

TRANSFORMATION OF IBADAN BUILT ENVIRONMENT THROUGH RESTORATION OF URBAN INFRASTRUCTURE AND EFFICIENT SERVICE DELIVERY

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We are in the era of “Transformation of the Built Environment”. This is not surprising because transformation appears to be what every Nigerian requires today to breathe a sigh of relief from the past and present ways of doing things for life to be meaningful to all and sundry in the country. The state of infrastructure decay, lack of good roads, widespread insecurity, poor environment sanitation, problem of power, poor health delivery, lack of potable water, falling educational standards, all bear more than eloquent testimony to the magnitude of the problems which government needs to address to assuage citizens and ensure that the social contract between the two is sustained.

In mainly rapidly growing cities in the developing countries, weak local governments have been unable to perform even minimal functions, so that households and informal institutions have become the main providers of infrastructure, housing, and social services. In these cities the poorest often pay most dearly for low quality services, poorly integrated land, housing, and transport markets impose high costs of firms and households; and congestion and haphazard waste disposal degrade the environment (World Bank, 2000).

1.0 The Nigerian Built-Environment

The term Built environment refers to the human-made surroundings that provide the setting for human activity, ranging in scale from personal shelter and building to neighbourhood and city that can often include their supporting infrastructure, such as water supply or energy networks. The built environment is a material, spatial and cultural product of human labour that combines physical elements and energy in forms necessary for living, working and playing.

The Transportation Research Board (2005), according to James Omeru (2012), defined built environment broadly to include land-use patterns, the transportation system, and design features that together provide opportunities for travel and physical activity. It refers to physical environments that have been modified by humans and comprises public spaces, parks, as well as physical structures (e.g. homes, schools, workplaces) and transportation infrastructure such as streets and sidewalks.

The goal of the built environment has generally been that of enhancement of living standards quality of life, improvement in system efficiency, or reduction in environment impacts.

The Nigerian built environment is fast decaying. The factors responsible for this can be attributed to rapid urbanization, rural-urban migration, and decades of steady economic downturn, decay of urban infrastructure and negligent housekeeping (World Bank, 2005).

The urbanization process in many developing countries particularly Nigeria, has not been accompanied with corresponding supply of adequate houses, basic amenities and infrastructures. These have created demand on housing stocks leading to high rents, overcrowding and development of slums and squatter settlements. These have serious impact on the habit environment and serious consequences on health of city residents.

Cities account for two third of global energy demand, 60% of water consumption, and 70% of green house gas emission. With this growth in size of cities comes increase in demand for efficient urban infrastructure and sustainable development project in alternative energy, public transport, water supply as well as in health care.

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

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

of wasteful public expenditures is essential to free resources for high-priority social needs, including basic infrastructure.

2.0 The Nature of Pre-Colonial Ibadan City

The oral tradition has it that because of failure to maintain certain strict propriety in connection with Egungun cult, Ibadan settlement, established by the legendary Lagelu was placed under a siege and was completely destroyed. One of the few survivors was Lagelu and his children, together with whom he took refuge on one of the nearby hills. The hill today is known as Oke'Badan (the hill of Ibadan) and there is annual ritual and festivity on the site, both to commemorate these events and to worship at the shrine of Lagelu who was buried there.

However, as Lagelu survived the turmoil and peace returned, he came down from the hill to found a second Ibadan. The site of this second town was a few miles further South of what is now Oja-Iba, the central market of the city. With time, this town became included in the Gbagura Province of Egba territory (Mobogunje, 1968). It was never a very big town and its area was probably less than three (3) square miles in extent. According to Rev. Samuel Johnson, the second Ibadan consisted of the central market and about half a mile of houses around. Part of the town wall was still visible as late as 1913 when the Ibadan Grammar School of the city was established.

The second Ibadan settlement was joined by the Prince of Iseri from Ilaro, his family compound was Ile-Aro. Another one was an Ife Prince, called Abu and Princess called Sooko. Their descendants used to take the Bayambu Chieftaincy title. Sooko descendants are now in Ajia, Ona-Ara Local Government Area of Oyo State (Jide Fatokun, 2011). Other immigrants are the Owus headed by Olowu Akinjobi following the destruction of their town, Owu Orile or Orile Owu. The land allocated to them at Agodi-Idi ape was called Ahoro Owu. The new Ibadan or second settlement was divided into six residential quarters namely;

1. Aboke quarters or compound
2. Oke-Igede-Oba's quarters
3. Itun Lisa occupied by Crown Prince of Olowu
4. Itun Akaasi – Descendants of Lagelu's nephew (Akaasi) quarters
5. Ilaro – The descendants of the king of Iseri
6. Communicational Land.

The Yoruba civil wars engineered by Prince Afonja of Ilorin in 1779 after the death of Alaafin Aole was a result of bitter intra-class rivalries among the ruling class in Yoruba Provinces which had brought considerably wealth and fame to Old Oyo Empire became rebellious. These wars led to massive population movement (exodus) out of northern part of Old Oyo Kingdom from the second decade of the 19th century onwards. The people scattered in different directions, mostly to other Yoruba states unaffected by the crisis. Most of these refugees joined the allied army of Ife and Ijebu ati Idi-Ogungun (Ibadan) to destroy Owu and Egba settlements.

The allied army later settled in Ibadan which they found secured and comfortable. The original settlers were displaced and thus the present and third Ibadan settlement was established around 1820s.

The initial congregation of Ibadan was along ethnic lines, the numerically superior Ife soldiers and Oyo-Yoruba chose Oja-Iba, the Ijebu lived in the South at Isale-Ijebu, the Egba moved far away from their conquerors and settled at Yeosa. The pattern of settlement was a clear indication of the existing political cleavages in this war camp. Each group had its leaders, and the people looked upon them for authority (Toyin Falola 1989).

It was the attempt by the notables among these military leaders to create an hegemony, that would cut across ethnic lines, that accounted for the civil wars (Ija-Igboro). The Egba were the first casualty in this rivalry. They were expelled from Ibadan and had to migrate to Abeokuta, lead by Sodeke, where a new more secured and permanent home was established in 1829. Consequently, the power tussle was limited to the Ife and Oyo elites. Since the Owu war, Ife leaders, Maye Okunade and Laboside, had acquired tremendous respect and power. The 1820s was also a period of strength for the Ife kingdom which saw the camp at Ibadan as an extension of its territory and power (Toyin Falola, 1989). As a result of an open intra-class struggle in 1833, the Oyos defeated Ife at the Gbanamu war between Ife and the Oyos. The Oyo-Yoruba ethnic group since then had taken over Ibadan till today. That was how the present Ibadan became an Oyo-Yoruba town.



Oke-Badan at Eleyele Reservoir



Eleyele Reservoir surrounded by Awotan Hills

2.1 Location and Site of Ibadan.

Ibadan is a corruption of 'Eba-Odan', which literally means "near the grassland" to reflect its location on the fringe of the forest zone near the savannah. The physical setting of the city consists of ridges of lateritized quartatic hills that run approximately in a northwest-southeast direction. The largest of these ridges lies in the central part of the city and contains such peaks at Mapo, Mokola, Aremo. These hills range in elevation from 160 to 275 metres above sea level, and thus afford the visitor a panoramic view of the city.

The area occupied by the metropolitan area of Ibadan is drained by two important rivers viz: the Ogunpa and the Ona rivers. The former drains the eastern while the later drains the western parts. There are other tributary rivers such as Ogbere stream on the eastern part and Kudeti stream which joined Ogunpa at St. Lukes, Molete area of Ibadan. There are also numerous tributaries to Odo-Ona such as Yemoja in Oluyole Estate and Alalubosa stream at Aleshiloye and many others. There is also river Omi that derived its source from Kumapayi.

The elements of the fortification system of Yoruba cities were defence walls, trenches as found in Iloro area of Ilesha, and green belts. The number of defence walls surrounding Yoruba cities during the 19th century civil wars varied between one and three depending on:

- (a) The growth rate of the cities; and
- (b) The scale of their exposure and susceptibility to attacks.

Such centres as Ife, New Oyo, Ilesha, Ibadan, Osogbo, Owo, Ikirun, Kisi, and Koso, had two walls, while Igboho in the extreme north of Yorubaland had three walls (Oluremi I. Obateru, 2006).

