke, suggesting the presence of volcanic activities. But today the hill has remained dormant but the traces and signs of its past antecedents are still present.

The third hill, Oke Odo Eleyele, offered sanctuary to a number of creatures, particularly birds of different species as the doves, the goose and pigeons which swamp the foot of the hill with a perennial stream (Otenru) running through it and which empties its waters into the Eleyele dam.

Today, the stream is still running but strangely the beautiful birds no longer patronize the site. The source of Otenru stream is close to a village called Oriogbo Ojuabere.



The Proposed Mausoleum of Lagelu Grove on Awotan/Eleyele Hills in 2003 by C.C.I.I

(b) The Significance of Okebadan Festival

Okebadan is significant in the religious and socio-cultural lives of the people of Ibadan, and this account for why the Okebadan festival is celebrated annually with pomp and pageantry. However, this is not peculiar to Ibadan people, as there are others hills and mountains of scared significance or deities of similar nature worshipped in several Yoruba communities. Examples of such deities are the **Asaberi** in Saki, **Iyamapo** in Igbeti and **Olumo** in Abeokuta. These are often associated with hill settlements. The people believed in the sacredness and sanctity of Okebadan (Ibadan Hill). Consequently, sacrifices are made to the goddess periodically and annually in Ibadanland.

When Baale Oyesile Olugbode (1851-64) did not have a male child, he divined and he was advised to make sacrifice to **Okebadan** which the new rulers in Ibadan from (1825 to 1851) knew nothing about. Oyesile then arranged for the Aboke family to return from Abeokuta and make the necessary sacrifice as he was advised. He

subsequently had a male child named Aderigbe, who died in the Kiriji War in 1882 (Dr. Jide Fatokun, 2011 page 54).

This belief of the people was attested to by Theophilus Kerfer, a Swabian pastor who visited the same shrine on Okebadan Hill in 1853, according to O.O. Adekola; former Senior Research Fellow, Institute of African Studies, University of Ibadan, Ibadan (2015). Theophilus Kerfer submitted that:

“We saw the sacred grave (sic) at a short distance, where, as it said among the people, supernatural beings, little men in white garments, could be seen in large numbers. But bad people went out with only guns to shoot them, therefore they have disappeared and come only in extra-ordinary times”

The above account seems to corroborate the people’s faith in the sanctity of Okebadan (Ibadan Hill at Awotan in Ido Local Government Area); precisely on Akufo-Apete Road, and the belief that supernatural beings inhabited the sacred place and could be seen physically even by non-believers.

Historic sites are increasingly recognized as important economic resources in both developed and developing countries.

(c) History and Data Analysis of Eleyele Lake:

Eleyele is situated in North West of Ibadan City, Oyo State, Nigeria at an altitude of 125metre above sea level and between 7^o25’00’ and 7^o26’30’N latitude and 3^o51’00¹ and 3^o52’23E longitudes. The **lake** is man-made and was formed in **1939** by damming of the **Ona River** (part of dense network of inland waterways that flow southwards in the Lagos Lagoon); and the **Otaru, Awba, Yemeja** and **Alapo** streams also empty into the **lake**.

- (i) Construction of Eleyele Reservoir was in **1942**
- (ii) The catchment area is **323.8sq.metre**
- (iii) Impoundment of 156.2 hectares and storage capacity of 29.5 million litres of water and pumped at the rate of about 13.6 million litres per day

