

# THE EVOLUTION OF IBADAN AS THE LARGEST METROPOLITAN AREA IN NIGERIA

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**Established For Urban Management Capacity**  
**Building and Good Governance**

## 1.0 URBAN TRANSFORMATION HISTORY

### 1.1 Introduction

Urbanization and city creation predates colonialism in many African countries. Apart from Egypt, where urban civilization dates back to **5,000** years, several cities in other African regions have centuries old Histories. Early urban development has been recorded during the Sudanese Empire of **800A.D.** the Mali Empire of **1500A.D.** and Songhai Empire of **1800A.D.**

These important historical artifacts, the cities, flourished as a result of their location along the trans-Saharan trade routes, emphasizing their importance as catalysts in socio-economic inter-relationships.

Powerful local rulers enhanced the evolution of these early cities into effective nodes of human development and as engines of economic and social growth. Some of the prominent ancient pre-colonial cities of the region include: **Bamako, Gao, Timbuktu, Ouagadougou, Agades, Begho, Benin, Ibadan, Ile-Ife, Ilorin, Kumasi and Oyo.**

The implications of urbanization are not appreciable from demographic numbers alone (World Bank in Cities in Transition, 2013). The urban transformation affects the physical concentration of people, patterns of land use, social structures and interactions, and the nature and scale of economic production. Each of these dimensions of change affects the lives of individuals and the requirements for resources and governance.

This urbanization creates significant opportunities for national development, and for reducing poverty for all citizens. *But realizing the potential gains from the urban transition depends on how well cities and towns manage growth and meet the challenges of providing responsive governance and ensuring services for all firms and households.*

Good governance implies inclusion and representation of all groups in the urban society and accountability, integrity, and transparency of government actions, in defining and pursuing shared goals. Capable urban management means the capacity to fulfill public

responsibilities, with knowledge, skills, resources, and procedures that draw appropriately on partnerships.

## **1.2 Background History of Evolution of Ibadan**

This new publication is about the growth of Yoruba cities and the effect of civil wars on the structure and traditional governance system of the pre-colonial societies. Prior to about 1550 Yoruba kingdoms were apparently inhabited by “homogenous” ethnic groups such as Ife, Ijesha, Oyo, Owu, Ijebu, Egba, Owo, Ondo and Ekiti.

Historically, Ibadan people had one time or the other settled at different places like other “**Yoruba community of ancient people**” after the founder of Oyo, Ijesa and the Egbas including the Owus. It later became a **war-camp** and rose to the level of **city-state**, and then an empire in the 19<sup>th</sup> century. Its success in transforming Yoruba hereditary political institutions and adapting them to a new age free, just, and egalitarian society without a hereditary system of leadership during the same nineteenth century was remarkable.

Thus the history of Ibadan could be generally divided into three periods. The old settlement established by Lagelu which endured from about 1520A.D. to 1824A.D. It was followed by the transition period when Ibadan became a **war camp**, or **era of civil wars** and controlled by the allied armies of Ife, Ijebu, Oyo and Egba refugees between 1824-1832. Next came the full control of Ibadan by the Oyo-Osun elements of Yoruba sub-groups till day.

Each ethnic group had a paramount ruler, the Oba (king). The seat of the potentate was the capital city which was the religious, political, administrative and economic centre of each of the territory (kingdom) of the ethnic groups. The monarch, who is the supreme ruler of the ethnic group, as well as the subordinates belonged to the entire ethnic group.

The political system was monarchial, hierarchical and democratic. Yoruba kings were generally powerful but their powers were not absolute. In addition to the king as the head of state, there were four tiers of government: the state council, the regional council, the quarter council (adugbo), and the compound council (agbo ile).

In Yorubaland, kingship and senior chieftaincy titles are hereditary in the same family not necessarily from father to son. The king is elected by the state council while the number of families entitled to kingship is fixed by tradition.

The fall of the old Oyo Empire as a result of Chiefs' rebellion and the Fulani invasion of the northern towns of Ilorin, Offa and other towns coupled with the Owu wars had adverse effects on Yoruba political organization and also led to the emergence of some Yoruba powerful states of Ibadan, Ijaye, Modakeke and Egba all of which produced military generals.

The differences of the military administration in the ancient Yoruba kingdom vary. For instance, Ibadan adopted **military aristocracy**, Ijaye adopted **military autocracy** or **dictatorship**, while the Egba adopted **military federalism**, and military tendencies became evident in all because of the circumstances of their settlements and the prevailing civil wars in Yorubaland in the nineteenth century.

“The Owu war effectively marked the end of a particular phase of Yoruba political development. It was not only the cause of the complete destruction of the flourishing Owu Kingdom, “but was also the signal for the disintegration of the Old Oyo Empire and the rest of the Yoruba country”

Disintegration and destruction were not, however, the whole story of the aftermath of the Owu war. Now edifices rose on the ancient ruins. Ibadan, Abeokuta, Ijaye, Modakeke, Iwo and Ogbomoso, were either founded a new, or augmented by large numbers of new populations. These new towns which grew out of the events of Owu war were later to dominate the history of the Yoruba country, as well as to rival one another for the hegemony of the country.

The Motive which drove Ekitiparapo to declare war on Ibadan was a very strong one indeed and it was the motive which acted as the strong unifying force among them. This motive was the desire to be free, to regain their independence from Ibadan and to take back from Ibadan, the lands and possession which belonged to their ancestors. And for freedom and independence, men throughout all ages had fought and are still fighting,

even in this twentieth century; and for a parcel of land, fertile or infertile, men still shed blood.

By the end of 1893, all Yorubaland, with the exception of Egbaland, had come, under British protection. Thus the 1893 ushered in an era of peace, material prosperity and British rule. The colonial authority introduced “indirect Rule” for the purpose of local government where local traditional chiefs would be found useful to strengthen and helped the colonial administration achieve their objectives.

Although the history of Ibadan in the nineteenth century was dominated by wars yet there were several other important and interesting aspects of Ibadan history which should not be overlooked. Its diversified origin and very rapid rise to fame; its military-oriented system of government; its religious institutions and economy are all as significant as its wars. Ibadan, people also demonstrate loyalty to a cause, for example,, winning a war, achieving peace, and bringing progress, as in all the cases of the nineteenth century hearers. Ibadan is full of able politicians, tacticians, philanthropists, managers of men and material.

The colonial period actually contributed rapid changes to the dismantling of several aspects of nineteenth century structures which provided useful background to the understanding of contemporary problems and challenges in this sprawling city, the biggest in Nigeria in geographical area with eleven separate autonomous local government areas and third most populous city in Nigeria.

However, with the introduction of Western Culture as a result of colonization in 1893, there has been an economic revolution as well as ideas, the interplay of contrasting cultures which has a striking effect on the structure of the indigenous city. The resultant fragmentation of the city in 1917 by the British Government have given rise to Government Reservation Areas (GRAs) for the white while the indigenes lived in the unplanned areas of the Town. Therefore, the growing inequality and socio-spatial fragmentation of urban life continues to reflect a widening gap between the rich and the poor that translates into urban division among the poor and other various income groups.

According to the 1991 Census Final Report, IBADAN had a population of 1,829,300 compared with 2,560,853 in 2006, a growth rate of 2.22% per annum which was challenged at the Census Tribunal at Abuja by the Central Council of Ibadan Indigenes (CCII). However, going by the growth rate adopted by the Ministry of Budget & Planning, Micro-Statistics Department of Oyo State, Ibadan will reach 4,372,903 by year 2023 and 5,611,642 by the year 2033. This figure notwithstanding, the consultants of Ibadan City Masterplan working in collaboration with the World Bank as at 2016 has projected the population of Ibadan to be 6,017,709 by the year 2016 and 11,315,052 by the year 2036. This is a vision that Ibadan will become a Megacity.

The institutional setting of IBADAN since the days Western Region had traditionally comprised a host of agencies at Federal, Regional (now state) and Local Government levels with separate land areas, separate legal and administrative frameworks, and engaging in little institutional coordination. This results in fragmented management system with each agency responsible for multiple services within its own jurisdiction and in many cases with the absence of IBADAN METROPOLITAN DEVELOPMENT AUTHORITY (IMDA) as we have in Karachi, (Pakistan), Madras (India) and other Asian Countries.

The most rapid population growth is taking place in the six outer-city local governments areas of Ibadan Metropolis where intensive investments had fuelled settlements and industrial development is ahead of even basic urban services. This explains the inability of the State and local governments to meet the need of their people as a result of the scale of urbanization and its implication for demand for services.

In contrast with what is happening now in Nigeria, there is an urgent need both for rationalization of the structure of decentralized government (Federal, States and Local Governments), and clarification of the responsibilities and duties of the various devolved institutions. Further reform is necessary to strengthen Ibadan Local Government Authorities (ILGA) and towns in performing their functions. The roles of and responsibilities of urban institutions need to be clarified in order to avoid the horizontal and vertical overlap which currently exists.

## 2.0 THE CRISIS THAT LED TO THE ESTABLISHMENT OF THE THIRD AND PRESENT IBADAN IN 1825 A.D

### 2.1 The Political Crisis in Oyo Kingdom

There are times in human history when some relatively trivial incident suffices to bring a whole series of tensions to a head and catalyze a dramatic upheaval. According to Akin Mabogunje and J. Omer-Cooper (1971), this was the situation in Yoruba land at the outbreak of **Owu-war**, at that time the pattern of relationships within Yoruba land and between the Yoruba and their neighbours was no longer stable. Tensions within the area were building up as a consequence of three major developments.

- (i) **Firstly**, there was the **political crisis** in Oyo and the decline of Oyo power both within Yorubaland and outside it.
- (ii) **Secondly**, there was the growth of the **slave trade** on the coast and in particular the rise of Lagos as a slaving port.
- (iii) **Finally**, there was the **Islamic renaissance** in the hinterland and the spread of **jihadist ideology** to the northern confines of Yoruba land.