However, contrary to Obateru's submission, Oba I. B. Akinyele (1911), the first wall in Ibadan was surrounded by the following compounds when the allied army occupied Ibadan in the 1820s:

1. Oluyole Compound
2. Labosinde compound
3. Ogundiwin compound
4. Lajumoke compound
5. Kofo compound
6. Ojo Kure compound
7. Babalola (Bale Fijabi's father, 1893)

8. Akere compound
9. Alekuso compound

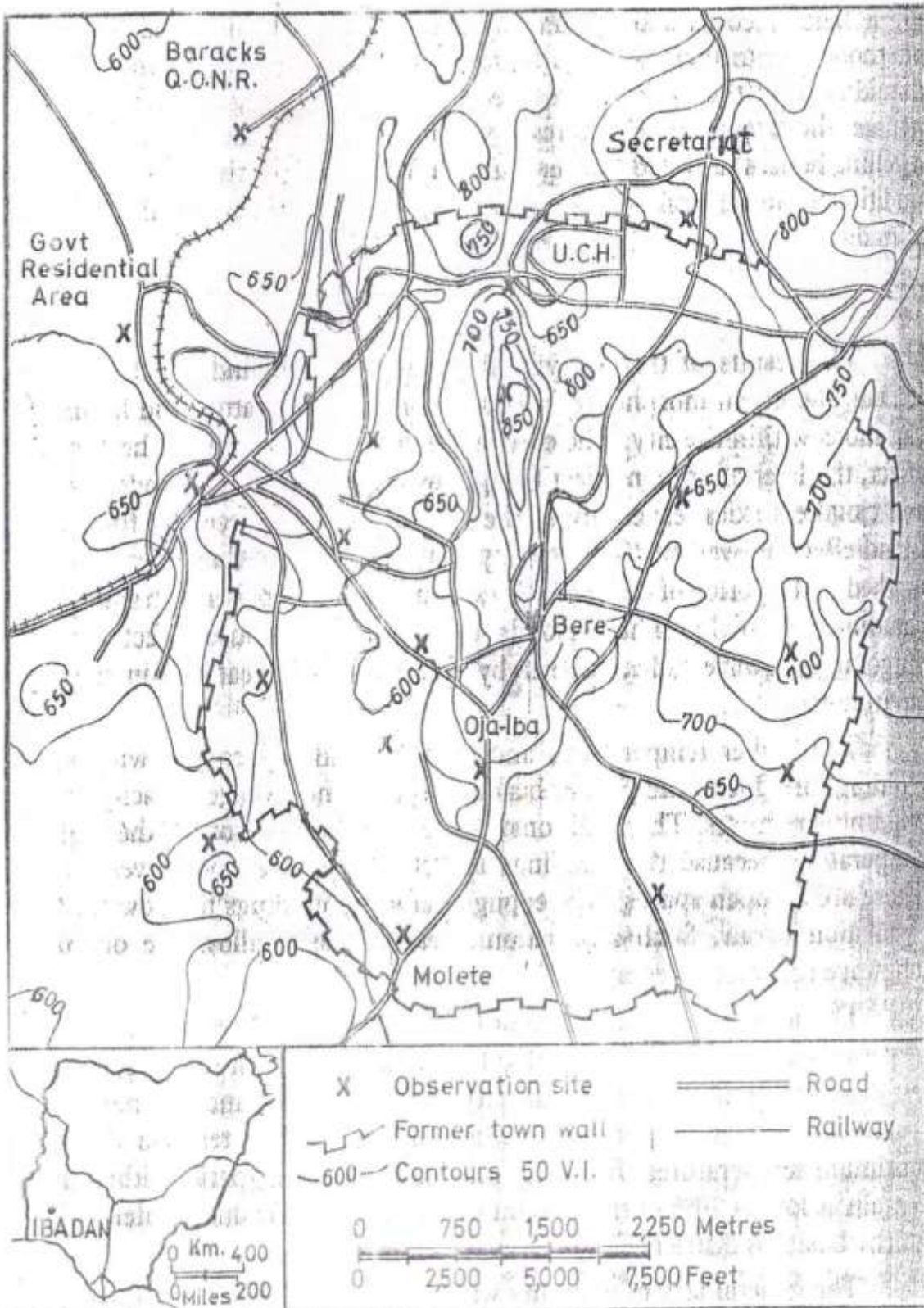


Fig. 1. The Hills dividing Ibadan City Centre

The city second defence wall extended to Bale Olugbode's compound at Odo-Elegun (Elegun Stream). The third defence wall of the city was built during the reign of Baaale Olugbode after the Ara war in 1858 named 'Odi-Ibikunle' (Ibikunle town wall). Enclosing the built up area was sixteen kilometers in circumference with four major gates leading to Abeokuta, Oyo, Iwo, and Ijebu, and several minor ones to various farms and villages. Within the wall were hundred of compounds and churches such as Kudeti church in the south, Ogunpa church in the East, and Areamo church in the North East; the central mosque at Oja-Iba. There were also several traditional markets. (See Fig. 1)

When the first European, the Reverend David Hinderer of the Church Missionary Society (C.M.S.) got to the city in 1851, he noted that the walled town (the second wall) contained about 100,000 inhabitants many of whom were engaged in the crafts, as well as, trading in both local and imported commodities and slaves (Mabogunje, 1968). By 1858, a new town wall known as 'Odi-Ibikunle had to be built while by 1890, Milson (1891) reported that the city contained over 200,000 souls, while within the wall at least, 120,000 people are gathered. Its sea of brown roofs covering an area of nearly 16 square miles and the ditches and walls of hundred clay which surrounded it are more than 18 miles in circumference. Indigenous population has learnt to be tolerant, understanding and accommodating to strangers and these characteristics make the indigenous Ibadan man a very pleasant person to live with. Consequently, the city does not experience social and racial conflicts and this in no small way has contributed to the rapid growth both in the past and in recent years.

The pre-colonial origin of the city and much of its surrounding region and the later imposition of elements of an external, essentially. British cultures are clearly reflected in the contrasts that are now Ibadan together with its hinter land. Ibadan and its environ display a mix of old and new and of tradition and modernity (c.k. Ikporukpo, 1994). This contrast, as reflected by the housing forms and settlement pattern within the city is described by a Nigerian poet and playwright, J. P. Clark, as "rust and gold, flung and scattered among seven hills like broken china in the sun."

2.2 The Growth of Residential Districts of Ibadan

The fact that Ibadan was turned to a war camp has not helped the city in its physical development; rather, it might have impeded Ibadan development efforts. The benefits that would have accrued to Ibadan city from being a military camp did not accrue to it as there was no rational

system of roads, and canals which would have been put in place as part of physical development plan.

By 1851, Ibadan had grown into 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 (26) square kilometers in the 1850s. The wall enclosing the built-up was sixteen (16) kilometers in circumference with four major gates leading to Abeokuta, Oyo, Iwo and Ijebu and several other minor ones to various farms and villages.



Panoramic View of Ibadan from Oke-Are

There was also a central mosque at Oja-Iba on a land donated by Bale opeagbe and built in 1850 after the first one at Oriyangi (now Oja-Iba) was demolished by Bashorun Oluyole. There was another Muslim praying Ground in the North-East at Agodi. The central city was dotted with the Palaces of Principal Chiefs namely; Bashorun, Oluyole, Opeagbe, Bashorun Apanpa, Bale Irefin, Bashorun Ogunmola, Bale Olugbode, Balogun Ibikunle and Olubadan Alesinloye, Bale Foko and Aare-Latosa etc.

The core district, the oldest part of the city, is a high density area occupied mainly by the indigenes of the town, the age of this zone, centred around the famous Mapo Hill, can be seen in the red roofs and antiquity of the buildings. There are hardly any gaps between the buildings, a situation causing monumental ventilation and accessibility problems among others. Many of the buildings do not face the roads or streets since they are at the back of other buildings. This makes the problem of refuse collection impossible. The roads themselves are narrow and usually without gutters and walk ways.

The situation described above could be explained in terms of Yoruba ways in the past of establishing residential quarters which divided the town into “**natural areas**” A typical Yoruba city was largely a composite of locality or neighborhood inhabited by a clan, a clan being a group of people who claim descent from a common ancestor.

Apart from being a physical unit, the residential quarter was also a social, economic, political an administrative phenomenon. The solidarity and cohesion of the quarter was thus based on the residential, social, economic, political and administrative functions and responsibilities developed upon it.

Quarter boundaries were hardly defined in Yoruba cities that received floods of refugees as every available urban space was exploited for residential purpose. This brought about the formlessness and congestion of most of the towns and cities of Western Yorubaland of Ibadan, Abeokuta, Ede, and Oyo to mention a few.

Although, Ibadan is now regarded as the second largest city in the tropical Africa (coming after Greater Lagos), commercial activities take a low percentage of 0.34 per cent of the land use. This is because much of the commercial activities in the city are done in traditional markets within residential premises, where they play important roles in both the social and commercial lives of the

inhabitants. These include: Oje, Oja-Iba, Oja-Igbo, Ode-Olo, Labo, Oranyan, Ile-titun, Ayeye, Gege, Elekuro, Agugu, Ibuko market (Bode market) and Oritamerin.