ELEYELE LAKE GEOGRAPHIC MAPS

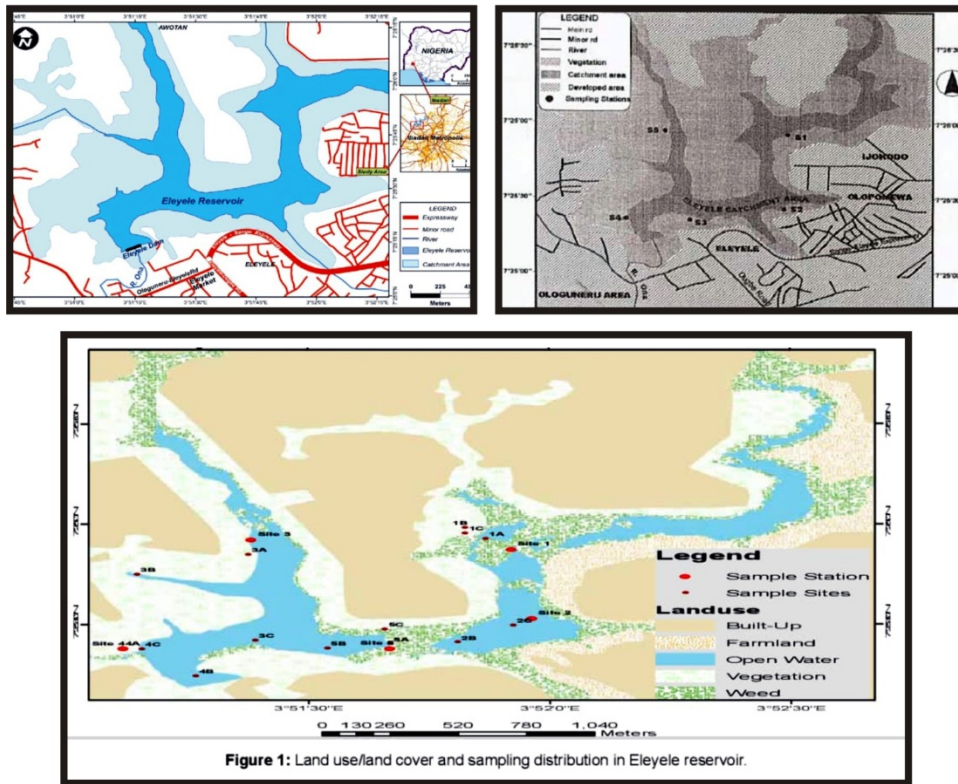


Figure 1: Land use/land cover and sampling distribution in Eleyele reservoir.

ELEYELE LAKE



Oke-Badan at Eleyele Reservoir

Water Front Adventure Park at Eleyele Lake:

Tourism is one of the fastest growing industries in the world and although Nigeria is reaping some the benefits of this trend, the sector still remains a minor player in the national economy. In terms of absolute figures, international tourist arrivals rose marginally in 2001 from **850,000** to **1,550,000** in **2010** and fell to **486,000** in 2012 (Fig1). This reduction was attributed to the **Boko Haram** insurgency in the northern part of Nigeria. However tourism activities picked up in **2013** with **23** per cent increase over the previous year arrivals.

For instance, a private public partnership (PPP) between the Oyo state governments, and Geo Meridian International Limited and Consortium partners will construct a **Waterfront Adventure Park** along the Ona River at Eleyele Dam in Ibadan. *It will boost the touristic capabilities and also the Internally Generated Revenue (IGR) of the State in general.*



Note: Boats on Eleyele Lake and the Surrounding Forest Reserve

Features at the Water Front Park:

- Boat Cruise
- Junglr Areola
- Artificial Beach
- Canopy Walkway

- Cable Cars
- Animal Planet Areas
- Outdoor Cinema
- Forest Hotels
- River View Lodges
- Wooden Chalets
- Floating Restaurants, and
- Eco-village and Many other offerings.



Note: Satellite Image Map of Eleyele Lake and the surrounding Hills, called “Okebadan” – Ibadan Hills

The Water Front Adventure and Eco-Park will be the first and biggest in Nigeria. It is expected to be the alternate ultimate destination for international Tourist, a location for events, school trips, individuals, families, friends churches and corporate team building. it will be a place where people come to relax, rejuvenate, and have fun-filled day out and also lodge in the hotel, and other various unique accommodation provided.

The Awotan community in Ibadan in collaboration with the Ministry of Information and Culture of Oyo State should preserve and protect the two historical sites of Ayoku Cave and Okebadan/Lagelu Grove at Awotan which is being encroached upon now.

7.0 THE CULTURAL AND ARCHITECTURAL SIGNIFICANCE OF BAALE IREFIN OGUNDEYI PALACE

7.1 **Origin of Yoruba Palace:**

Information has it that sacred kingship was traditional to the Yoruba aborigines. According to Daryll Forde (1953) and Rev. Samuel Johnson (1921), Yoruba country was not altogether unpeopled when Oduduwa and his party entered it from the East; the probability is that the aboriginal inhabitants were conquered and absorbed, at least at the central if not at the remote provinces of the Yoruba kingdoms.