The constitutional troubles in Oyo began in the eighteenth (18<sup>th</sup>) century with the activities of the **Basorun Ghana**. Though he was eventually overthrown and the old order apparently restored by Alaafin Abiodun, the strength of the Oyo Empire had been permanently compromised. Forced to buy the support of leading men in the realm to help him against the over powerful leader of the Oyomesi, *Alaafin Abiodun had begun the practice of appointing of men royal blood to the all-powerful office of Are-Ona-Kakanfo or commander-in-Chief and thus sowed the seeds of another worse upheaval, that led to the rebellion of Afonja during the reign of Alaafin Aole.*

What is more, the weakening of Oyo power as a result of internal strife led to a decline of its authority everywhere which could never be restored. The **Egba rebellion could not be crushed** and the authority of Oyo in southern Yoruba land was gravely compromised. In **1783**, the Oyo army was heavily defeated by the **Bariba** who then became completely independent of any Oyo control, Similarly, in **1800** the **Nupe** launched an attack on Oyo and, in spite of the large army sent against them, inflicted a crushing

defeat on the Oyo forces (A. Daizel, A History of Dahomey; an Inland kingdom of African, London 1791, p. 229)

## **2.2 The First Owu and Ife War (1810);**

As the wealth and importance of **Apomu market increased**, OWU which was geographically closer to the town than Ife, was tempted to seize control of the palace. The pretext for this was the long standing law prohibiting the kidnapping and sale of Oyo slaves. In the prevailing chaos of northern Yoruba land, two powerful Chiefs, Adegun, the **Onikoyi of Ikoyi** and **Toyese of Ogbomosho**, took the initiative in sending a message to **Olowu Amororo** similar to that which **Alaafin Abiodun** had sent to him and the **Oni of Ife** previously, asking him to enforce the rule against the enslavement of the Oyo. This message from the Oyo Chiefs gave the Olowu a perfect **census belli**. Owu forces invaded Ife territory and sacked a number of towns including Apomu, Ikire, Ikoyi-Igbo, Gbongan and Iseyin- Odo. An officer of the **Olowu Amororo** was stationed in the town to keep order in the market (A.L. Mabogunje and J. Omer Cooper 1971).

## **2.3 Second Owu and Ife War**

This action of the Olowu Amoroso infuriated the reigning **Oni of Ife Oba Akinmoyero**, who apart from the affront to his sovereignty saw his most valuable source of revenue snatched from his hands. War was declared on Owu and an Ife army set out and camped within Iwo territory. According to Rev, Samuel Johnson (1921 p. 207), the first encouragement was at a place called **Dariagbon**, a farm village of one **Olupona** and later **Sifinring** at the confluence of the **Osun and Oba rivers**.

The Owu however, living up to their reputation for impetuous courage, did not wait for the attacking army of Ife led by Commander-in-chief, Singunsin and other war-chiefs, to reach their territory but went out to meet them at their encampment on Iwo soil. According to Rev. Samuel Johnson at page 207, the engagement was a hand to hand fight in which the Ifes were completely routed.

The king of Iwo, in whose territory this disaster took place, did not admit the survivors into his town for fear of incurring the displeasure of his formidable neighbour,

the Owu. The remnant of the Ife army stayed on at **Adubieye** where Oluwo allowed them to stay for **five years** (1811-1814) (see Owu in Yoruba History). Also, according to Rev. Samuel Johnson, 1921 p. 207), thus small army of Ife remained in this place for **5years**, unable to return home from shame, and yet could not obtain re-inforcement adequate for the great enterprise.

#### **2.4 The Joint War between Ife\Ijebu against the Owu (1814-1820)**

Just after this crisis, the **Owu** and the **ijebu trader**, had serious complication at the **Apomu market**. The dispute arose from the sale of alligator pepper during which the Owu destroyed Apomu and many **Ijebu traders** and resident lost their lives.

According to A.L. Mabogunje and J. Omer Cooper (1971 p. 64), the Ijebu then returned to their country and called on Awujale to saction a campaign against Owu. The Awujale and his Chiefs gave their consent and an Ijebu force set out on a march to the north to link up with the forces in Iwo territory for a combined attack on Owu.

The king of Iwo there upon advised the Ifes to form alliance with the Ijebu, who, like Ife have a grievance against Owu. When this was done, the Ifes at home willing to reinforce their wrecked army for a conjoint attack upon Owu.

The army which came against Owu and established its camp not far from the enemy city on the farm land on a named **Oso** was different from any previous one in Yoruba history Through the growing trade with European at Lagos and in the Lagoon, the Ijebu had acquired substantial quantities of firearms for the first time in Yorubaland these new weapons were to be the decision element in battle.

The Owus were mad with rage at the receipt of the news of impending attack of the combined Ife and Ijebu forces, twice they were compelled to fall back from the steady fire of the Ijebus which did great havoc amongst them, and they later fled precipitately to fortify their city against the expected siege (Johnson, 1921 p. 208)

The Ijebus with their allies, the Ifes, encamped to the west of the city of Owu, under a large tree called the **Ogungun**, east of the town of Oje. The Owus fought with

their accustomed bravery and in one furious assault, routed the allies, and pursued them to **Oje, Ofa and Ibadan. The first two places were deserted in the great general confusion and panic, and sought refuge at Ibadan** (Rev. Samuel Johnson, 1921 p 208).

Here, the allies received reinforcement from the **Egbas**, and from the **Oyo** refugees from the North whose homes had been defastated by the Fulani and who were now scattered about the provinces homeless, and without occupation. The siege lasted for about **5 years** (usually reckoned as 7 years according to Johnson, 1921).

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

However, **the main body of Owu that escaped went towards Ibadan at Oriyangi (Second Ibadan)**. Considering the southward movement of Owu people, this earliest record showed their encounter with the **pre-1820** Second Ibadan settlement (see “Iwe It an Ibadan by Oba I.B. Akinyele, Olubadan of Ibadan, 1954-1964). **At Oriyangi, there was a quarter allocated to the son of Olowu Akinjobi called “Itun Lisa”**.

Ikija was the only Egba town and which supported Owu during the war, hence after the fall of Owu, the combined armies went to punish Ikija for supplying Owu with provision during the siege. After the destruction of Ikija the allies returned to their former camp at **Idi-Ogungun** (Under the Ogungun tree). After a time the Ijebus in the camp invited the allies home to their country as friends while they broke up the camp at **“Idi-Ogungun”** and withdraw to **Ipara** in the south. The site of Ikija is now an Ibadan farm stead known as **Karaole**(Rev .Samuel Johnson, 1921 p. 210 ). Idi-Ogungun was at Agodi Ibadan before the three was felled by the Ibadan North LGA in 2017.

According to **Olowu of Owu in Abeokuta, Oba Adegboyega Dosunmu at the 8<sup>th</sup> 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 leader 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 Dosunmu confirmed in his address that Ibadan even offered them (The Owu) a place to settle, spreading from **Itun Lisa** (Quarters previously 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.

## **Conclusion**

In conclusion, confirming the movements of power in Yorubaland, on July, 1<sup>st</sup> 1995, while covering a Chieftaincy title on His Excellency, Mr. Yasin Nasir Hassan, His Majesty, the Alayeluwa, Oba Lamidi Olayiwola Adeyemi III, J.P., C.F.R, L.L.D, the Alaafin of Oyo, observed that **the assertion of the historians based on discussion and not on sources erred “objectly on the Important issue”**.

Profession Robin Law’s reference in the book “**the Oyo Empire C.1600-1836,**”which records that the transfer of the Alaafinate from Onigbogi to Ofinrin might camouflage a change to an Ibaribas or Borgu dynasty.

In his reaction, Alaafin, Oba Adeyemi III said: “undisputably, **movement of seats of power** was rampart, After all, Owu was displaced from the north (perhaps from the vicinity of Ogboro) to Owu Ipole. **The Owu around Ibadan is Ogbere**. Similarly, **Ogbomoso, Saki and Kisi** have all succeeded in having Ibariba dynasties. The change in all the towns was about the same period. The Oyos refer to Borgu as Ibaribas.

According to Professors A .L. Mabogunje and J. Omer-Cooper (1971) in the book, “**Owu in Yoruba History**” - of the three possible sites of Owu, Orile-Owu, Ago-Owu and Owu Ogbere, the last of possible early position of the town bore the name of **Owu-Ogbere** and was built close to Ibadan. It was a circuit which enclosed a section at the **Ogbere stream from where its name its name is derived**. The remains of the wall circuit of this town can be traced from a point immediately behind the present Government House in Ibadan in a broad arc through a cocoa nursery which lies about half

a mile behind Agodi Hill to cut the Ibadan-Iwo road just beyond the Ogbere Steam. Part of the sprawl of the present day Ibadan has spilled over into the area of the wall circuit has been obscured by recent building, Owu Ipole was the city involved in the Owu war and **Owu-Ogbere** was a refugee settlement established after the fall of the main town, according to the traditional evidence.

### 3.0 THE GROWTH OF IBADAN IN THE NINETEENTH CENTURY

I.B. Akinyele wrote at page 44 that the present Ibadan started from Oja'ba and that **the first town wall** was behind Iyalode house near Oja'ba and extended to Alekuso and Kure refuse dumping ground. This enclosure within the **first town wall** contained the following compounds which did not include Maye and Lakanle compounds and even Oluyedun who were the earlier settlers of the settlement. The following compounds were listed by I.B. Akinyole (1921).

- Ile Oluyole, Ile Labosinde, Ile Ogundiwin, Ile Adalakun, Ile Lajumoke, Ile Kofo, Ile Ojo Kure, Ile Babalola (Baba Bale Fijabi, 1893), Ile Alekuso.

Rev. Samuel Johnson at page 244 described Ibadan during the time of Maye as consisting of the central market and about half a mile of houses around. The **town wall** was where the principal mosque (Central Mosque) now stands, the land on which the mosque was built was donated by Bale Opeagbe (1850-1851) after the destruction of the first site by his predecessor, Basorun Oluyole (1836-1849).

However, during the reign of Basorun Oluyole, the **second town wall** was constructed which extended to behind Bale Olugbode's palace around "Odo Elegun" (Elegun Stream). The **third town wall** was constructed in 1856 known as Balogun **Ibikunle town wall** (Odi-Ibikunle) during the reign of Bale Oyesile Olugbode which passed through Aremo, Agodi, Dugbe and Molete via Ibadan Grammar School. The wall was sixteen kilometers in circumference with four gates leading to Abeokuta, Oyo, Iwo and Ijebu, and several minor ones to various farms and villages. (See fig. 1).