3.0 The Problems of Unplanned Growth of Ibadan City

Ibadan is one major Nigerian city that was for a long time allowed to grow without a master plan. Consequently there is a great mix of activities, such as commercial and residential, and sometimes residential and industrial, as in the case of small to medium sized industrial establishment.

The metropolitan area of Ibadan has one of the highest population densities in Nigeria and the most densely settled areas remain the central and indigenous core of the city. This coupled with ineffective planning in recent years has given rise to a number of problems, especially housing, traffic congestion and deterioration.

The extent to which cities are planned largely determines their levels of functional and aesthetic efficiency and productivity, better planned city function more efficiently and are therefore more economically productive than less planned or the unplanned 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.

a) Housing problem

Lack of physical planning in many parts of Ibadan city also contributes to the problem of transportation. It gives rise to the almost disorganized arrangements of buildings which in turn negates and continues to prevent the development of better roads connectivity, most especially in the indigenous and most populous sections of the city. The urban poor live in crowded slums within the residential areas of Ibadan like Ayeye, Mapo, Agbeni, Foko, Yiosa, Isala- Ijebu e.t.c. with limited basic infrastructures and without land and personal security. Within the city core residential areas, there is lack of comprehensive water and sewage systems, inadequate garbage collection and disposition and unstable urban environments that increases vulnerability to natural disasters and jeopardized public health.

b) Transportation problem

For more than one hundred and fifty years, development of Ibadan city has proceeded with very little control and resulted in the creation of a fantastic street system of farmless roads, winding

parks, in fact, in many cases, the street are nothing but more than the spaces left over after house building has taken place.

In many areas which appear to be better planned such as Oke-Ado, Mokola, Agbowo, Bashorun, Aromolaran areas, there is no adequate provision of sidewalks to facilitate pedestrian movements. Where sidewalks exist, they are usually taken over by roadside traders, forcing pedestrian more to walk on road pavements. This means constant conflict between pedestrians and motorist.

Many inter-related factors, political and socio-economic in character and scope are responsible for the transportation problems in Ibadan. The political factors relate to the fact that the responsibilities for construction and maintenance of the city roads are shared by the three levels of Government; the federal 8%, the state 22%, local government 70% (M.O FILANI, 1994).

Traffic problems in Ibadan have also been aggravated by the city's rapid economic and industrial development. Most of the existing roads were constructed in the late 1940s and early 1950s when the city's economic base and territorial extent were very limited. Unfortunately, the road capacity has not grown at the same pace with the urban activities which had been increasing with rapid urbanization.

c) Sanitation and Sewage

In the core area of the city where the indigenous people live, is overcrowded and unplanned characterized by lack of access to basic environmental infrastructure and services such as water supply, sanitation, solid waste disposal sites, good drainage and good roads. Children under the age of five die each year from diarrheal diseases, largely as a result of poor sanitation, contaminated drinking water and associated problems of food hygiene. Infections and parasitic diseases linked to water are the third leading cause of productive years lost to morbidity and mortality in the developing world (World Bank 1993). Diarrheal death rates are typically about 60 per cent lower among children living in households without such facilities. According to the National Population commission (2006), only 18.47% of households in Oyo State have water closet, 32.73% use pit latrine and 37.13% use nearby bush.

d) Land policies and physical planning

Urban land decisions are critical determinants of environmental quality. Distorting urban land markets and ineffective land management policies and practices have resulted in;

- Lack of enough land at the right price and in the right location.

- High cost and low affordability of land and housing
- Ineffective government programmes and actions in the area of urban development.
- Private sector resistance to government land regulations and
- Environment resource constraint to land development.

The most common form of physical planning (i.e. master plan) have failed for a number of reasons; they are too static and seldom, considering the city's real economic potential, take too long and cost too much to prepare.

Maintaining and increasing urban economic productivity will require a set of urban land policies which will ensure that adequate supplies of serviced land are available for productive enterprises, as well as residential and social uses. The critical policy objective should be to concentrate on the provision of infrastructure to support and facilitate economic activities. This means providing modern infrastructure systems to provide electricity, water, road network systems, and railway to enable manufacturing facilities to maintain low operation costs.

Master plans are translated into zoning ordinances and other controls. Where controls have been enforced vigorously, land availability for low income housing shrinks and housing cost increase. The cost burdens placed on low income households is rarely considered by the master planners. Opportunities to prepare master plans in accordance with city needs and household affordability are missed when community leaders and officials of implementing agencies are seldom involved in the master planning process.

Therefore, master plans should concentrate on shaping and accommodating, not suppressing, future urban development. The plans should work to minimize adverse environment impacts and encourage efficient land infrastructure utilization.

The urban Land Use Act of 1978 has also caused substantial problems such as significant reduction in the supply of land for residential development, creation of a vast black market for real estate and an overall worsening of housing affordability in Nigeria major urban centres, including Ibadan. One of the most alarming results of these policies is the rapid growth of the slum population.

The net effect of such inadequacies is that the majority of urban growth is now taking place outside the town planning control systems. Thus, informal residential and business development increasingly dominate new urban areas, relying on self-help techniques ranging from the illegal squatting and tapping of urban services by low income households to the provision of their own electricity, water and sewage supply by high income developers. Increasingly, therefore, traditional

planning activities are restricted to trying to control unplanned growth and where possible to bring some development coordination and services to these settlements. In which case, public participation in the planning process does not arise. It is the public that does the planning and the development while the planner is left out.

e) Municipal solid waste

Another persistent problem for urban area is inadequate collection and disposal of household garbage. Although most municipal governments spend 20 – 50 percent of their available operational budgets for solid waste services, typically, half of the urban household benefit from collection services. Most wastes that are collected end up in open dumps or drainage systems, threatening both surface water and ground water quality and causing flooding, which provides a breeding ground for diseases-carrying pests. Open-air burning of wastes, spontaneous combustion in land-fills and incineration plants that lack effective treatment for gas emissions can cause air pollution. Lack of the most basic solid waste services in overcrowded low income neighbourhoods is a major contributor to the high morbidity and mortality among the urban poor.

f) Flooding Phenomenon in Ibadan

Due to ever increasing population of Ibadan and inadequate drainage system, the various land use practices over the unbuilt areas of the city and disposal of wastes on various parts of the landscape, almost all the major rivers draining the city had overflow their banks causing flood disasters of various magnitudes. In 1902, Ibadan witnessed its first flooding when Oranyan swamp was flooded. Other flooding occurred in 1924, 1956, 1963, 1978, 1980 and 2011.

The major rivers that had been causing flood in the city are Ona river, Ogunpa stream, Kudeti stream, Ogbere stream and many tributaries to these major rivers and streams. Another river on the eastern end of the city is Omi river which runs through Egbeda, Ona-Ara and Oluyole Local Governments.

Experts have revealed that flood can occur through various causes but it is apparent that there are four main factors significant in the case of Ibadan as follow:

1. The characteristics of rainfall storms which exhibits various flood intensifying characteristics as measured by various metrological stations at Moore plantation, Apata, I.I.T.A. and the University of Ibadan.

2. Ineffective use of land resources and low infiltration rates of rainstorms in many locations such as road, sport fields, foot path etc.
3. Deforestation of hills in Ibadan located at Sapati, Oke-Aremo, Mokola and forest reserve of Alesinloye, Alalubosa for market and housing development respectively, thus, increasing human activities and reducing infiltration rate of rain storms.
4. The clogging of the river channels with solid wastes.

Data storage constraint and inadequate or lack of interagency coordination in planning control and management of environmental resources in Ibadan city could be a remote cause of flooding. Moreover, rainfall storms characterized as flood causing factors are necessary but not sufficient conditions for flooding in urban area. It is the land use factors which significantly intensify flooding. The current flooding and those of 1978 and 1980 have shown that, if a river overflows its banks, but there are no investment as buildings to be inundated, such overflow is not regarded as floods. The causes of past floods in Ibadan shows that some of the devastating floods are not all the time caused by heavy rain but by relatively low rainfall. Low rainfall are aided by land-use factors to cause flood such as deforestation and development of flood plains and clogging of low breeds in the city.

The major causes of the 1980 devastating floods were the heavy rainfall and the expanse of water body caused by the bridges which suddenly became temporary dams due to blockage with solid waste dumped into the river channels. The flood came downstream to Molete with such massive force that swept away buildings, stationary vehicles and buses with full passengers such that dead bodies were found along Ibadan Grammar School and the confluence of Kudeti and Ogunpa rivers at Molete.

The most devastating of all flooding was that of 26th August, 2011 which occurred thirty one years after the last one. This time around, it was the turn of Ona River that really brought the most devastating disaster along its course. Ona River with its tributaries (e.g. Sasa and Orogun streams) has been found to be large enough to be dammed at two sites within the International Institute for Tropical Agriculture (IITA) and at Eleyele.