Apparently according to Oluremi I. Obateru (2006), the institution was more elaborately or highly developed among the newcomers who ruled Yorubaland during the Oduduwa era. The higher status of their institutions coupled with the elevated socio-political plane on which the newcomers were placed by the aborigines as a result of the former's superior culture, higher intelligence and greater military prowess almost certainly aided the rise of Yoruba cities.

On account of the charismatic personality of the new kings, their great palaces became poles of attraction for the inhabitants of the neighbouring aboriginal villages and hamlets to the royal capital of the new rulers.

7.2 **Shape and Size of Yoruba Palaces**

Like their Near Eastern procurers, according to Tpl. Oluremi I. Obateru (in the Yoruba City in History: 11th Century to the present, published in 2006) Yoruba places were walled rectangular enclosures with one main gate in front. The rectangular plan was rarely regular however. While the sides might be unequal, the corners could deviate from right angles due either to obstacles or the imperfect methods of survey employed.

In terms of size and magnificence, the classic Yoruba palace was the grandest residential unit in both the royal capital and its kingdom. The palace was a highly elaborate complex of the contemporary courtyard compounds (see the table)

Palace	Total Palace Area in (Hectares)	Built Up Area		Royal Park	
		Hectares	% of Palace Area	Hectares	% of Palace
Owo	43.9	3.8	8.8	40.1	91.2
Ilesa	20.6	2.4	11.8	18.2	88.2
Ondo	17.4	2.0	11.6	15.4	88.4
Ado-Ekiti	10.9	5.3	48.1	5.7	51.9
Ile-Ife	8.1	1.8	22.0	6.3	78.0
Ijebu-Ode	7.7	2.8	36.8	4.9	63.2
Akure (a)	8.3	1.5	17.6	6.8	82.4
Oyo	6.9	6.9	100.0	-	-
Ila (b)	5.8	4.7	81.0	1.1	19.0
Abeokuta (Ake)	2.5	2.5	100.0	-	-

Source: Ojo, Yoruba Palace, 1996. P. 27

(a) Ige: the Royal Palace of AKure, p. 24 (b) Oyelade: The Royal Palace of Ila, P. 34

7.2 Geographic Location of Yoruba Palaces:

In traditional Yoruba History, Oba’s Royal Palace was the most important in terms of locutions and functions. The position of the palace was invariably the city’s geographical centre or as far as possible if there were physical constraints. As the embodiment of the city and the fountain of city life, all the radial arteries of communication converge on it.

The choice of a hilltop at Oke-Ofa by Irefin Ogundeyi was in line with the standard practice not only in Yorubaland but also in urban history of cities like: Mesopotamia which reveals that the palace and the great temple have almost everywhere been associated with low hills, natural or artificial. The sitting of palaces and temples on eminences was also characteristics of Minoan and Mycenaean cultures as well as of Imperial China, Cambodia and Central America (Tpl. Oluremi, I. Obateru, 2006).

The choice of a hill-top for palace erection may be explained also by its environmental qualities:

- (i) Firstly, a hilltop was a lookout, a place from which the surrounding urban space and countryside beyond could be viewed.

- (ii) Secondly, a building erected on a hilltop was an eye-target for people as it was rapidly seen.
- (iii) Thirdly, eminences afford their occupiers visual privacy, protection against over-looking the neighbouring resident.
- (iv) Lastly, elevated grounds were well drained contrasting with low ground and valleys which might be plagued by flooding, river pollution and diseases, particularly, malaria.

The royal palace is a public edifice built and maintained by the entire population of the kingdom. It is therefore not the private property of the incumbent king (Oba).

Like its ancient Middle East precursor, Baale Irefin Palace exhibited the characteristic of the Yoruba palace with its functionally multi-purpose, the most notable being residential, religious, governmental, industrial, recreational, and storage. The palace is one of the cultural heritage assets Ibadan people are proud of in the 21st Century.

Irefin Ogundeyi was installed Baale of Ibadan between (1912-1914). His palace was built on a rectangular land of about 5 acres bounded in the north by Agodi Oke-Adu Road. The access road links Oke-Adu with Oje-Agodi Highway from the roundabout.