*The praise poem of Ibadan during Oluyole's time had been expanded to read as follows:*

*Ibadan Kure;*

*Ibadan, beere ki o to wo;*

*Ibadan Mesiogo nile Oluyole;*

*Nibi ole gbe njare oloun;*

*Ibdan küigbe onile bi ajehi;*

*Akii waye ka ma larun lara,*

*Ijagboro larun Ibadan*

**Translations**

*Ibadan, greetings*

*Ibadan, ask before you enter it*

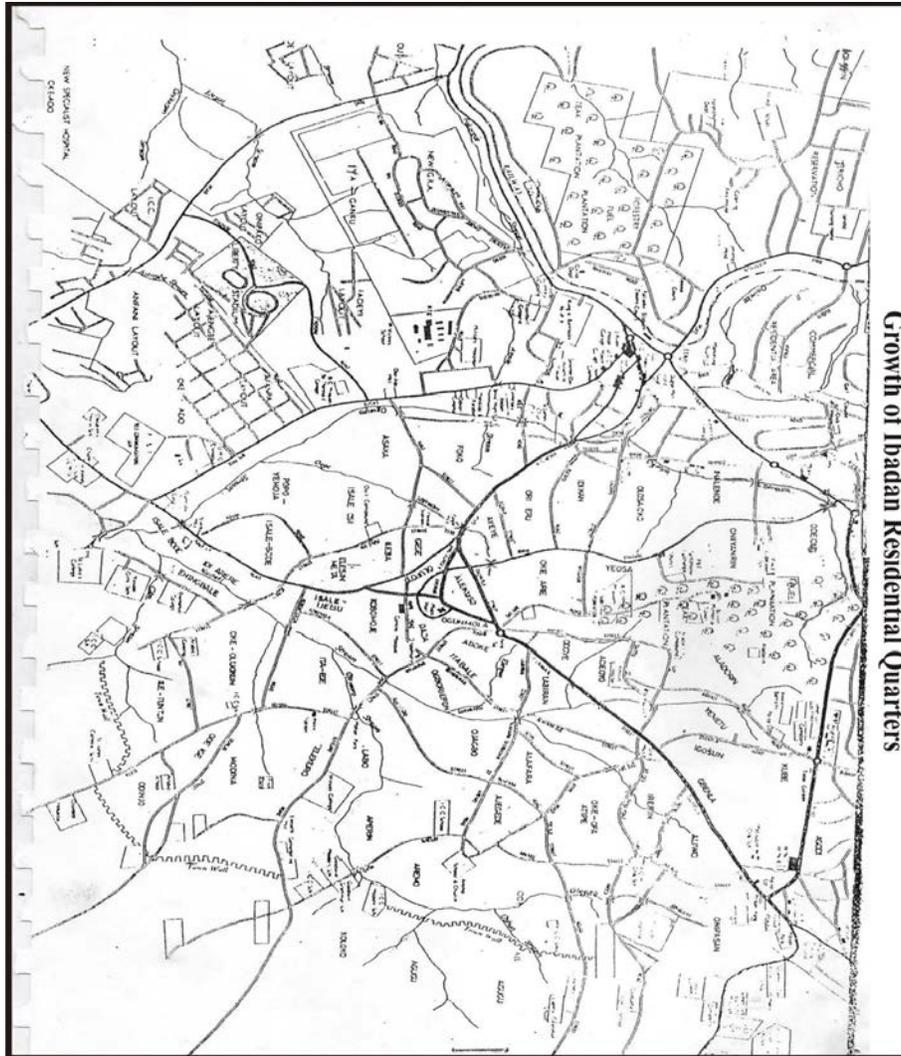
*Ibadan Mesiogo is the home of Oluyole*

*Where the thieves het the better of the property-owners,*

*Ibadan never blesses the natives as much as strangers;*

*No one comes to earth without some disease,*

*Civil disorder is the disease of Ibadan*



**Fig. 1: Growth of Ibadan Residential Quarters**

By 1851, Ibadan had grown into a huge centre with an estimated population figure of 100,000 (David Hinderer, 1873). New areas, notably in the north-east had to be occupied, and the town covered an estimated twenty-six (26) square kilometers in the 1850s.

Within the wall were hundreds of compounds, churches at Kudeti, in the South, Ogunpa in the north-west, and Aremo in the north-east, all belonging to the church, Missionary Society, and also mosques, with another large praying ground (YIDI) in the north-east of the city. Thus, within a short time, Ibadan grew to become the largest city-state in nineteenth century Yorubaland.

The element of the fortification system of Yoruba cities were defence walls, trenches, and green belts. It is significant to note that the ancient and older Yoruba cities had only one wall of monumental proportion like the walls of Old Oyo and Ijebu Ode.

Erection of the second and third walls was a feature of the 19<sup>th</sup> century civil wars when most towns and cities underwent accelerated growth consequent upon the influx of refugees. Commenting on the walls of Ile-Ife. For instance, Makinde M.A. (December, 1970) pointed out that “The inner wall is very old and the outer is very recent”.

In the 19<sup>th</sup> century, various estimates of the circuits of the urban walls were made by foreign visitors. Specifically, Milson’s estimate of the outer wall (Ibikunle Wall) of Ibadan built in 1856 was 29km (18 miles), Ojo claimed it measured 38.6km (24 miles).

Thus, Ibadan’s history has revealed the history of many war and cultural heroes. The ideas of the past, of progress, and of the vision for the future are constructed around what the war-heroes have achieved and accomplished.

Ibadan has always been great with an outstanding history. Ibadan is what Professor Toyin Falola (2012) labeled as a “**city of heroes**”. “Its rise to the level of a **city-state**, and then an empire in the nineteenth century was phenomenal. Its **success in transforming Yoruba political institutions** and adapting them to a new age during the nineteenth (19<sup>th</sup>) century was remarkable. Its ability to survive as an hinterland empire, intricately surviving the menace and hostility of its sworn enemies to the south became a manifestation of its power and its diplomacy”.

Finally, the sustained growth of Ibadan over the years, from its occupation in 1820s to become the largest urban centre in Nigeria in geographical area with eleven administratively separate local governments areas, a population of 2.55 million in 2006 and a land area of 3,235 sq. kilometers, owes a lot to its location in the heart of the Yoruba ethnic territory as well as to its location in relation to the older Yoruba **city-states** of Abeokuta, Oyo, Ijebu-Ode and Ife. Its central location and accessibility from the colonial capital city of Lagos were major considerations in the choice of Ibadan as the headquarters of the western provinces which later became the Western Region of Nigeria.

#### 4.0 LOCATION AND EXPANSION OF IBADAN CITY

Cities in Yorubaland did not suddenly emerge but it was a result of gradual evolution which followed their migration from either Ile-Ife, the cradle of Yoruba race, or as a result of Yoruba civil wars which lasted 100years (1793-1893). In some African countries, The Ancient Cities emerged as a result of urbanization or city creation which predates colonialism. Apart from Egypt where urban civilization dates back to 5, 000 years, several cities in other African regions have centuries old histories. Early urban development has been recorded the Sudanese empire of 1500 A.D. and Sanghai Empire of 1800 A.D. (UN-Habitat 2008).

Those important historical artifacts, the cities, flourished as a result of their location along trans-Sahara trade routes, emphasizing their important, as catalyst in socio-economic inter-relationships. According to UN-Habitat (2008), powerful local rulers enhance the evolution of these cities into effective nodes of Human development and as engine of economic and social-growth. Some of the prominent ancient pre-colonial cities in Yorubaland include; Ile-Ife, Oyo, Ibadan, Owu, Ijebu-Ode, Ilesa, Ondo, Owo and Akure.

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

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

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

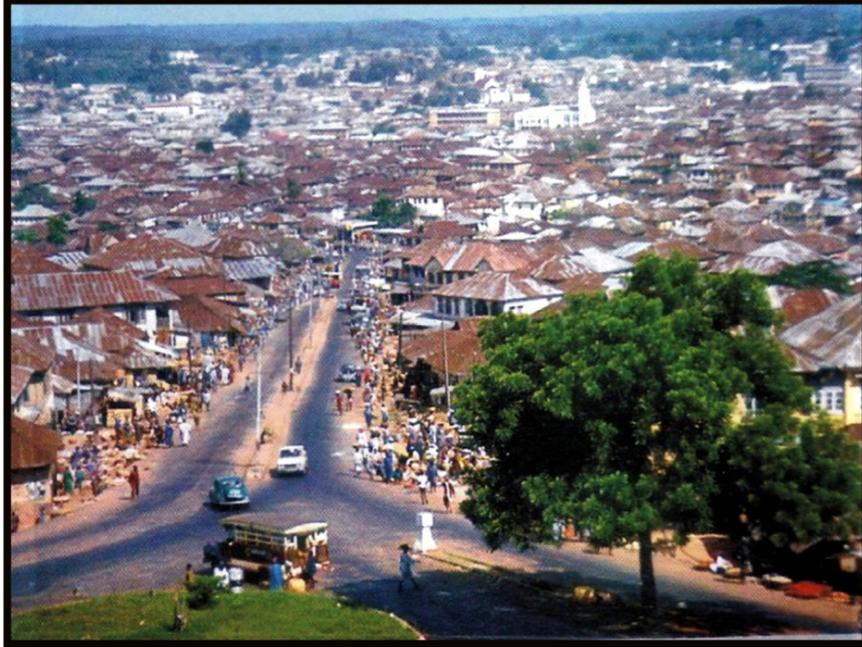
It was not merely by chance that the people settled at Oriyangi (Oja'ba), Ibadan, a land which could support their population. The site was not found to be suitable, but also had an extensive land reserve for expansion and agriculture; the town is dominated by a range of lateraled quartzite hills trending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

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

### **Description of Ibadan Third Settlement**

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

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



*Fig. 2: Mapo Roundabout Overlooking Oritamerin/Agbeni*

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

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

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

## 5.0 HOW IBADAN DEVELOPED INTO A METROPOLITAN AREA;

According to UN-Habitat Report on State of African Cities (2008), 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 Nigeria (Metropolitan Area)** in geographical area with eleven administratively separate local government areas. In 1960, Ibadan was the **second-most populous city** in Nigeria and the **tenth (10<sup>th</sup>) largest** in Africa after **Alexandria, Algiers, Cairo, Cape Town, Casablanca, Durban, East Rand, Johannesburg, and Lagos.**