As a result of the heavy rainfall and the flooding of Ona River, Eleyele dam was broken, Apete Bridge was swept away, the walled fence of the University of Ibadan and the fish pond with the content was swept away. Apete community was cut off from the city and The Polytechnic, Ibadan students living at Apete could not crossover to attend lectures. Ogbere bridge in Oluyole

Local Government area was washed away by Ogbere River which passes through Iwo road and Lagos-Ibadan Expressway to Ona-Ara from where it enter Oluyole Local Government area.

At Oke-Ayo area of Odo-Ona, the flood wreaked massive havoc which led to the death of 6 children of the same family while 98 residents affected had to be provided temporary accommodation at a relief camp organized by Ibadan South West Local Government. The Orogun stream around Agbowo did not spare the residents has one Mr. Adisa lost his father and 4 children to the flood. At Ijokodo, the stream, a tributary of Ona River wreaked havoc and killed a UCH Medical Doctor with his children. The wife was lucky to escape.

3.1 Access to Land and Affordable Housing

In Oyo State, 157,550 households are homeless representing (12.62%) of the total households while 154,273 households are living in more than 7 rooms apartment, representing (12.36%); 268,602 households (21.52%) live in one room apartment, 204,455 households live in 2 rooms apartment (16.38%) and 162,631 households in 3 rooms apartment (13.03%). (see table below)

Table 5.3 Basic Data for Housing Demand as at 2006

Type of Housing Units	No. of Households	Percentage of Total
• A Whole House	620, 097	49.68%
• Traditional Structures	71, 255	5.71%
• Unit of Flats	144, 569	11.58%
• Semi-Detached House	75, 934	6.08%
• Tenement Rooms	295, 556	23.68%
• Improvised Dwellings	4,330	0.35%
• Other Types	18, 543	1.49%
Total	1, 248, 105	100%

Source: National Population Commission Priorities Table, August, 2009.

The statistical information should provide a policy guideline for the government on housing demand in the state; by linking informal demand to cities make contributions to economic growth as highlighted in this book accounting for approximately 60 per cent of the gross domestic product (GDP) of developing countries including Nigeria. Cities are theatres of economic productivity and land serves as the stage or platform. Maintaining and increasing urban economic productivity in the 21 century will require a set of urban land policies which ensure that adequate supplies of serviced land are available for productive enterprises, as well as residential and social uses. The critical policy objective should be to concentrate on the provision of infrastructure to support and facilitate economic activities. This means providing modern infrastructure systems to provide electricity, water, road and railway system to enable manufacturing facilities to maintain low operating costs.

To be successful, cities need urban land policy framework that incorporate sustainable mechanism for recovering the costs of public sector infrastructure investments, a public-sector planning framework for coordinating spatial development, so that the land requirement of a growing economy can be met with the least amount of adverse environmental impacts. The key feature of this new approach is the great stress placed on market responsive planning system, where urban land-use planning to support and encourage new development not stifles it.

Access to land in Nigeria is affected by the Land Use Act of 1978. The principal aim of the act was to make land more accessible for both public and private use. However, its operation so far seems to have created more of bottleneck.

The problems created by the implementation of the act are largely due to the fact that some of the provisions of the act were based on the wrong assumption that the interest of the people in relation to land in Nigeria are the same and that the governors as a trustee will always act in the best interest of the people all the time. Some aspects of the law have hampered the socio-economic development of the country and make land inaccessible to the people, thereby defeating the its man objective of making land for development available to all. It was clear from the provision of the act that its altered existing land laws particularly in Southern Nigerian in three critical ways;

- ❖ By first removing families and chiefs as trustee of land and replacing them with the state governor;
- ❖ Individual interest in land had been reduced to a more right of occupancy, while land in rural areas were placed under the control of the local government,

❖ Individual no longer enjoying right ownership over land

The Land Use Act of 1978 has caused significant reductions in the supply of land for residential development, creation of a vast black market for real estate, and overall worsening housing affordability in Nigeria major urban area especially the state capitals. One of the most alarming results of these policies is the rapid growth of the slum population. Many business people could not use their landed property to obtain facilities because all mortgage transactions require consent which in variable adds to the cost of doing business in Nigeria.

The revocation power of the state governor also creates insecurity in land holding under the act. While it is being canvassed that land use act should be scrapped to make access to land development agencies (e.g. government, property development corporation, local government could be far better off if they concentrate on only on assembling land for development project, provide infrastructure to suburban area, or construction low-cost rental housing for well targeted users by small non profit housing cooperatives and NGOS.

The poor condition of housing in the inner cities is a major contributor to their accelerated decline. For example, the core area of Ibadan is high density area where the process of compound disintegration, called *growth by fission* may still be observed. Large compound were in the past the traditional form of housing and its breakdown is a reflection of changing economic conditions that enables wealthier members of a family to lay ownership to parts of the compounds which are pulled down and replaced by new modern houses.

3.2 **Development of Public Housing Estates**

The new residential areas outside the core area are the high class “reservation areas that have low population and housing densities of four to eight houses per hectare. These include Agodi Government Reservation Area, Jericho GRA, Onireke and Links Reservation, Iyaganku GRA, Alalubosa GRA, Alesinloye G.R.A.

New low density and high class residential areas are the Bodija Housing estate set up in 1959 as well as the campuses of the University of Ibadan and the Ibadan Polytechnic which also have high class low density residential areas for their staff. There are also Oluyole Estate, Olubadan Estate along Ibadan-Ife Expressway, Lagelu Residential Estate, Akobo Estate and Okebadan Estate, including Owode Housing Estate along Ibadan Abeokuta Road.

Governments and individuals have also been involved in direct housing construction. The old Bodija Estate has a total of 1,208 houses, 466 of which were built by the property Development Corporation and the rest by individual developers. Olubadan Estate acquired along Ile-Ife-Ibadan Expressway in 1978, has only 114 low cost houses built by the government in the development of its first phase covering 40.5 hectares. A total of 288 residential, 8, industrial and 11 commercial plots were however allocated. (See table below)

Table 1.3: List of Some Public Estates in Ibadan.

S/No	Government Estates	Land Area (in Hectares)	Year Established	Built Houses/Quarter	Residential Plots
1.	Bodija	221.0	1959	466	742
2.	Olubadan	40.5	1978	114	288
3.	Iwo Road	240.0	1978	N/A	750
4	Owode	289.4	1973	300	334
5	Oluyole	197.66	1962	N/A	345
6	Oluyole Ext.	419.400	1973	N/A	1272
7	Lagelu	23.103	1974	N/A	1574
8	University of Ib.		1948		1571
9	Okebadan Est.		1978		750
10	Agodi GRA		1893		
11	Jericho GRA		1917		
12	Iyaganku GRA		1917		
13	Links & Comm Reservation		1952		

14	Alalubosa GRA		1987	N/A	
15	Alesinloye GRA		1987	N/A	
16	Agala Estate		1995	N/A	152

Source: Property Development Corporation and Ibadan Local Govt. Properties Company 2001.

There are a good number of serviced plots provided by the defunct Ibadan Municipal Government (I.M.G) along Obafemi Awolowo Road, Liberty Layout. Okebadan Estate at Alegongo is being developed rapidly due to opening of Roads and is also a high class residential district. Ajoda New town Development Authority was inaugurated in 1976 with more than 5,000 serviced plots for residential cum industrial Estate which covers an area of 289.84ha. Just like Ajoda and Olubadan Estates.

The problem of public land development is not limited to Nigeria as there are limitations in providing land and housing stock to the public. For instance, despite its vast land holdings, the Karachi Development Authority (KDA) failed to provide serviced plots to those who needed them as the capital of Pakistan. Between 1974 and 1985, of the 200,800 plots planned by the KDA, only 76,135 were allotted and only 56,000 were actually provided with services (Dowell, 1991b.) Under pricing of allocated plots, lack of funding, and poor management have conspired to constrain Karachi's residential land market. The KDA would have been better off to charge full development value prices for the allotments and use the additional revenues to build low-cost housing or cross-subsidized the sale of plots to accurately targeted low-income households.

There are also other problems as well militating against efficient housing delivery. In countries where stocks of publicly held land in urban areas have been depleted, public projects have been stalled due to lack of land. Because of the Land use Act, 1978 in Nigeria, it has become very difficult for public agencies to acquire and assemble land. Private land owners do not want the trouble of dealing with complicated and time-consuming public conveyancing procedures or obtaining the Statutory Certificate of Occupancy (C of O).

Another case is Ajoda New Town acquisition and Iwo Road Estate acquired by the Property Development Corporation of Oyo State (PDCOS). In the two cases, the government did not take into consideration the land market situation in Ibadan and the suitability of the areas for housing or

industrial estates. The acquired sites were remote and too large making it difficult to market and taking many years to sell off because there are little demand for housing.