The palace is fenced round with a mud wall. The entrance arcade has five (KOBIS), that is gabled roofed structure, one of which served as the entrance while the rest covered the verandah open to the road where buying and selling take place. (see picture below). According to Chief M.O. Ogunmola (2010 page 56), the Otun of Oyo, noted that Alaafin Aganju (1357) was a lover of palatial structures, particularly “Kobi” – building with steep gradient gables. His palace was reputed to contain one hundred and twenty high rise gables.

The inner courtyard faces the main a storey building palace. The extensions of the entrance arcade on both sides are residential areas for palace officials and other family members. Directly behind the entrance arcade are offices and drummers apartment. The Obas's residence is adjacent to the palace. (see the picture below).



The building shows the beauty of Yoruba architectural science and technology. It was built of mud bricks of clay dried for some days. The gabled projections are entrances to leading to the corridor serving the rooms of the extended families. All the buildings are covered with corrugated iron sheets.

The backyard served as the royal park or Oba's forest for the outdoor recreation of Baale Irefin. It also served as the botanical garden as the botanical garden where rare and special medicinal plants were cultivated and conserved. It was a mausoleum, a place deceased Baale and family members were buried.

8.0 AYOKU CAVE (OJUTAYE ROCK) HERITAGE

Tourism is a major force in any economy in the world; it is one sector of the economy that has a global importance. In this world of globalization where change is constant, **tourism** tends to improve the economy of the third world countries and also have an impact upon the host community. **Tourism** is the largest and fastest growing industry in the world. International organizations support tourism for its contribution to world peace, poverty alleviation and also intermingling of people and culture.

Africa, which is classified as a third world continent and is blessed with great heritage and tourism potentials, ranging from different countries and their resources. Africa is truly blessed with nature and this can benefit the host country and improve the standard of living of the population. Tourism creates jobs and sources of internal revenue for host communities through money generated from game reserves, and inflow of tourists from abroad.

8.1 Location, Size and Building

Ayoku Cave or Ojutaye Rock is geographically located between latitude 784000MN and 794000MN and longitude 601000ME and 606000ME. It is bounded in the South by Gambari Forest Reserve, in the East by River Omi, in the West by Idi Ayunre, the Headquarters of Oluyole Local Government and in the North by Odo-Ona along Old Lagos-Ibadan Road. The Ayoku Cave is accessed through Odo-Ona Ijebu-Ode Road and Olunde on Academy-Olunde-Olojuoro-Ijebu-Igbo Road. The rock stretches to about 14 kilometres northwards, and there are also untarred motorable roads.

8.2 Historical and Tourism Importance of Ayoku Cave:

Ayuku Cave (or Apata Orile) is located between Lamolo and Orile Coker Villages off Ijebu-Ode Road and close to Omi River to the East of the Rock in Oluyole Local Government Area, Ibadan. (see map of neighbouring villages).

Apata Orile was named Ojutaye Rock (Apata Ojutaye) by the hunters who were mandated to keep vigil on the Ijebus at Mamu and the Egbas at Ogunmakin, now along the New Ibadan-Lagos Express Way where Omi River crosses the road at Ogunmakin between Ogun and Oyo States boundary where “Fejeboju” war was fought between the Egba and the Ibadan. Thus, “**Apata Orile**” or “**Ojutaye Rock**” served as the **vantage point** from where Ibadan warriors monitored their enemies as well as the strategic point for launching a counter-attack against the invading forces during the Yoruba civil wars in the nineteenth century

On the summit of the rock, the tourists and adventurers can have a panoramic view of the neighbouring villages and towns of Mamu, Onigambari, Ogunmakin, Podo and Odo-Ona Nla etc. there are also interesting features which could be developed into auditorium, a gallery of art, and gardens for recreation.

The hill became very prominent during the Iperu war on the 19th of June 1862 also known as Kutuje war between the Egbas and Ijaye refugees at Ibadan. The Egbas and the Ijaye refugees at Abeokuta went to take revenge on the Remo towns that were friendly to the Ibadan during the siege of Ijaye.