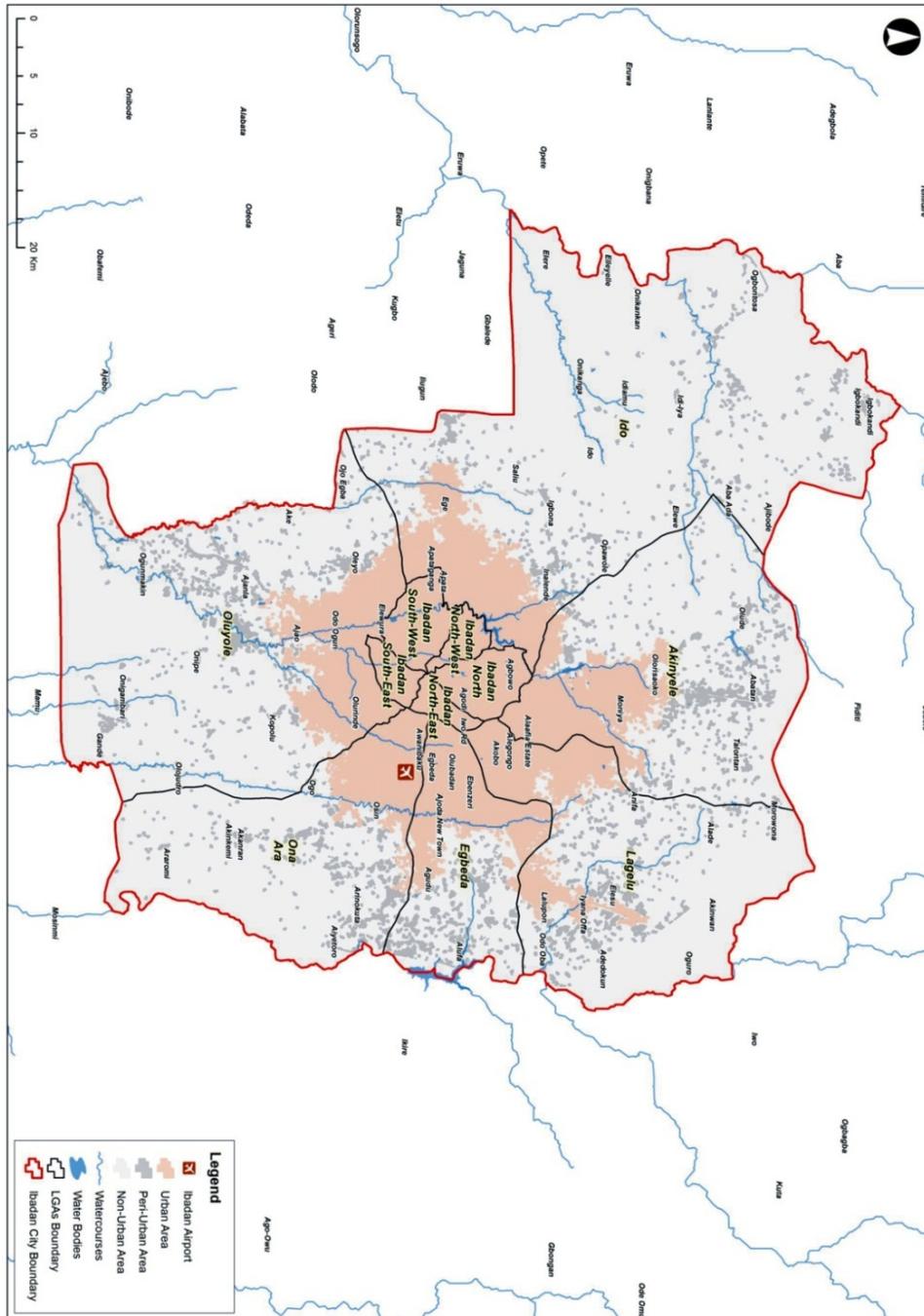
A metropolitan area is a geographical unit where the entire population in an around the city including the activities form an integrated social and economic system. Growth of **secondary and market towns**, where value is added to agriculture generates demand for agricultural goods and labour, raising rural incomes when markets are allowed to work (USAID 1991). Migration from rural to urban areas benefits residents in both locations (Jacoli 1998).

A particular important channel through which *growing urban areas contribute to national development is the synergy between rural and urban economies*. Therefore, 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.

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

Overtime, Ibadan has witnessed rapid development and physical expansion. By **1935** the estimated urban land use in Ibadan was about 38.85sq.km. The urban land area

increased to approximately 77.75sq.km. by 1977 and 323.3sq.km. by 1990, increasing rapidly from a moderate growth rate of 1.0 percent annum in 1955 to 6.7 percent in 1965, 8.0 percent in 1977 and 8.6 percent in 1990 (D.C.I Okpala 1979, P. 126, NISER).



**Fig. 3: Map of Ibadan Metropolitan Area**

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

The city is well connected to the national road and rails networks. Located in the south-eastern part of Oyo state, it is approximately 119 kilometers north-east of Lagos and 120 kilometers east to the border with republic of Berlin. It is the most prominent transit point with trading routes between the coastal regions and the neighboring states and contains major transport entries linking Lagos with the federal capital, Abuja, the northern metropolis of Kano and other important cities.

The **Lagos-Ojoo Expressway**, part of the Trans African highway network, passes through the city along with the **Lagos-Nguru** rail line. A number of inter urban bust routes also serve the city while domestic flights to Abuja and Lagos Operate from Ibadan Airport.

The **physical growth and expansion of Ibadan** like many other cities are 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 and further contributing to it becoming a major trading centre. The Ibadan-Lagos expressway commissioned in 1976 further led to rapid urbanization in the eastern and northern parts of the city, followed by the Eleyele-Sango expressway in the west of the city later extended to Dugbe and Onireke Area. Since then, the urban area has spread further into all part of the burring local government areas.

The major spatial growth of Ibadan urban Area occurred mainly in the periods from **1964 to 1984** and **2000 to 2016**. Of the total land Area of the city covering **3,145.96sq.km**. However, **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 areas comprising agricultural land, forests, and open spaces totals **2,435sq.km**. (74.5 percent)

## 6.0 POPULATION GROWTH AND URBANIZATION TREND IN IBADAN METROPOLITAN AREA

### **Brief History of Population Census in Nigeria**

Nigeria as a nation came into existence in 1914 when the Northern and Southern Protectorates were amalgamated under the British Colonial rule to form one single country. All the census before 1914 (i.e. 1866, 1881, 1891 and 1901) and up to 1921 were necessarily limited to a few parts of the country.

It was 1921 census that covered the whole country under the provision of the Census Ordinance passed on October 25, 1917. The Census was conducted in two parts: one for the towns called the township census, and the other for the rest of thirteen townships enumerated and the figure for Ibadan Township was **238,153**

The 1931 census was not a successful exercise because, according to Brooke, the census of Southern Nigeria Provinces finally became a mere compilation of existing data and the result was only provisional in character. It was also reported that the 1931 census was adversely affected by worldwide economic depression and shortage of administrators. However, the population of Ibadan Township was **387,133** at a growth rate of 5.0% from 1921.

The 1951/53 census was conducted and used as basis to allocate seats of representatives in the Federal House of Representatives hence, it was heavily politicised. The population of Ibadan Township was by then 459,196 at a growth rate of 0.8% from 1931.

The 1962 census covered the whole country and was conducted simultaneously in May but it was also became a political rather than a statistical exercise. However, in 1961 Ibadan Divisional Council had been split into Ibadan City Council and Six Ibadan District Councils. The population of the city was 627,279 while the rural population was 514,298.

The Ibadan City by the head count of 1963 had **62** residential quarters, which were grouped into **47** political wards and census figures were allocated to each political wards. The districts had following number of wards:

- (i) Ibadan North District Council with the headquarters at Moniya had 27 wards;
- (ii) Ibadan East District Council with the headquarters at Iyana-Offa had 27 wards;
- (iii) Ibadan South East District Council with the headquarters at Akanran had 25 wards;
- (iv) Ibadan South East District Council with the headquarters at Olode had 18 wards;
- (v) Ibadan South West District Council with the headquarters at Idi-Ayunre had **18** wards; and
- (vi) Ibadan West District Councils with the headquarters at Ido had **21** wards.

The 1991 housing and population census was conducted in eleven Local Government Areas because the defunct Ibadan Municipal Government (IMG) had been split into 5 local councils while Lagelu was split into Lagelu and Egbeda Local Governments while Ibadan South was merged with Ibadan South West to become Oluyole Local Government. The total population of Ibadan was **1,229,663** for the urban area and **606,637**.

According to the census data released, there were 1,399 Supervisory Areas and 4,222 Enumeration Areas for Ibadan Municipal local government:

- Ibadan North East: 770SAs and 1,018EAs
- Ibadan North: 175SAa and 874EAs
- Ibadan North West: 98 EAs and 483EAs
- Ibadan South East: 171 EAs and 860EAs; and
- Ibadan South West: 185EAs and 987EAs.

The six rural local Governments had a total number of 600SAs and 3,038EAs:

- Ona-Ara had 69SAs and 615EAs;
- Ido had: 69SAs and 337EAs

- Lagelu had: 78SAs and 391EAs
- Oluyole had: 82SAs and 419EAs
- Egbeda had: 118SAs and 584EAs; and
- Akinyele had: 137SAs and 694EAs.

The CCII Committee on Census led by my friend, Surveyor Adeleke must note these facts and ensure his team obtains information from the National Population Commission who did not make them available in 2006. The committee must have learnt from the TRIAL CENSUS conducted in Ibadan North West Local Government in 2016; the response of Oyo State Government, our political representatives at the National Assembly and State Assembly, the political and traditional rulers, the market leaders and other stakeholders. That was food for thought

We can only get prepared for the census if we know what happened in the past and its implications on the creation of Local Governments, creation of Ibadan State, representation in the State and National Assemblies and our political relationship with other 4 geopolitical zones.

The result of 1963 census showed that the population of Ibadan was 45% of the total population of the present Oyo State comprising, Ibadan, Ibarapa. Oke-Ogun, Ogbomosho and Oyo geo-political zones. In 1991, the population of Ibadan was 55% of the total population of Oyo State. The data made available concerning Ibadan: 99,100 residential buildings in the five urban Local Governments, 1,399 Supervisory areas (SAs), 4,222 Enumeration areas (EAs), and population of **1,228,663**. The suburb with six LGAs had 600SAs, 3,038EAs and a population of **606,637**. The growth rate of suburban area was 2.21% per annum for the same period.