Urban Land Ceiling Act has caused substantial problems, significant reductions in the supply of land for residential housing development, creation of a vast black market of real estate, and an overall worsening of housing affordability in major urban areas in Nigeria. One of the most alarming results of these policies is the rapid growth of the slum population in the city's environment.



Ore-Meji Mokola Residential Neighbourhood



Old Bodija Housing Estate

Ibadan is well endowed with educational institutions from primary to secondary schools which had attracted initiatives of the Missionaries and Muslim Organisations including private proprietors. In the provision of medical facilities, Jericho Nursing Home was the first to be built followed by Adeoye State Hospital and Alafia Hospital built by Late Dr. Saka Agbaje at Adamasingba, Ibadan. Ibadan as well as Oyo state is rich in cultural and historical landmarks such as Oke-‘badan, Osemeji shrine where installation of Olubadan is performed at Oja-Iba. Other economic and social infrastructures will be summarized under the profile of the eleven local governments in Ibadan Metropolitan Area.

3.3 Pattern of Urban and Rural Population Growth

Urban Growth indicates the change in urban population size, independent of changes in the rural population. According to the World Bank (2000), less than half of the urban growth in any region is due to internal (rural-urban) migration.

Most urban growth is explained by migration. Most urban =growth is explained by natural population increase within the cities and by the structural transformation, and incorporation of formerly rural areas at the urban periphery. Most Nigerian cities (e.g. Lagos, Kano, Ibadan, Port-Harcourt and Kaduna) have been growing at a fast rate as a result of population. A concomitant of

fast increasing number of city dwellers in Nigeria is the high rate of physical expansion of the cities. For instance, Lagos which had an area of 46.4sq.km in 1911, had by 1978 extended to 160.5sq.km

Ibadan City and its environs had an area of 39sq.km in 1935 and increased to 103.8sq.km comprising 36.2sq.km urban land-use and 67.6sq.km of farm lands, river flood plains, water bodies and forests. By this time, Ibadan city had spread beyond the drainage basins of Ogunpa and Kudeti to the catchments areas of River Ona to the west and River Ogbere to the east. By 1973 the physical expansion had spread to over 173.60sq.km. The former farmlands and river flood plains within the city had been built upon, and the forest had become part of the recreational resource system of the city. Non-urban land-uses were largely confined to the urban fringes.

As the development of the city passes its boundaries, suburban population started increasing at an incomparably faster pace than before 1991 census and by 2006, the population has certainly outstripped the growth rate of the metropolis (or the central city). As shown in table 1 below:

Table 4.1 the Comparable Growth Rate of Ibadan City and Less City

S/No	Year	Ibadan Urban	Growth Rate	Ibadan Suburb	Growth Rate	Combined Population	Growth Rate
1.	1952	459,196	0.8%	286,252	-	754,448	-
2.	1963	627,379	2.8%	514,298	5.7%	1,341,677	3.95%
3.	1991	1,228,663	2.43%	606,639	0.5%	1,829,300	1.65%
4.	2006	1,343,147	0.57%	1,211,934	4.7%	2,559,853	2.22%

Source * National Population Commission, 1991 & 2006

* Federal Office of Statistics, Lagos, 1963

The rural-urban migration within Ibadan Metropolitan area is vital source of alternative employment for the agricultural population and transfers innovation as well as remittances; in fact, migration is a carrier of growth according to the World Bank (2000).

Synergy between the rural and urban economies is a particularly important channel through which growing urban areas contribute to national development. Urban and rural areas are

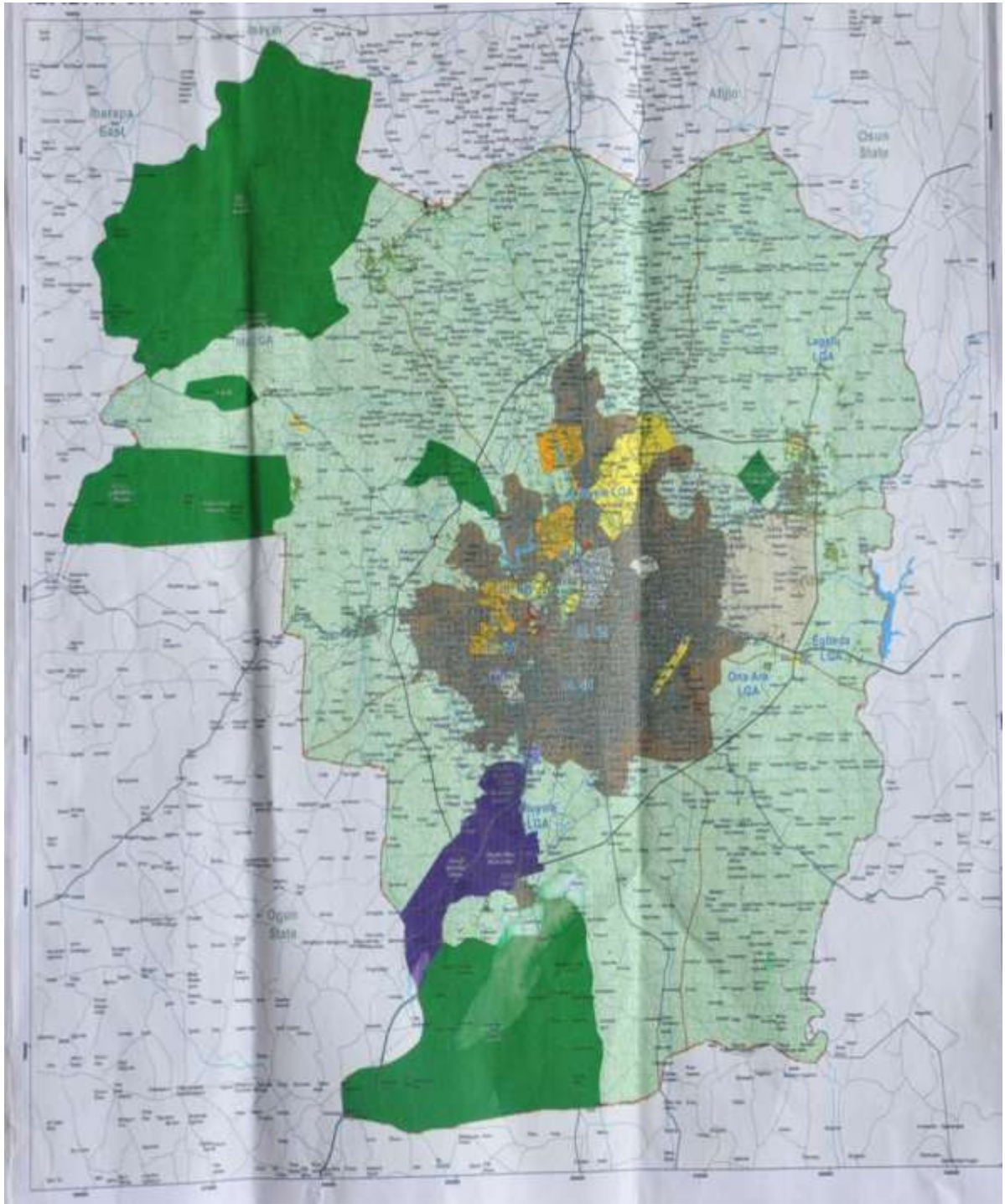
interdependent markets linked by exchanges of people, goods, services, capital, social transactions, and information and technology that benefit residents in both locations. Ensuring the food security of urban populations may require deliberate policy attention, since urban consumers depend more heavily on a marketed food surplus than do rural areas.

As Akintola (1963) stated: The Ibadan Region forms an entity; the city, depending on its surrounding districts (villages) for the supply of food and fuel, in addition, while the neighboring villages provide the city with materials and industrial activities. The city in turn 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.

The rapid expansion of settlements and localities along Olorunsogo, Ogbere, Boluwaji, Olomi, Kehinsi, Aroye, Alakia, Isebo, Akobo, Alegongo, Wakajaiye/Olodo, Bembo/Owode Estate and Apete portends the development of sub-urban slum, inadequately supplied with pipe-borne water, electricity, motorable roads, sewage system, fire station, health and educational facilities.

Fig. 4. Ibadan City Master Plan: Existing Land-Use map



4.0 Transportation and Communication System

In spite of the economic and financial importance of infrastructure in developing and transition economics, most are poorly managed and badly maintained. This chapter examines the economic impact of poor infrastructure maintenance policies, reviews strategies to reform them, and outlines. Some of the government initiatives put in place to try to solve infrastructure problems.