According Rev. Samuel Johnson at page 235 of “The History of the Yorubas” – at Fidiwo, the Egba pursuers overtook Balogun Ibikunle and his guards another battle ensued after the retreat which followed Alaafin of Oyo, Oba Adelu (1858-1876) in 1864 where the **venerable Sunmola Alao Laamo, the Otun Bale** who would have been made the Bale of Ibadan on their return home was caught and killed.

Rev. Samuel Johnson went further; *“But the Egbas were pressing closely endeavoring to take the Balogun alive. When they reached the river Omi the Balogun ordered his carriers to put him down and that the Egbas be driven back from that place. Akere the Ashipa Blaogun was the only war-chief who waited to protect the Balogun besides his own men and bodyguards. Here, when they had rallied and*

arranged themselves in order of battle, they made a furious charge on the Egba pursuers and drove them clean away with a heavy loss”.

Consequently, **Apata Orile**” became a **watch-post** guarded by hunters. In addition, to check the Ijebu and Egba kidnappers, Ibadan war-chiefs evolved a scheme of a complete organization for home defence during the Ekitiparapo war in the southern part of Ibadan at three main points from which the attack may be expected.

- (a) The farms contiguous to those of the Egbas;
- (b) The route leading to Ijebu Igbo (i.e. Akanran Rd.)
- (c) At the point of divergence of the roads at Iid-Ayunre leading to Ijebu Ode and Ijebu Remo.

Arrangements were perfected by building forts in a central; point in each of these main routes for the better protection of farmers by principal hunters and cavalymen namely: Ajiya, Obisesan, Odeyale (hunters) and Solaja and Sonikan, sons of Soderinde the Balogun Valvary who guarded Idi-Ayunre Fort against Ijebu-Ode invaders while Apata Orile (or Ojutaye Rock) became the watch-post with cave as resting place where it derived the name **“Ayuku Cave”**.

The Ayuku cave was identified by Adeniyi E. Adeyeye in the publication for Oyo State Government titled “Compendium of Economic, Tourism And Natural Resources Potentials of Oyo State at its 33 Local Government Areas. Tourism resources of Oyo State limited in number and the degradation of the landscape and environment through unplanned development constitutes a permanent danger. To preserve Tourist and recreational resources of **Ayuku Cave** (Orile Rock) as well as to protect **cultural and natural identity**, it is important to protect the environment and neighbourhood of Ayuku Cave. Points of natural and **cultural heritage** and to some extent, the travel routes (road network) connecting Ayuku Cave (Orile Rock) and the neighbouring villages and towns deserve special protection from negative impacts of development by the Council/LCDA and the community.

8.3 Activities around the Sacred Ayoku Cave:

The Orowusi dynasty claimed the over lordship of the Ayoku Cave (or Orile Rock) between Lamolo, Orile and Latunde group of villages. On Friday, 31st January, 2020, some members of Orowusi family of Kobomoje Quarters in Ibadan South East Local Government Area was led by Mr. Kamorudeen Orowusi, who is also the Secretary of the Association of Ancient Ibadan Warlords families and two prominent members of the family to the site. The findings are as follow:

Scene 1:

The pictures show the site of Ayoku Cave neighbourhood where blasting is being carried out by a Foreign Company. The quarry was exploited to produce granite, stone and various products for construction industries in Ibadan. This is a source of revenue for individuals, LGA & LCDAs in Oluyole and the State Government.

Note: Blasting Equipment at various locations within AYOKU neighborhood

Scene 2:

Mr. Kamorudeen Orowusi and two prominent members of the family at various locations on **Ayoku Cave** (or Orile Rock) also called Ojutaye Rock which

had been abandoned since the end of Yoruba Civil War in **1893**. Baale Orowusi (Awarun) was the Baale of Ibadan between **1869 and 1871**

Photo Speaks



Orowusi & Osungbekun on the Rock



Orowusi & Osungbekun at the cave



Mr. Kamorudeen Orowusi and his brother at the entrance of the cave

Scene 3:

The extent of the Rocks and other holes in the Ayoku Cave for human activities; the plateau and beautiful scenery of the Rocks in the neighbourhood where you can relax and have panoramic view of Gambari Forest Reserves and the surrounding villages and towns which make Ayoku Cave a Tourist centre.