In 2006, the population of Ibadan Metropolis was 1,343,147 at a growth rate of 0.57% p.a. while the six Ibadan suburban was 1,211,134 at a growth rate 4.7% p.a. The total was 2,559,853 at a growth rate of 2.22% from 1991. The average growth rate of Oyo State was 3.2% p.a. It means other four geopolitical zones of Oyo State are growing faster than Ibadan, the State capital with 45% of the total population

According to Un-Habitat (2008) Report “The State of African Cities 2008: A framework for Addressing Urban Challenges in Africa, Nairobi”:

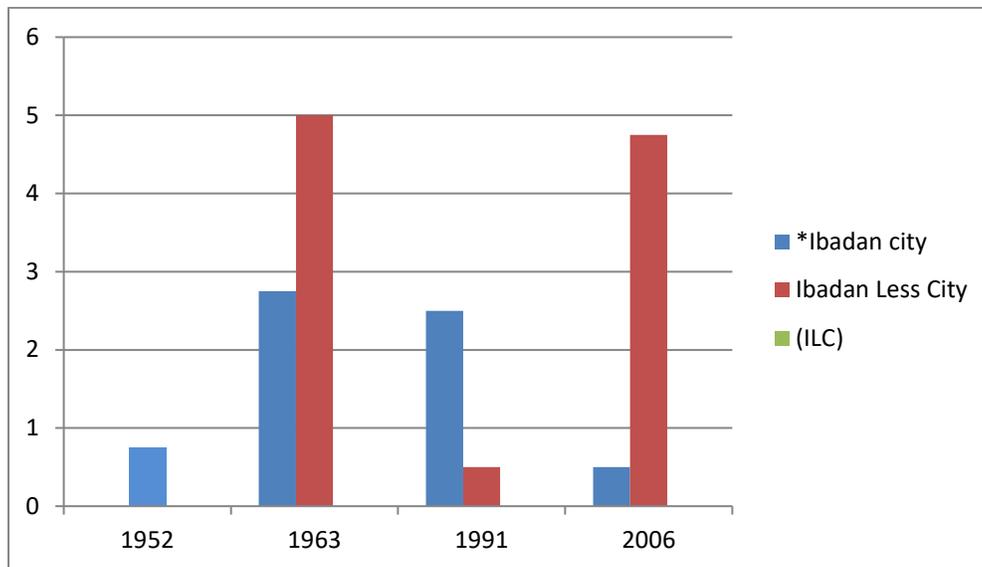
- Ibadan located at the interface of savannah and forest and the capital of Oyo State, is the third largest city in Nigeria by population after Lagos and Kaduna
- Ibadan is, however, Nigeria’s largest city in geographical area with eleven administration separate local government areas.
- Ibadan in 1960 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.
- Ibadan was the tenth among the 20 largest cities in 1980 with a population of 1.186 million and nineteenth in 2010 with a population of 2.835 million (UN-Habitat (2008:174-7).

### **Population Growth and Urbanization Trend in Ibadanland**

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

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

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



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

It is observed that the population of Ibadan has continuously been on the increase and these low rates of growth might be due to imperfections and inaccuracies of census

estimates by the National Population Commission (NPC). The table below shows the growth on Local Government basis

**Table 12: Population Analysis of Ibadan Local Governments**

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

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

\* National Population Commission, 1991 & 2006

**Table 13: Distribution of Size of Households in Oyo State/Ibadan in 2006**

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

Source: Calculated from NPC Priority Tables 2009.

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

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

**Table 14: Comparative City Population and Growth Rates of Ibadan, Lagos and Kano Urban Agglomeration**

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

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

**Table 15: Projected Population of Ibadan Metropolitan Area**

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

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

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

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

We have to mobilize the people and establish complaint centres in all the LGAs and LCDAs and monitor the census exercise in all the Enumeration Areas (EAs) with possible assistance of the Mogajis, Baales and other stakeholders who should be involved in the census

exercise and guide the enumerators in interpreting the EA maps. We must not wait for Census Appeal Tribunal at Abuja that was always established to fail because the National Population Commission would never make available vital documents.

### **Population Analysis of South Western States**

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

**Table 16: National Population Analysis of South Western States 1952-2016**

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

*Note: The Population of Osun Davison in 1952 included Ogbomosh*

The population of Western Regions grew by 26.3 percent between 1931 and 1953. It grew by astonishing 124.6 percent between 1953 and 1963. But between 1963 and 1991, it slowed down by 83.6 percent. On the other hand, the Northern Region has grown consistently and steadily by over 60 percent between 1963 and 1991 census period. The West and Mid-West and the highest growth ate over 70 percent during the 60 year period (i.e. 1931-1991) when compared with the national growth rate of 65 percent. Lagos now being a mega-city had limited space for expansion having a total area of 3,345.00km<sup>2</sup> while cities like Ibadan, Abeokuta and some areas in Ogun State will continue to absorb the split-over of the population from Lagos State. Ibadan is 3,125.30km<sup>2</sup> with eleven local government areas, the largest geographical in Nigeria, for a single metropolitan area.

According to Agbowu, in his critical analysis, of the census results (1931-1991), if a country as a whole grew at an average rate of 65 percent over the 60 year period, one would expect that the components whose rates of growth exceed the national average

should show an increased proportion. But curiously, the West and Mid-West have been clamped into the proportional population trap and their growth artificially constructed.

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

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

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

### **The Way Forward**

It is advisable to forget 2006 Census exercise because, this time around, it appears the NPC would use satellite images of each area to mark out the Enumeration Areas in 2017. Census data are very important in Nation building and efficiency in governance at all levels when we know how many people, how many buildings and the number households in a particular settlement.

- We must start mobilizing all stakeholders in each Local Government areas including the Local Council Development Areas to have the knowledge and prepare the lists of localities, neighbourhoods and villages.

- The Local government authorities must prepare local maps to show the settlements, road network for ease of identification of Enumeration Areas (EADs) and landmarks to assist the Census Enumerators who will not be familiar with the neighbourhoods
- The state government must as a matter of duty establish State Technical and Mobilization Committees for interacting with the NPC officials and providing technical support and vital information to Local Governments.
- Members of the public, civil society, clubs and traditional rulers must be adequately mobilized to support the coming Census exercise if we want efficient and effective service delivery government at both the state and local level.

I want to emphasize here that we were ill-prepared for the Housing and Population Census with the exception of probably Lagos State and a few others. Traditional rulers and politician's contributed a lot to the problems by instigating boundary disputes, substituting miscreants and party supports for the trained NPC staff.

It was discovered that NPC in Oyo State used free-hand sketches from many towns Enumerations Area Demarcation while old township maps, prepared between 1969 and 1992 were used for big urban centres instead of using current satellite imagery maps that would have shown the details of the structures on the ground and the extent of the urban areas and the villages. At the end of the day, many areas were schemed out of counting during the census exercise. Nigerian that the European have provided satellite imagery maps that covered the whole country while many State Governments relied on the information and refused to invest wisely on the Housing and Population Census. This was responsible for wrong EAD maps.

Finally, population explosion in the urban centres which are now increasing in the country with the creation of 774 Local Government Councils and 36 states plus the Federal Capital Territory, Abuja would put much pressure on the housing stock and the existing infrastructures. Already, the current rental level of houses in the urban centres is

as indication that the housing stock is inadequate while the Land Use Act, 1978 has made access to affordable land for development by the poor a mirage.

The provisional census figures released by the NPC cannot be queried now nor be used strictly as statistics for planning purposes until we know the number of buildings, number of Household units, Average number of people per building and average household size and disaggregated age group data.

## 7.0 LAND AS THE PLATFORM FOR ECONOMIC ACTIVITIES

As Richardson pointed out, large towns, and megacities cannot operate efficiently if they have only one main **business centre**, they must transform themselves from “mono-centric” to metacentric metropolitan areas. This transformation is difficult, and successful in redirecting growth. On the other hand, in cities with permissive planning controls, new centres can quickly develop as in the case of Ibadan.

Apart from the conventional markets which are concentrated in Ibadan metropolis business centres, there are different types of shopping centres established by private investors in the central Business Districts of Old Gbagi, Dugbe- Adamingba axis, J-Allen Business centers, Mokola and Agodi-Gate Iwo- Road Business centres.

**TABLE A: USE OF GIS TECHNOLOGY TO ESTIMATE COVERAGE AREA IN HECTARE AND NUMBER OF PROPERTY IN IBADAN IN 2017/2018 FROM IMAGE SATELLITE**

S/No	Local Government Area	Total Areas Covered Hectares	Percentage of Total	Estimated No. of Property	Percentage of Total
1.	Ibadan North	3,104	0.0098	18,204	0.0259
2.	Ibadan North East	488	0.0015	9,591	0.0136
3.	Ibadan North west	1,784	0.0057	9,661	0.0137
4.	Ibadan South East	813	0.0026	13,721	0.0195
5.	Ibadan South west	2,727	0.0087	21,155	0.0301
6.	Akinyele	18,434	0.058	25,48	0.0362
7.	Egbeda	10,294	0.3265	56,36	0.0802
8.	Ido	20,808	0.0625	26,46	0.0376
9.	Oluyole	20,964	0.0666	29,0	0.042
10.	Lagelu	10,368	0.0329	12,69	0.0184
11.	Ona-Ara	6,912	0.0219	31,60	0.0449
	TOTAL	95,828	0.3043	251,46	0.3578

*Source: Property Enumeration and Assessment for Land Use Charge Development*

### **(a) Urban Land Markets Effects**

The unprecedented expansion of urban populations causes rapid is **location specific** and **urban plots** cannot easily be reproduce and the demand met by converting rural land at the urban periphery. Tenure systems largely determine the ease or difficulty of land acquisition and assembly.

In the case of Nigeria, they make expansion of urban area difficult and raise transfer cost to levels that are not attainable for the poor.

As with other production factors, the **value of land** is determined by the market. **Urban land markets**, with their relatively fixed supply and the often defective and imperfect nature of both the commodity and the market, **distribute the scarce land supply among the competing users**. They assign land to its most profitable use according to the preferences of consumers and society (UN- Habitat, 2008).

This is why governmental interventions, both directly and indirectly, often take place and are critical to broadening access to land beyond those who can afford the **open market prices**.

The nature of such intervenes closely reflects the governmental ideology as often **P.T.O.** expressed in the national land policy. Land policy, therefore, is an important tool for mortifying **market driven land tenure** in the interest of national development objectives, as an instrument for responding to urban societies' needs and for achieving greater equity and social justice The Nigerian Land Use Act was enacted in March, 1978 was intended to make land available to competing users.

High **urban land values** are often also accentuated by lenthly and costly transfer and title acquisition procedures, bearing relatively heavily on the **small plots** for low-income groups. Moreover, the prevalent forms of **land tenure** have a profound effect on the physical urban development patterns, as well as on the flexibility of adapting to the pressure of rapid urban population growth.



and the cities are of great economic significance in the region. They are also, indeed, the engine of the regional economy and this potential is recognized by the relevant countries.

Urban corridors typically develop among **intra-city transportation arteries** connecting cities with another and unlocking the peri-urban and rural areas between them. The West African urban corridor is also significant demographically. As at 2007, the populations of the largest cities were as follows: Accra **2.12**million; Cotonou **0.76**million; Ibadan **2.67**million; Lagos **9.67**million and Lome **1.45**million (See table below)

**Table: West Africa Large Cities Population Trends (In Thousands)**

CITY	1970	1980	1990	2000	2007	2010	2020
Accra	631	863	1,197	1,674	2,121	2,332	2,688
Cotonou	163	337	504	642	761	841	1,196
Ibadan	809	1,186	1,739	2,236	2,672	2,835	3,752
Lagos	1,414	2,572	4,764	7,233	9,669	10,572	14,134
Lome	192	344	6,119	1,023	1,452	1,669	2,410

*Source: World Urbanization Prospects: The 2009 Revision*

**(ii) The Impact of Lagos-Ibadan Expressway:**

Ibadan had been the centre of administration of Nigeria’s old Western Region since the days of British Colonial rule where Ibadan grew into an impressive and sprawling urban centre.