Ibadan's transport connections with its region are highly related to its geographical location as well as its administrative and commercial functions. The city's dual administrative role as Western Region capital and seat of defunct Ibadan Municipal Government Council makes it naturally the sites for the location of office headquarters for both local and state governments. These offices, to function well, have to maintain constant interaction with the sub-centres in the Ibadan immediate region and throughout the present Oyo State. It is only through adequate transportation and communication system that this type of city-region (Metropolitan area) political linkage can be facilitated.

The **Railway Line** from Lagos reached Ibadan in 1901 and this ushered in a new era of city's subsequent growth as a commercial centre and a transportation node. The passage of the railway through Ibadan is held to have had the effect of transforming the city into a most important collecting centre for agricultural products from an extensive region to the west and east, north and south of Nigeria.

If the railway began new era of spatial linkage between Ibadan and its region, according to Professor M.O. Filani, the city's subsequent development as a major transportation node has been enhanced and perpetuated by the convergence on it of several roads not only from the surrounding villages but also from other parts of Nigeria. The major roads connected Ibadan connected Ibadan through Oyo, Ogbomoso and Ilorin to the north Lagos to the south, Ile-Ife, and Iwo to the east and north-east respectively, and Abeokuta to the south-west.

Until, 1988, Ibadan was provided with **air transport** connections with the rest of the country constructed in 1940. For many years the old airport at Samonda near University of Ibadan, served the city for domestic flights. A new airport, situated at Alakia off new Ibadan –Ife Express-Way, was built in anticipation of increase in traffic. Unfortunately, the airport was almost abandoned until in recent time when it becomes operational again. The poor showing of the airport is attributable to the proximity of Ibadan to Lagos.

The proposed 150 kilometer Ibadan Circular Road would provide opportunity for Ibadan to have a railway for a Light Train round the city of Ibadan. The road will reduce traffic congestion within the metropolis. Trailers and Lorries going up North or to Lagos will not have to pass through the city. The Circular Road will allow for development and curtail the sprawling and planlessness of Government of Oyo State has been making efforts to transform the state capital to the city of our dream. These include providing vital physical infrastructure and other civic amenities in key target locations namely:

- Rehabilitation of roads and bridges across the state,
- Construction of a new ₦ 2.1 billion flower at mokola, Ibadan
- Construction of ultra-modern motor parks at Temidire on new Ibadan-Ife express way and Idi-Iroko, New-Garage on Old-Ibaadn Lagos Road, Ibadan.
- Commencement of preliminary work on the construction of the 110km ibadn Circular Road.
- Construction of a ₦ 6 billion five-star hotel, Mokola Hill, Ibadan in partnership with private developer
- Housing Estates at Elenusonse, Ibadan-Oyo Road and Along Lados-Ibadan Express way.

In fact, the investment required in infrastructure and services.

4.1 **Transport Problems in Ibadan**

Traffic flow problems in Ibadan are becoming acute, though they have not reached the chaotic stage as found in Lagos. Many interrelated factors: political and socio- economic in character and scope, are responsible for this state of affairs. The political factors relate to the fact that the responsibility for construction and maintenance of the city roads are shared by three levels of government, that is, the federal the states and the local Government. The federal Government had the responsibility for the major arterial roads, the state Government catering for the minor arterial roads and some of the collector roads, while others are the responsibility of the local Government. In all, the local governments were responsible for the maintenance of about 70 per cent of the roads, and the state and federal government, 2.2 and 8 per cent respectively.

Economic and Industrial Development

Traffic problems in Ibadan have also been aggravated by the city's rapid economic and industrial development. Most of the existing roads were constructed in the late 1940s and early 1950s when the city's economic base and territorial extent were very limited. At that time, the major commercial and industrial activities were concentrated in a few pockets (most especially in the Gbagi area), and fewer vehicles were in circulation within the city.

Understandably therefore, the roads are narrow, winding and lacking in pedestrian side walks and adequate parking facilities. Within the last four decades, the city's economic base has been more diversified, its employment opportunities and residential areas are more widely dispersed, there has

Fig. 3 Map of Ibadan Metropolitan Area and Road Network



been an upsurge in the population and a tremendous increase in both public and private vehicles, all resulting in greater demand on the roads.

The roads capacity has not grown at the same pace with these urban activities. Increasingly therefore, the capacity of the existing transport system fall far short of the ever increasing commuter traffic demand and the complexity of intra-city journey patterns. This has resulted in excess capacity utilization which has contributed to the deterioration of the roads.

Lack of Physical Planning of the City

Lack of physical planning of the city, especially the indigenous areas, also contributes to the problems. It gives rise to the almost disorganized arrangements of buildings which, in the development of better road connectivity, most especially in the indigenous and most populous sections of the city. Even in the areas which appear to be better planned like Agbowo and Oke-Itunu, there is no adequate provision of sidewalks to facilitate pedestrians more to walk on road pavements.

This, in essence, means constant conflicts between pedestrians and motorists. There are very few organized parking spaces especially in the Gbagi commercial areas and along Agbemi-Amunigun stretch where there is considerable parking demand. Vehicles are always double-parked along the verges of the main roads thereby decreasing their lane capacity. Consequently, traffic congestion, (hold-ups) and bottlenecks is a common feature, particularly during rush hour.

The Impact of Poor Roads Maintenance

Roads in many parts of the world are poorly managed and badly maintained, usually by bureaucratic government road departments. The poor state of the road network is reflected in the large backlog of deferred maintenance. According to the World Bank (1998), in Africa alone it would cost nearly \$43 billion to fully restore all roads that are classified as in poor condition (that is, requiring immediate rehabilitation or reconstruction).

The economic costs of poor road maintenance are borne primarily by road user's .when a road is allowed to deteriorate from good to poor condition, each dollar saved on road maintenance increases vehicle operating cost by between \$2 and \$3. Far from saving money, cutting back on road maintenance increases the cost to the economy as a whole. Furthermore, when traffic level raise, as they have been in most countries, the proportion of total road transport costs attributable to vehicle those attributable to road expenditures will decline.

In rural areas, where roads often become impassable during bad weather, poor road maintenance profoundly affects the economy. Poor maintenance can result in large, direct economic costs in terms of lost production; crops and other agricultural produce often spoil for want of a passable road to take perishable products to the market.

5.0 Social and Economic Infrastructure Development

5.1 Education Infrastructure

In 1851, Rev. & Mrs. David Hinderer visited Ibadan under the auspices of the Church Missionary Society (CMS), during the reign of Baale Olugbode of Ibadan (1851-1864). The couples were hosted by the Mogaji of Tubosun Compound, situated near Ita-Baale Olugbode because Tubosun was the landlord of the Mogajis in the area, including Baale Olugbode who was also by then the Are-Ago Baale. From Tubosun Compound, the Hinderers established in 1853 the first school in Ibadan at Kudeti (Akinleye 1911).

Various other missions are also began to establish schools in Lagos and the hinterland. By 1860, the Southern Baptist Convention, the Wesleyan Mission and Roman Catholic Mission had joined CMS in establishing churches in Lagos and Ibadan among other towns.

Direct government participation in the education of children in Ibadan in 1905 started, when it opened an elementary school for the son of chiefs. This was the Baale School and it was formally declared opened is September, 1906 at Oranyan area of Ibadan.

From 1882 to 1948 as evidence of the British Government's involvement and participation in education, some of the oldest secondary schools were established.

These include: -

- The Ibadan Grammar School – 1913
- Government College, Ibadan – 1929
- Wesley College, Elekuro – 1905
- United Missionary College (UMC) – 1935
- The University College, Ibadan – 1948

Tributes must be paid to the pioneers of education in Ibadan. They include Bishop A.B. Akinloye (who founded Ibadan Grammar School), Chief T.L. Oyesina (who founded Ibadan Boys High School (IBHS)), Chief Wuraola Esan (who founded Ibadan People's Girls School, Molete), Ibadan City Academy at Eleta and Public Day Schools at Odo-Okun were founded by Chief T.L. Oyesina.

In 1930, an Ibadan Muslim group, the Ibadan Muslim Education Advancement (IMEA) joined in the propaganda to get a Muslim school for Ibadan. The Islamic Mission pioneered by Alhaji Y.S. Ishola and Chief Adeoye Omiyale, opened two Muslim primary schools, one at Odoye along Adeoyo Road, Yemetu area of Ibadan and, the other at Ibuko (now Isale Bode) in Molete area of Ibadan on the 18th May, 1933. Later on; other Muslim bodies, the Ahmadiyyah, Ansa-ur-deen and the Nawar-ur-deen came to establish other schools in different parts of Ibadan. By 1948, there were 68 primary schools, 4 secondary schools and four Teachers Training College.