9.0 BEST PRACTICES OF MANAGING HERITAGE AND CRITICAL PUBLIC INFRASTRUCTURAL ASSETS

Countries increase their sustainable infrastructural system to build assets that can withstand bigger shocks, such as cell phone towers with deeper foundations and roads with large culverts, power lines that can withstand external shocks, especially natural hazards. Doing so can prevent damage and generate significant benefits in terms of lower repair costs and maintenance needs over the life cycle of the asset. But to be resilient, assets not only need to be strong they also need to be well maintained, which requires a steady flow of resources as well as processes and systems.

When infrastructure asset fails, it undermines business, job creation, and economies business, job creation, and economic development with rapidly growing populations of urban centres and a changing climate increasing the frequency and intensity of natural hazards, the need to adapt and invest in resilience or durability of infrastructure assets should be an urgent priority of government at the federal, state and Local levels in Nigeria.

9.1 Creation of Institution to Manage Assets

There is need to create an institution to manage the assets. For instance, the solution to improve coordination of risk management is to place an existing multiministry body (or, if necessary, a new body) in charge of the exchange of information, coordination and perhaps the implementation of risk management measures. These agencies can also collect information perform assessments and impose certain actions and ban others.

A body in charge of infrastructure resilience needs to be appropriately **staffed and funded**. However, it cannot, and should not, replace the regulatory bodies in charge of sectors which should be a priority in low-capacity countries. In a document prepared by the World Bank with Nigeria collaboration in 1995 on “Restoration of Urban Infrastructure and services” it was suggested that Local Government that are part of larger cities to form joint boards to manage service requiring efficiencies of

scale and wide geographical coverage. Hence, Ibadan Local Government Properties Company Limited was established to manage the common fixed assets of the eleven local governments in Ibadan Metropolitan Area including Mapo Hall, Real Estate Properties at Oluyole Estates and other locations within the region.

9.2 Information Technology/GIS Applications

Rather than undertaking preventive and regular maintenance of fixed assets government at various level carried out repairs only when problem arises. This has led to major disruption in service on many occasions leading to higher repair costs and losses for both the public and government

Information Technology (IT) and Geographic Information System (GIS) provide the tool for modernizing and improving management system, making it more efficient, functional and flexible. A major component of any successful management system is an effective **data collection and** analysis strategy and informed decision-making.

The GIS analysis tools make it possible to provide a complete inventory of existing infrastructure owned by the federal, state and local governments. The capability to collect detailed information allows effective asset management

Oyo State Government has already invested in building database of assets named Oyo State Geographic Information Agency (OYSGIS) in 2017. It has so many advantages such as:

- Ability to integrate information about location of assets from different sources:
- GIS is used for selection of sites for schools and retail stores and the redistribution of electrical boundaries to accommodate changes in population distribution.
- Integration with Land Administration System and Property Taxation.

9.3 Heritage Conservation and Improvements

Ibadan has rich history which is evident in the urban form. It is vital that history structures be recognized as tourist sites and as part of tourism strategy. Promptly heritage in the city as observed by experts in the preparation of Ibadan Master plan, will attract tourists interested in the city's culture and history, Improving the prominence of these structures and sites will also help to improve the general appearance of the city and encourage tourist to venture past the main tourists sites. These important heritage assets include Mapo Hall, Bower's Tower Irefin Palace, Oke-badan Hill and Ayoku cave.

Heritage conservation does not mean that a building must be kept exactly as it was when first built. In order for buildings to be maintained, it is paramount that they are kept in use. Therefore, heritage buildings can usually be modernized, as being witnessed at the centre of the Metropolises around Bere Mapo/Oja-Ibadan and Alekuso axis inducing Bere-Oje-Agodi-Gate axes. The original use of traditional buildings are being changed along the major roads to shops and offices to generate revenue to the family while local developers are making money in the ventures making strong economic case for protecting the historic environment of the city of Ibadan.

Refurbishing historic buildings which have fallen into disrepair results in local job creation as specialist trades people are required. It has been observed throughout the world that buildings in historic areas have higher property values and appreciate at **greater rates** than the local property market overall. Finally heritage tourism can result in huge direct and indirect revenue to the local economy.