Ibadan has a modern airport at Alakia and is served by the Ibadan-Kano railway line. Primary routes go from Ibadan to the Northern Parts of Nigeria and to Lagos.

In the **1980s**, the Ibadan-Lagos Expressway generated the greatest urban sprawl (to the east and north of the city). Since then, Ibadan city has spread further into the administrative area of neighboring Local Governments (e.g. Oluyole, Ona-Ara, Egbeda and Akinyele). The building of the Ibadan-Lagos expressway has encouraged Lagos and Ibadan resident to resettle along **Ibadan-Lagos corridor** where accommodation is cheaper.

Another driving force is the establishment of religion-based permanent camps along the Ibadan-Lagos expressway (Islamic and Pentecostal Ministries) with some of

these camps now developing into substantial settlements. In addition to the religious establishments, some enterprises (both manufacturing and commercial) are springing up along the **Lagos-Ibadan corridor** and the **Lagos-Abeokuta corridor** which are filling in significant employment opportunity.

Ibadan has also witness the establishment of **four** private Universities. There new Shopping Malls, Shoprite at Dugbe and on the Old Waste Dump site along Moshood Abiola Way (Ring Road) Opposite the High Court, ODUA Shopping mall at Idi-Ape, Agodi G.R.A. There is also the First **Technical University (Tech-U)** established on the initiative of the Oyo State Government.

There are also **479 Hotels** in Ibadan alone, Oyo State is home to some of the beautiful Yoruba people, with Ibadan as is capital city. This ancient and beautiful city exudes the natural hospitality that the people are renowned for. **Luxury Hotels** in Oyo State tend to cluster around the **high-brow** regions where people get around via exotic vehicles and other form of public transportation.

There is also new **Waterfront Adventure Park** to be constructed on the Eleyele Lake on River Ona damned at Eleyele to supply water to Ibadan City in **1942** with a catchment area of **323.8sq.km**, impoundment of 156.2 hectares and storage capacity **29.5million litres** of water and pumped at the rate of about 13.6million litres per day. The **Waterfront Adventure and Eco Park** is the biggest in Nigeria to be constructed by Geo Mevidlen International Limited and Consertium Partners in Private-Public Partnership Arrangement with Oyo State Government in **2020**.

These developments are creating the livelihoods that in tuon attract people to the **corridor** in increasing numbers. The distance from Lagos is partly responsible for the **low cost of land** and **accommodation**, area if commuting costs increase in addition, being predominantly rural, the demand for land and accommodation is not sufficiently high to drive prices beyond the reach of many.

**ASSET MANAGEMENT IMPLEMENTATION PLAN OF  
WATER FRONT ADVENTURE PART ASSETS**

<b>ELEYELE RESERVOIR</b>	<b>ASSETS</b>
<ul style="list-style-type: none"> <li>• Construction – 1942</li> <li>• Catchment Area – 323.8km<sup>2</sup></li> <li>• Impoundment – 156.2 Hec.</li> <li>• Storage Capacity – 29.5 million Litres of water</li> <li>• Pumping Rate – 13.6million litres per day</li> </ul>	<ul style="list-style-type: none"> <li>• Boat Cruise</li> <li>• Jungle Arena</li> <li>• Artificial Beach</li> <li>• Canopy Walkaway</li> <li>• Cable Cars</li> <li>• Animal Planet Areas</li> <li>• Outdoor Cinema</li> <li>• Terrace Bar and Lounge</li> <li>• Forest Hotels</li> <li>• Review View Lodges</li> <li>• A flooitng restaurant</li> <li>• Eco-village etc.</li> </ul>



*Note: Satellite Image of Eleyele Lake on Boat Cruise surrounded by Forest Reserve*

*Presented by: Macos Urban Management Consultant*

**COMMERCIAL ENTERPRISES**



SHOPRITE, OPPOSITE HIGH COURT, RING ROAD, IBADAN



GOLDEN TULIPS HOTEL, JERICHO GRA, IBADAN



PALM 77 HOTEL BESIDE OFFICERS' MESS, AGODI GRA



ODUA SHOPPING COMPLEX AT IDI -APE, AGODI GRA



CALTON GATE HOTEL, SECRETARIAT ROAD, AGODI GRA



PUBLISHING INDUSTRIES, MAGAZINE ROAD

*Note: Commercial & Industrial Buildings within the GRAs in Ibadan*

### **(iii) Ibadan Has Become Investment Destination**

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 in Oyo State. Oyo State is the **fifth most populous state** in the whole of Nigeria after Kano, Lagos, Kaduna and Kastina and the **third most urbanized** according to the 2006 national population and housing census results, and analysis published in 2009, showed that Oyo State had **1,248,105** households and **5,580,894 people** with a growth rate of 3.50 percent per annum.

However, 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. Most of the workers who have retired, and who lost their jobs entered the **urban informal sector**. This informed governments to establish Alesinloye, Oba Akinbiyi (Bodija), Adelabu modern markets and in recent time neighborhood markets.

### **(iv) Private Estates Developments:**

A number of private estates have spring-up in the last few years thus increasing the house stock in Ibadan Metropolis. The private housing estates are often located within GRAs where they have engaged in Public-Private Partnership with Government to build few units of houses/duplexes. They are located mainly in the GRAs because it is only in the GRAs that such developments can be viable economically. Most other locations are not well planned and they lack good access roads and other infrastructural facilities.

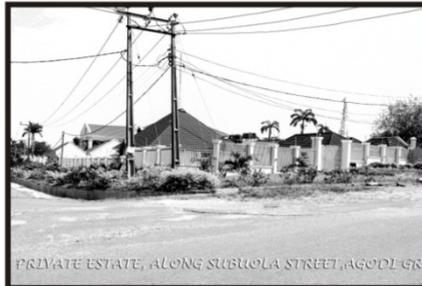
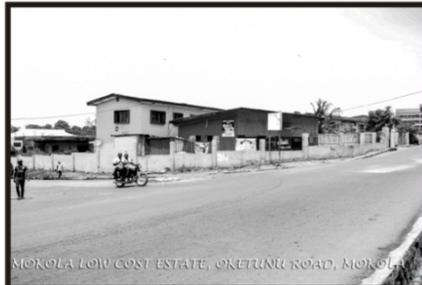
Some of the mini private estates are:

- **WIGTAP Estates:** on the Old Sabo Garage in partnership with Ibadan North Local Government constructed along Jenbewon Road and Agodi GRA; Ibadan.
- **LEGACY Estates:** within Kolapo Ishola GRA, Old Dairy Farm, Iwo Road, Ibadan.
- **Palm Valley Estate:** at Alalubosa GRA, Ibadan

- One major player that has contributed fifty (50) assorted units of accommodation to the housing stock in Ibadan is UACN Property Development Company Plc (UPDC Plc) which developed **Olive Court**, a 50-unit housing Estate at Agodi GRA, Ibadan.
- The Odu's Investment Limited recently built **Orange Court** at Kobiowu Crescent, in Iyaganku GRA, **Mango Court** Estate at Jericho GRA which is a redevelopment Partnership Programme with Eduserve Communication Limited.
- Other estates of Odua's Investment Ltd are **Diamond Court at Agodi GRA** and **Kings Court** at Iyaganku GRA, Ibadan which is also a redevelopment partnership Programme with Upperbond Conductors.
- The ACE Estate erected on 4,400 sq.metres of land, hitherto occupied by a derelict colonial building before the development began in 2016 contained 7-duplex buildings at No. 1 Akinola Maya Street, Jericho, GRA, Ibadan. The Estate also consists of luxury unit of three (3) 5-bedroom duplexes and four (4)-bedroom duplexes making 7-luxury duplexes.

Another reinforcement in Odua's Investments Company Limited real estates development in collaboration with Iconic City (UK) Limited is the constructor of WESTLINK ICONIC VILLA worth ~~N~~4billion on 3.8 hectares of land at Alakia, Opposite the Nigerian Breweries Plc, New Ife Road, Ibadan consisting **104** mixed luxury residential buildings and **21** units of commercial outlets.

## PRIVATE ESTATES



*Note: Residential Estates within GRAs in Ibadan*

(v) **Benefit of Joint Public-Private Real Estate  
Development in Oyo State**

During the military era, Oyo state government used to carve out plots within Quarters for influential friends this reducing the density of plots in terms of houses per plot as required in the **low density area** due to public outcry, the government started leasing out to Real Estate Companies, private citizens building Hotels, Churches; Schools, Event Centres and Shopping mills, Between **2015** and **2019** the Government of Oyo State started the construction of New Housing Units through Public-Private partnership (PPP) arrangement by releasing land and government Quarters at an agreed sharing formulae.

i) **Odua's Investments in Property Development**

In 2017 around September, Odua Investment Company announced its re-entry into property development with the commissioning of 7-duplex **ACE Estate** at No. 1. Akinola Maja Street, Jericho, Ibadan. The estate consists of luxury units of **three**. 5-bedroom duplexes and **four** 4-bedroom duplexes.

The ACE Estate was sprouted from 4,400 square metres of land, hitherto occupied by a derelict colonial building (Government Residential Quarters), before the development began in 2016. Construction was done at a cost of ~~₦~~500million.



Similarly, the 3.8 hectares of land on which the **Westlink Iconic Villa buildings** will sit was acquired from the Oyo State government 40years ago and is managed by the Oyo State Property Development Corporation.

Westlink Iconic Villa, the new luxury residential estate valued at over ₦4billion, will consist of **104** mixed luxury residential buildings and **21** units of commercial outlets. It is being delivered by Odua's Investment Company Limited, in partnership with UK based Iconic/ Chapter of land within Olubadan Estate, Opposite the Nigeria Breweries Plc. New Ife Road Ibadan.

The breakdown of the Estate is as follows;

- Eight 5-bedroom fully detached duplexes.
- Ten 5-bedrom semi-detached duplexes.
- Six 4-bedroom semi-detached duplexes
- Forty 4-bedroom terraced duplexes
- Sixty 3-bedroom apartments
- Twenty One (21) units of commercial outlets.

A Multi-purpose community centre and utility centre that will provide 24 hours electricity and centralized treated water.