Table 5.1 – No. of Educational Institutional in Ibadan 1970 - 1995

Type of Institution	1978-1979		1992		1995	
	Ibadan	State	Ibadan	State	Ibadan	State
Nursery / Pry. Sch.	10	–		149	274	409
Primary School	152	2,389	721	1,513	945	1,983
Secondary School	49	–	155	309	168	340
Science Schools	–	–	1	1	3	7
Technical College	3	3	–	4	1	4
Polytechnic	1	1	1	1	1	1
College of Education	–	–	–	–	–	1
Universities	2	2	1	2	1	2

Source: Oyo state Ministry of Education, 1996

When Secondary Schools were few and far between Nigeria, according to Lekan Oyedegi (2,000), all roads led to Ibadan every January as Government College, Ibadan Grammar School, Ibadan Boys' High School, St. Theresa College, Ibadan City Academy, St. Anne's School, Loyola College, Queen School, Lagelu Grammar School (among others) resumed the school year. These and others were unique because they had produced good results in the West African School Certificate Examination, had good boarding house system, could boast of reputed educationists as principals and tutors.

From 1948 to 1960, the University College, which attained full University status in 1963, at Ibadan, was the only university institution in Nigeria. Its medical school also trained students from Ghana and Sierra Leone.

The location of two national establishments, the National Archives headquarters and the Nigerian Institute of Social and Economic Research (NISER) at Ibadan, was influenced by the concentration of Nigeria's academic community in Ibadan. Along with the older research institutes at Moor Plantation (FRIN) and Jericho Reservation, these establishments along with the relatively new International Institute of Tropical Agriculture (IITA) have continued to sustain Ibadan as the Intellectual capital of Nigeria (R.K. Udo, 1994). Finally, the location of the headquarters of almost every major publishing house in Nigeria at Ibadan appears to be tacit recognition of the central function of the city as the leading educational centre in Nigeria.

5.2 Water Supply to Ibadan Metropolitan Area

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

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

Oyo State in recent time has embarked on a programme of rehabilitation of the major waterworks serving Ibadan metropolis. These include Asejire and Eleyele waterworks and Osegere water scheme. The Osegere water scheme was established as a temporary source of water for Ibadan city whilst the construction of Asejire was in progress. But as soon as the Asejire Scheme

was commissioned, the nearby Osegere scheme was abandoned in spite of its good location, and storage tanks well sited on an elevation to ensure a good flow of water to the city. These three schemes were later rehabilitated with a loan from the African Development Bank (ADB) the effect of which had not been felt by the larger population in Ibadan urban and rural areas.

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

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

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

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

Table 5.2

Access to Drinkable Water.

Sources of Water Supply	No. of Households	Percentage
• Pipe-borne Inside Dwelling	34,348	2.75%
• Pipe-borne Outside Dwelling	50,912	4.41%
• Tanker Supply/ Water Vendor	28,833	2.31%
• Bore – hole	85,895	6.88%
• Well	695,720	55.74%
• Rain Water	103,800	8.32%
• River/ Stream/ Spring	204,891	16.41%
• Pond/ Dugout /Lake	10,063	0.81%
• Others	33,733	2.70%
TOTAL	1,248,105	

5.3 Shopping Centre Investments

Apart from the conventional markets which are concentrated in the central city and the suburban areas of Ibadan Metropolis, there are hundreds of different types of shopping centres established by private investors in the central Business Districts of Old Gbagi, Dugbe/Adamasingba axis, J-Allen Oke-Ado-Molete Axis, Molete-Challenge Road, Moshood Abiola way (Ring Road) and Mokola U.I Ojoo axis, all within Ibadan Metropolis.

Apart from these locations, the suburban areas, particularly in Egbeda Local Government Area, new shopping centres are springing up in the last eight years including Event centres as we have in the central city due to inadequacy of open spaces for ceremonies. The Residents of Alakia,

Sawmill, Akobo Estate, Monatan, Apata now enjoy the services of these shopping centres. These types of shopping centres are of various categories namely regional, community, and neighbourhood shopping centres.

(i) The Regional Shopping Centre

A regional shopping centre contains at least one large department store, together with a group of fashion good stores, women's and men's clothing stores, shoe stores, jewelry stores, restaurants, and numerous other stores which seeks to cover the variety found in a central retail districts of Bola Ige International Markets, and Old Gbagi Business Districts. Agobowo Shopping Centre built by the property Development Corporation is a classical example.

It would be recalled that, Old Gbagi and Bola Ige International market specialize in both bulk and retail sales of both imported and home-made textiles. These include, lace materials, traditional costumes (Aso-Oke), printed wax materials, and ready made dress. The former (old Gbagi) also houses big departmental stores involved in the sales of various consumer goods, ranging from food items to electronics and other household goods.

(ii) The Community Shopping Centre

The community shopping centre consist of a duster of stores with small department store, a few fashion stores, and neighbourhood type stores or supermarkets, drug stores, cleaners and prestige shops. Community shopping centre investments in good locations within the densely populated area of Felele, Agbowo, Alakia, and Akobo Estate with high profile residents who have the capacity to pay the rents and high purchasing power.



Agbowo Shopping Complex



Modern office complex (Broken House Old Gbagi, Ibadan)

(iii) The Neighbourhood Shopping Centre

The neighbourhood Shopping Centres are usually found in medium density residential areas built as part of main building as investment for low income earners and petty trades. They specialize in convenience goods and services, drug stores, tailoring and barbers shops, provisions, hair dressing, restaurants (beer parlour), and pepe soup joint. The rents are usually affordable for those who cannot afford rents in the city centre.

In the fervent desire of the Oyo state government under Governor Isiaka Abiola Ajimobi to sanitize trading activities in the states, and particularly in Ibadan metropolis. The government has embarked on the construction of the new neighbourhood open stalls/market and the rehabilitatin and renovation of some existing Business Complexes in Ibadan Metropolitan area at six strategic locations:

- (1) Construction of Modern Neighbourhood Open stalls/markets at Toll-Gate, Lagos-Ibadan Express Road, Oluyole Local Government Area at two Locations.
- (2) Similar Modern Neighbourhood Open stalls/market would be built at Temidire market, new-Ife Road in Egbeda Local Government Area;
 - at Scout camp, Challenge, Ibadan South East Local Government Area,
 - at Samonda, adjacent to Oyo State Trade Fair Complex, Ibadan North Local Government Area,
 - Ibadan South West Local Government Area.
- (3) Rehabilitation of Oke-Baba Shopping Complex at 7-Day Adventist Road near Iyaganku Police Barracks and Adamasigba Shopping Complex in Ibadan South West and Ibadan North West Local Government Areas respectively.

Agbowo Shopping Complex, Ibadan.

The Western Nigerian Housing Corporation was established by the Act of Parliament of Western Region of Nigeria 1958 with the aim of providing Residential, Commercial, and Industrial accommodation for the people of the region in particular. The establishment has since then metamorphosed several times under various Governments till 2001 when it was named, Oyo State Housing Corporation.

In pursuant of its aim and the wish to heed the call of the people for decent Shopping Complex on Bodija/University of Ibadan axis, the Corporation constructed the shopping complex to reduce the congestion in commercial heart of the city of Ibadan. The communities in Bodija, Agbowo, University of Ibadan, Orogun, Ojoo, Shasha, Moniya and other areas situated around the Express Road were targeted to benefit from the commercial services the complex would offer as they may not need to move into the heart of the city any longer for such services., Thus, the Corporation embarked on the construction of Agbowo Shopping Complex in 1976 with the acquisition of 2.352 Hectares parcel of land opposite the University of Ibadan main gate. The construction works started in 1977.

The Architectural design of the Shopping Complex was done by Messrs Rational Architects while Messrs Eteh-Aro Partners was the Consulting Engineers. The construction however started between May and September, 1978 when three contractors for the project were mobilized to site.

The project was constructed by Sonel Boneh Nigeria Limited and W. O. Lawal & sons Limited while Alder & co. was to handle among other things construction of septic tank, back filling and retailing wall. The contract of Alder & Co, was determined due to non performance and the Works Department of the Corporation was engaged to execute the Company's aspect of the project. (See Fig.).

The shopping mall was however commissioned in 1984. Ever since it was commissioned, no comprehensive renovation has taken place on the Shopping Complex. It has therefore deteriorated to the extent that it requires a major renovation.

5.4 The Changing Face of Dugbe Central Business Districts in Ibadan

There has been gradual Transformation of Dugbe Central Business District (CBD) with the building of Cocoa House in the early 1960s under the leadership of Chief Obafemi Awolowo and Chief Ladoke Akintola who succeeded him and founded defunct Daily Sketch office. Cocoa House was completed in 1965 at a cost of £900,000. But the first sky-scraper was cooperative building. There was also Finance Corporation building behind Federal Radio Corporation of Nigeria. This was followed by Union Bank Building in the 1970s.

In the 1970s, Alesinloye Market was developed and the old Gbagi Market had to be relocated to the new market after several fire disasters that engulfed the market. The market on

Adebisi/Ibikunle family land around the old abattoir was acquired by the Bola Ige administration and redeveloped with land allocations to Federal Mortgage Bank and others.