9.4 Pole of State Government

There is common consensus among experts that governments have a key role to play in ensuring the resilience and sustainability of critical infrastructural assets and that they should adopt a whole-of-government approach. This approach involves the sectoral ministries and agencies overseeing infrastructure service delivery and regulation in multiple critical sectors, as well as those responsible for resilience to hazards and threats.

Fortunately, Oyo State Government has established Oyo State Investment, Public –Private partnership (OYSIPA) to be in charge of some critical **fixed assets** to collect information, perform assessments and registration of critical infrastructure. Likewise, the state Government set up Ibadan Urban flood Management project to control flood in Ibadan Metropolitan Area.

(a) Forest Reserve Management

Forest reserve management should provide comprehensive forest working plan for each Forest Reserve, consolidate the existing forest Reserve, carry out Forest Reserve inventory, involve communities in the management of Forest Reserves with clearly defined roles and responsibilities amongst stakeholders to protect the Forest Estate from fire and encroachment, encourage multiple-use concepts in the management of forest reserves.

(b) Non-Core Real Estate Asset

In a business operations, there are assets that are no longer required for the operation of business, such assets are usually sold off when the agency, public company, or corporation wants to embark upon or to meet pressing revenue deficits.

Non-core real estate assets include properties that are not contributing to daily operations of the concerned institution. This may be land, developed properties, or any other outlying assets that are not part of day to day operations of the institution. It

excludes assets such as offices or other developed properties that are being utilized for daily operations and activities of the Federal or state ministries, agencies, parastatals and corporations.

(c) Public-Private Participation

The Oyo State Government has Currently engaged in Public-Participation through Oyo State Investment, Public-Private Partnership Agency (OYSIPA) to market some of its Fixed Assets including Bower's Tower, Agodi Gardens, Ado-Away suspended lakes, Housing Estates, Adamasingba (Lekan Salami) Sports Complex and Ibadan Inland Dry Port which is expected to be implemented on a Design, build, Finance, Operate maintain and Transfer model under a public-private-Partnership arrangement (DBFOMT) The total cost is expected to be ₦36 billion

Oyo State recently approved bond for Oyo State Government to be raised by Private company while the government will give support. The bon was intended by government to finance priority projects for rapid socio economic development of the state. These projects that have revenue potentials and capable of generating employment opportunities.

The project bond of N 100 billion will finance projects such as: Ibadan dry port/rail corridors, Ibadan airport upgrade and expansion construction/upgrade and equipping of hospital across the three senatorial Districts in Oyo State, Circular Ring Road, Ibadan and the construction of the Iseyin-Ogbomosho Road that would enhance socio-economic development of the state.

Public- private partnerships are more appropriate for infrastructure that provides services with characteristics of private goods. In addition to providing a source of capital funds, they enable the public sector to draw on private sector expertise and skill in order to minimize costs. The **private sector** involvement tends to lead to more innovative and efficient operations than the **public sector** provides the service on its own (Robyn 1997 and Conference Board of Canada 2003).

9.5 Self-Help Groups:

The self-help concept is closely related to the concept of using volunteers, Self-help groups are designed so that individuals or neighborhood groups provide services for themselves. Typical examples are Community Associations such as the Central Council of Ibadan Indigenes (CCII), Ibadan. Foundation and Social Clubs and Societies. These associations or groups of people are organized for the purpose of pursuing, promoting and protecting common interests.

In some of the large municipalities, such as Ibadan, Oyo, Ogbomoso, Saki etc, residents in certain neighborhoods have collectively organized and provided funds for the purpose of hiring security firms to reduce the incidence of crime and generally improve safety for local residents. Here, the service is provided and paid for directly by the users.

For further example, the **CCII** as an umbrella organization for all the indigenous clubs in Ibadan and disport initiated the acquisition and did acquire land from Oyo State Government at the slope of Aare Latosa Hill for constructing modern central Olubadan Palace and Ibadan House which is the headquarter of the **CCII**.

The **CCII** also surveyed the Grave of Lagelu, the legendary founder of the first and second Ibadan located on top of Eleyele Awotam Hills to protect and preserve the place and build a Mausoleum on that Grave to attract tourists Besides, the **CCII** organize annual festivals to promote unity among the diverse people living in the city and the warrior culture of its founders'. However, citizens are more likely to organize for protection purposes than for maintaining these heritage and natural endowments.