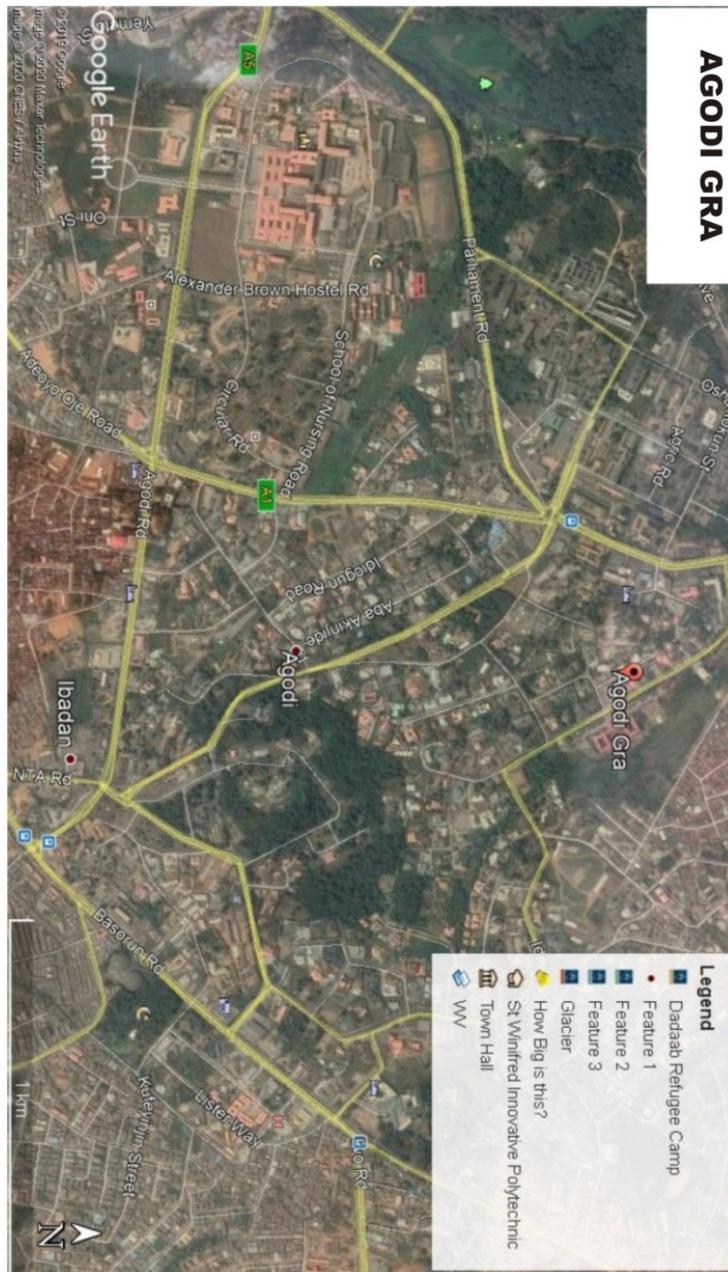
Legacy Estates is a new housing community developed in partnership by the Oyo State Government and Structural metre of land area at Iwo Road near Kolapo Isola Estate, Old Dairy Farm. Properties are mid/high Scale Villa units through public- private arrangement by releasing land and government quarters at an agreed sharing formula.

The risks of large projects can be better managed through partnerships between private land developers, construction contractors and government agencies. Teaming up creates mutual benefits for public agencies and developers. The possible benefits to the public sector include:

- (a) Urban redevelopers of an decayed neighbourhoods considered too “risky” for the developers to tackle on their own
- (b) Increased economic activity and taxes (e.g property taxes, consent fees etc) as under-utilized and surplus lands become developed
- (c) Financial gains from **ground lease income** and participation in ongoing cash flow from joint development projects;
- (d) Private developers provide public spaces and amenities such as open parks, recreation centres, and
- (e) Developer subsidies for new public facilities.

Joint development can be an efficient mechanism for Oyo State government. To get the private sector to implement its urban land development goals without wasting scarce resources. The government can act as a catalyst to promote desirable development.

This should be extended to Oyo GRA that has been almost abandoned Since the colonial days while the government Quarters are not Effectively occupied or developed for modern uses to generate money for the government.



## 8.0 URBAN GOVERNMENT SYSTEM IN NIGERIA

Ibadan Town Council was created in 1893 by the British Administration and later became Ibadan Native Authority. After 1952, it became Ibadan District Council. In 1961, Ibadan District Council was split into Ibadan City Council and Six Ibadan District Council in the less city areas (see table 1 and figure 1). Tables 2, 3, and 4 shows the relationship between Local Governments in Ibadanland the other four geo-political zones in Oyo State as at 2016 from 1963.

***Table 18: Historical Development of the Governance Structure of Ibadan Metropolitan Area.***

<b>Period</b>	<b>Urban Local Govt.</b>	<b>Rural Local Govt.</b>
1961-1976	Ibadan City Council (I.C.C)	Ibadan North District Council; Ibadan East District Council; Ibadan S.E; Ibadan South; Ibadan South West and Ibadan West District Council
1976-1991	Ibadan Municipal Government (IMG)	(1) Akinyele LGA (2) Lagelu LGA (3) Oluyole LGA
1991-2016	(1) Ibadan North (2) Ibadan North East (3) Ibadan North West (4) Ibadan South East (5) Ibadan South West	(1) Akinyele (2) Egbeda (3) Ido (4) Lagelu (5) Ona-Ara (6) Oluyole

### (a) Native Authority System

In August 1897, Ibadan Council was the first of such councils to be constituted followed by Oyo Council and until 1900, the only other council. The Ibadan Council was composed of the Resident, Robert Fuller, the Baale, the OTun Baale, the Osi Baale, the Balogun and eight to twelve minor chiefs. Later, the number of chiefs in the Council was fixed at eleven of the most senior chiefs.

One significant point to note about these councils, according to Dr. J.A. Atanda (1973,1979), is that the rules they made were applicable to all the towns and villages under Ibadan and Oyo respectively. Thus, in effect, meant that Ibadan and Oyo councils legislated for the whole of what later became Oyo Province, Oyo being responsible for

what later became Oyo Division and Ibadan for later became Ibadan and Ife-Ijesha Divisions. This, in effect, also meant the strengthening of powers of Oyo and Ibadan over their respective former dependencies.

The Native Councils Ordinance of 190 provided for provincial council, district, town and village councils. **Where there were no such councils, the Governor would constitute them having ascertained the wishes of the principal chiefs and people of the province or district.** One significant provision of the new ordinance was that Residents were no longer to preside over council meetings. **The paramount chief of the province or district was the President.** The British officials were just to exist by giving advice or counsel

In 1914, Oyo Province was created with two amalgamated of Southern and Northern Protectoral and Nigeria became a country. Oyo Province had 3 Divisions, namely: Oyo, Ibadan and Ife-Ijesha for Administrative purposes. Secondly, to effect the colonial policy of enhancing the prestige and power of the Alaafin of Oyo. Consequently, Oyo town played the dual note of being the capital of the province and the Oyo Division. Ibadan and Ile-Ife became Divisional capitals of their respective Divisions.

Ibadan Division had **12 Districts**: Ibadan, Iwo, Gbongan, Ikire, Eruwa-Lanlate, Igboora, Osogbo, Ede, Ejigbo, Ogbomosho, Ikirun and Okuku; while Oyo Division had **7 Districts**: Oyom Iseyin, Okeiho, Iganna, Saki, Kisi and Ikoyi.

In 1934, by virtue of the supplement to the Nigeria Gazette Extraordinary, No. 17 of 3<sup>rd</sup> April, 1934 pg. 1 and 11, the Ibadan Division was established as an Independent Native Authority free from imperial control of Alaafin of Oyo. It later became Ibadan Divisional Native Authority with six Native Authorities under it; Ibadan, Ogbomosho, Iwo, Osogbo, Ede and Egbo. The other six Districts have gone to Ile-Ife Division by 1945.

According to Ibadan Native Authority (Native Authority Ordinance, Cap 140) which hitherto had sixty-two (62) quarters in 1944 was reorganized into forty-seven (47) administrative areas in 1951, each of which constituted an electoral area with one polling

station at its centre. The electoral areas were forty (40) urban areas and seven (7) rural areas were forty (40) urban areas and seven (7) rural areas as follows:

**Urban:** some of them were Ekotedo, Agodi, Oke-foko, Mapo, Oke-Bola etc

**Rural:** Lalupon, Erunmu, Lagun, Ofa-Igbo, Iroko, Ijaye and Ikereku

**(b) Local Government Reforms**

At the time, when the days of indirect rule were at an end, Local government reform under taken in the newly constituted Western Region of Nigeria, of which Oyo province was part, compactly titled the scale against the considerable weighted of the chiefly element in favour of elected members. Indeed, the chiefs were already on the way to becoming the political footballs that politicians made of them after that local government reforms.

The structure and nature of local government in the defunct Western Region of Nigeria was governed by the Western Region Local Government Law of 1953 (No. 1 of 1953). The council members comprised both elected and traditional members, the latter of whom were either elected or nominated. The traditional chiefs of these councils were usually made Presidents of the councils. Ibadan Divisional Council (IDC) for example, had 19 traditional members out of the total council of 73 members, while Egbado Divisional Council had two traditional members out of a total council membership of 58 (Habibu A. Sani, 1992)

The old Western Region had **155** Local Councils in 1955, **131** Local Councils in 1966 and 114 in 1967. Arising from the reorganization exercise in 1971 the councils were regrouped and merged into more viable larger councils within the 25 new Administrative Divisions. This exercise resulted in the establishment of 51 new Local Governments with relatively larger populations than those of the previous reforms exercise. (See table 1 of 1963 LGAs in Oyo State).

*Table 19: Publication of Western Nigeria by Division and Councils, 1963*

<b>1. IBADAN CITY AREA</b>	<b>POPULATION</b>
Ibadan City Council	627,379
<b>2. IBADAN (LESS UN AREA)</b>	
• Ibadan East District Council (Moniya)	219,158
• Ibadan North District Council (Iyana offa)	120,407
• Ibadan South District Council (Olode)	31,438
• Ibadan South East District Council (Akanran)	46,867
• Ibadan South West District Council (Idi-Ayunre)	30,844
• Ibadan West District Council	65,584
<b>TOTAL =</b>	<b>514,298</b>
<b>3. IBARAPA</b>	
• Ibarapa East Provisional Authority	42,253
• Ibarapa West District Council	74,695
<b>TOTAL =</b>	<b>116,948</b>
<b>4. OSUN NORTH WEST</b>	
• Ogbomosho District Council	<b>343,279</b>
<b>5. OYO NORTH</b>	
• Irepo District Council	158,986
• Okeho/Iganna District Council	113,904
• Shaki District Council	149,601
<b>TOTAL =</b>	<b>412,491</b>
<b>6. OYO SOUTH</b>	
• Afijio provisional Authority	85,442
• Iseyin District Council	164,222
• Oyo Southern District Council	222,868
<b>TOTAL =</b>	<b>472,832</b>

*Source: (a) Federal Office of Statistics, Lagos and (b) Administrative boundaries of western Nigeria 1964: Province, Division and District Boundaries*

**(c) Origins of Local Government Functions and Structures**

The functions of local governments from the native authorities owe their origins to the colonial heritage which used the British model of Local self-rule, local authority councils, and country boroughs as standards for emulation by the colonies. The patterns for traditional authority based on inherited myths and symbols from the ancestors, determined essentially the organizational structures and corresponding functions for local self-rule inherent in the local government system. Therefore, one can say with some degree of accuracy that the present day structures and functions of local governments which were originally known as Native Authorities in Nigeria, were not empirically or scientifically derived in the sense that one started from the premise of a given set of functions for which the appropriate structures that would perform those functions were then determined. (Habibu A. Sani, 1992 pg. 27).

The principle of “Indirect Rule” which was adopted by the Tanganyika Government for the purposes of local government the institutions which the native groups or people have evolved for themselves, so that they may develop in a constitutional manner from their own past, guided and restrained by the traditions and general advice control of British officials.

Also, at the same time it will be the primary duty and objective of that Administrative officer to educate the Native Authorities in their duties as rulers according to a civilized standard. The system of Indirect Rule is to impress upon them the advantage of delegating the control of districts to subordinate Chiefs and headman, and to inculcate the unspeakable benefit of justice, free from bribery and open to all.

**Table 20: Justification for more LGAs and LCDA Creation in Ibadan, Oyo State in 2016**

S/NO.	Geopolitical Zone	Population of total 1991	Percentage of total 1991	No. of LGAs 1991	Population 2006	Percentage of Total 2006	No. of LGAs 2006	No. of LGAs &LCDAs	No. of people per LGA & LCDA in 2016
1.	Ibadan	1,829,300	52.98%	11	2,559,853	45.87%	11	25	102,394
2.	Ibarapa	167,652	4.85%	2	320,718	5.75%	3	5	64,144
3.	Ogbomoso	309,837	8.97%	5	1,485,158	11.72%	5	12	54,515
4.	Oke-Ogun	802,241	23.25%	5	1,485,158	26.61%	10	18	82,509
5.	Oyo	343,690	9.95%	2	560,928	10.05%	4	8	70,117
	<b>TOTAL</b>	3,452,720	100%	25	5,580,894	100%	33	68	82,072

*Sources:* (a) Federal Republic of Nigeria Gazette No 25 Vol. 84 of 15<sup>th</sup> April 199

(b) Federal Republic of Nigeria Gazette No 24 Vol. 94 of 15<sup>th</sup> May, 2007

(c) Federal Republic of Nigeria Gazette No 2 Vol. 96 of 2<sup>nd</sup> February, 2009

**Table 21: Local Government in Ibadanland**

YEAR	POPULATION CENSUS	NO. OF LGA	% OF TOTAL COUNCIL	NO. OF PEOPLE PER LGA
1963	1,141,677	7	43.75%	163,097
1976	None	4	36.36%	285,419
1981	None	7	29.17%	163,097
1991	1,829,300	11	44.00%	166,300
1995	None	11	33.33%	166,300
2006	2,559	11	33.33%	166,300
2016	None	25	36.76%	102,394

*Complied By: ESV. Tomori M.A.*

Average Population per Local Government in Ibadan Geopolitical Zone is always the highest and in the current exercises, it is still the highest and well above the average of 82,072 people per Local Government and Local Council Development Area. Contrary to the merging of Local Governments in 1976 when Ibadan had four Local Governments, that is Ibadan Municipal Government, Oluyole LGA, Lagelu LGA and AKinyele LGA based on military administration Local Government reform the city was at a disadvantage of it had 285,419 people per Local Government. IMG alone had a population of 627,379 in 1963. The decision was based on the classification formula which categorized Local Governments into single-tier multipurpose institution, with distinctions for large urban councils and small local councils where population densities are low. By this classification, urban or large councils were pegged between 400,000 and above while

small local governments were put at the range of 150,000-400,00 as contained in the large Government Guidelines.

The general increase in the number of local governments in Nigeria (from 301 in 1976 to 776 in 1996) corresponds to the demands of the urban population. A big city like Lagos, which had eight (8) local governments in 1988, had 16 by 1991. Ibadan had five (5) new local governments within the city and eleven (11) in the metropolitan area by 1991 as against four (4) in 1976. The lack of timely co-ordination among these local governments increases the difficulties of urban management.

Under these circumstances, most of the local governments could not face the challenges created by run-away urbanization. From the beginning of the 1990s, public services administered by local governments (health centres, primary and secondary schools, water distribution, and repairs) and the management of public spaces (markets, stations, garages, parks, cemeteries) were seen as economic goods and, to a large extent, passed to the hands of the private sector.

Urban governance in Nigeria cannot be fully understood without reference to the three principal levels of power created since the 1950s; the local, the regional and the federal government. In 1967, regional governments were split into states by the Military Government. Each of these levels intervenes more or less directly in urban management. The local governments, although saddled with urban responsibilities, never really had administrative and fiscal autonomy during the first half of the 20<sup>th</sup> century. The Native Authorities could not apply adequate measures without reference to the regional governments and later the states and federal government of Nigeria.

Since 1976, reforms aimed at according a measure of local autonomy were initiated but the states still maintained their financial and other holds on local authorities. Consequently, the ability of the local governments to generate internal revenue has collapsed, increasing their dependence on income from federal sources.

**(d) The Synergy Between the Rural and Urban Economy**

The development of urban area is closely tied to the rural economy through exchanges of goods, labour services, capital, social transactions, information, and technology that benefit residents in both locations. In china and Vietnam, for example, policymakers are realizing that the interdependencies between urban areas and their hinterlands provide positive synergies that can be further developed to promote national poverty reduction and growth by making cities and towns efficient market place for the country.

The growth of cities and towns expands opportunities for all citizens, and the urban built environment can enrich a nation's cultural identity. But in too many countries poorly managed urbanization results not in wieldy shared gains in leaving standards but in significant social and environmental costs.

As Akintola Stated in 1963; "The Ibadan Region forms an entity; the city, depending on its surrounding districts (villages) for the supply of food and fuel, the city provides materials and industrial product. The city also is not only an economic centre serving its outlying districts but the cultural and social centre of the entire region of Ibadan.

The increasing population of the metropolis and its suburbs and the outward residential mobility of people from the city to the suburbs are forces that are at work in the merging together of the city with its former villages. The forces are important in the planning of the city.

However, the unprecedented expansion of urban population causes rapid increases in the demand for urban land. But urban land is location-specific and urban plots cannot easily be produced and the demand met by converting rural land at the urban periphery. Land tenure systems largely determine the ease or difficulty of land acquisition and assembly. It equally raises transfer cost to levels that are not attainable by the poor.

## 9.0 URBAN PLANNING AND POST COLONIAL STATE OF IBADAN METROPOLITAN AREA

### (i) **Background History**

The planning of urban centers and even metropolitan regions has been the responsibility of the physical planners. However, physical planning decisions concerning infrastructure such as roads, water systems, health and educational facilities, inter-settlement and into settlement linkages, and the management of a nations physical assets, including land and natural amenities, have an enormous impact on economic development. The manner in which these resources are used is heavily influenced with economic development principles, it is usually contended that a more through recognition and utilization of the potential existing in these assets will increase the effectiveness of the economic development planning. Therefore, physical planning will be deficient if the economic planning input is missing.

According to Oluremi I. Obateru (2006), no classic Yoruba city was without a broad integrated layout plan. The street plan of the city was a combination of the radial and grid plans. The primary road plan was **radial**, while the residential quarters were laid out on the **grid pattern or plan**. However, the new towns of Oyo, Abeokuta and Shagamu, established during the civil war of the 19th century were not planned. This is due to the civil wars which gave no room for conscious planning or integrated action. Preoccupied with the civil wars, the people could not spare time, efforts and resources for urban planning.

Initially, the features in the layout and morphology of new Ibadan marked it out from the older towns. There was no central palace. The various compounds were not built to look towards the direction of any rulers compound as was the case in the older towns where houses were built to face as much as possible the palace, thus creating a radial network of roads. Instead, they were built on slopes of hills to face whatever direction the owner found convenient and to avoid the ridges where erosion and flooding could was their houses away.

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

According to Justin Labinjoh (2000), “the significance of cities being ancient is that they would have had time to evolve complex civilizations with the attendant sophisticated political, economic, religious and other social institutions. Ibadan has not had the chance to do this, and the incursion of colonialism into its natural growth process denied it the opportunity to become a well development city”

That Ibadan grew from a war camp, to a city-state and later developed into an empire did not help the city in its development; rather, it may have impeded Ibadan’s progress. Ibadan, having been a Yoruba military camp, with organized army, would have had garrisons, equipment’s, rigid, organisation and more conducive to development. That is, the military presence would have affected town planning, a rational system of roads, canals, which would have affected the physical development of the city despite erecting protective wall round the city like other older cities.

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

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

In 1955, a proposal for the commencement of the total planning of Ibadan was presented to Works, Town Planning and Tenders Committee of the Ibadan Provisional Council. The committee ignored all the advice that the Acting Principal Town Planning Officer, Mr. O. Onafowokan gave, because the caliber of men in the council did not understand the concept. **Secondly**, town planning always involves unpopular and unpalatable measures like the destruction of homes and bitter legal battles about the right

amount of compensation. No government would be too anxious in the 1950s in Nigeria to involve itself in what might become a destabilizing act or policy. And *thirdly*, in those pre-independence days, no Local Government Council possessed the kind of resources necessary for such an enormous project.

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

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

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

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

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

**(ii) Impact of Physical Planning on Resource Process:**

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

activities include: poultry fanning, saint-nailing, quarrying, charcoal burning and uncle making.

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

In essence, current development trends in Ibadan Metropolis are severely constrained by four major factors:

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

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

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

- The continued uncontrolled pattern of growth;
- The persistent shortages of provisions of services and infrastructural facilities; and

- The inability of Local Governments to raise adequate internal revenue.

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

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

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

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

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