The Old Dugbe market was laid out into 14 commercial plots by the defunct Ibadan Municipal Government (IMG) and allocated to various Banks and Corporate Bodies in 1991. The small market behind the Union Bank was demolished and turned to the Union Bank car part. The land at the Nigerian Railway station is also wearing a new look with imposing shopping complex. This is to show that Ibadan City's Central Business District is constantly enjoying renewal (see fig....)

Since 1901 when the railway line reached Ibadan from Lagos Iddo Gate, Ekotedo and Lebanon area of Old Gbagi had grown into commercial with the heavy presence of European Traders. By 1905, Dugbe had become a notorious shim. Dugbe was burnt down in 1917 and was laid out small commercial plots Gbagi Commercial Area was acquired in 1919 and laid out into commercial plots.

Thus the Districts played host to branches of several multinationals, the Central Bank of Nigeria (CBN) with a new slay-scraper incorporated into the complex, Cocoa House, the GBO/MDS, Commercial Banks, entrepreneurs, furniture companies, construction as well as service companies, is also a trading hub serving the entire South-Western Region. There is also an imposing edifice, the Broken House (Glass House) build by Femi Johnson and housing many offices.

In recent time, the Odu'a Investment Limited has added Heritage Mall and Cocoa Mall. It is not just to change the face of Dugbe CDD but also to rejuvenate commercial activities in the district. The Heritage Mall will have Banking halls, branded restaurants, children play area, departmental stores and two ultra-modern cinema. It would also provide food court, specialized retail shops, fitness gym and provide parking space for 200 cars. The mall is coming exactly 52 years after the foundation of Cocoa House which was laid in the same compound by Chief Obafemi Awolowo and completed in 1965 by Chief Ladoke Akintola.

6.0 Tourism and Recreational Development

Tourism and recreational areas which are part of the natural environment are important for the social life and the economic development of the city. Tourism can be described as “the temporary short-term movement of people to destinations outside where they normally live and activities during their stay at these destinations. Leisure and recreation can be regarded as twin sisters to tourism. Tourism has become a way of life as well as recognized foreign exchange earner which boosts the Gross Domestic Product (GDP) for countries where tourism is popular and has entered into the civilization of leisure. These are countries that opened their “eyes” to the investment opportunities inherent in tourism namely: South Africa, America, Switzerland, Egypt, Tunisia, Kenya and Zimbabwe.

Tourism can play important role in the economic development of a nation by way of bridging balance of payment imbalance through increase foreign exchange earnings. The poor state of the nation’s economy in the past three decades and lack of recreation/tourism culture relegated the tourism industry to a state of Inubo; while the low standards of living accelerated the trend.

Economically, development and growth are dependent on a favourable balance of payment and trade, and tourism, a foreign exchange spinner, is an economic phenomenon in this respect. In Cairo, Egypt, the presence of large number of tourists annually made the government to upgrade the Cairo Airport to International standards in the 1960s, and since then Cairo and Alexandria became cynoserves of tourism development.

Ibadan is blessed with some tourism attractions and recreational centres which are being underdeveloped and underutilized. While the refurbished Mapo Hall is now generating a lot of revenue to Ibadan Local Government Properties Company Limited.

Also, Oke-Badan (Lagelu Hill) at Eleyele/Awotan area with all its historic value has never been developed so also the OSEMEJI shrine where installation of Olubadan is performed. Below are notable recreational centres in Ibadan. However, Ibadan’s hospitality industry is well developed as there some five star hotels such as Premier Hotel, Davies Hotel, D’Rovers Hotel, Kakanfo Inn, A three Hotel Lafia Hotel and many others like K.S. Motel. (see pictures of premier Hotel and Kakanfo Inn in Ibadan).

(a) **Recreation and Tourism** in their natural state and important for the social life, and the economic development of Ibadan city.

(b) Historic Sites and Cultural Heritage:

Although these are man-made, they interact with the natural environment and are a vital part of every city and crucial to its identity, its cultural and social well-being, and its attractiveness to commerce and industries.

I. Recreation and Tourism Development

As one might expect, there are more ethnic deities than national ones. Ethnic deities are confined to particular a Yoruba community that is sub-groups). The deities are the patrons and guardians of the communities most of which have transformed into national tourist attractions namely;

(i) Osun River Goddess:

At the bank of Osun River in Osogbo is the shrine of Osun, thje river goddess which is worshiped every year as “Osun Festival.” It is being developed into international tourist attractions.



Premier Hotel on Mokola Hill Ibadan



Kakanfo Hill Off Joce-B Road Ibadan

(ii) Olumo Rock in Abeokuta

In Abeokuta is a shrine that is sacred to all Egbas in Olumo Rock. Abeokuta derived its name from the Rock (i.e a town beneath the rock). Apart from its significance as a historical landmark, Olumo Rock serves a spiritual purpose to the residents of the town.

(iii) Eleyele Hills (Oke-Badan)

The titular hill goddess of Ibadan is Oke-badan beside the Eleyele Reservoir at the city's western outskirt in Ido Local Government Areas. There are other two hills at Awotan along Akufo Road on one of which Lagelu, the legendary founder of Ibadan was buried. The third one was also significant with the two spots where it was alleged that the masquerades who invaded Lagelu's hide out got buried alive. Every year sacrifices are offered in an ancient shrine situated on the upper reaches of that hill by "Aboke" during the celebration of Oke'badan Festival. The hill is still revered among Ibadan indigenes and regarded as a symbol of unity and protection to the natives of Ibadan at home and in diaspora.

Recent land developments have encroached on the locations around the hills along Ologun-Eru and particularly along Awotan-Akufo Roads by UCH (cities Ltd) hence, the need for government to acquire the land, at least 25 acres along Akufo Road in preparation for the proposed tourism development. On Ologun-Eru side, the Ido planning Authority or the Ministry of Physical Planning and Urban Development should stop approving plans on those hills to reduce erosion and flooding of Ona-River. (See the picture of Oke-Badan and Eleyele Reservoir)

(iv) Ojutaiye Rock near Mamu

Mamu town is on Ijebuland in Ogun state while Ojutaiye Rock is on Ibadanland in Oluyole Local Government Area of Oyo state. Ojutaiye Rock was so named by the local hunters who were mandated to keep vigil on the Ijebus at Mamu and the Egbas at Ogunmakin where "Fejebaju" war was fought between the Egbas and Ibadan. Therefore, Ojutaiye Rock served as the vantage point from where Ibadan warriors monitored their enemies, as well as a strategic point for launching a counter-attack against the invading forces during the Yoruba civil wars in the 19th century. On the summit of the rock, the tourist can have a clear view of the surrounding towns of Mamu, Onigambari Forest Reserves, Ogunmakin and part of Ibadan. There are interesting features which could be developed into an auditorium, a gallery of art and gardens for recreation as recorded by BCOS programme "Gbangbadekun" which featured some hunters and their leader "Ode-Ilu-Ibadan" on 9th June, 2012.

These two important hills at Ido and Oluyole Local Government Areas of Ibadanland are potential tourist centres that if developed and managed efficiently would realize their immense income potentials to both the state and local governments in Ibadanland and generate employments for the youth and promote small-scale enterprises.

The CCII could facilitate the floating of Ibadan Metropolitan Tourism Development Board (IMTDB) to manage all the tourist attractions in Ibadanland in partnership with good investors and Ibadan indigenes at home and in dispora.

The tourist centres must have adequate accommodation, good restaurants, recreational facilities, adequate communications networks and adequate security. If the tourist centres are well developed and efficiently managed, they will provide great tourist attractions and they are veritable sources of foreign and local currency earnings for the state and local governments in Ibadanland.

II. **Monuments**

Obelisks are cultural and aesthetic elements of some Yoruba cities, particularly Ife, Ijebu, Ilesa, Shagamu and Abeokuta.

- (a) There is Oranyan's staff (Opa Oranyan) in Ile-Ife believed to be erected on his grave.
- (b) Obanta memorial staff at the shrine of Obantas (near the grave of Obanta) the first Awujale of Ijebuland.
- (c) The Obelisk of Ogedengbe in Ilesa in front of the royal palace of Owa-Obokun of Ijeshaland.
- (d) In Shagamu is another obelisk erected in front of the royal palace in memory of the first Akarigbe of Ijebu-Remo.
- (e) In Abeokuta is an obelisk erected at Itoku market junction memory of Sodeke who led the Egbas out of Ibadan in 1829 to found Abeokuta. A centenary Hall at Ake was an edifice built to commemorate the 100 years of existence (1830-1930).

In Ibadan, we do not have such obelisks except statues erected in memory of Ibadan war heroes and founders of the present Ibadan (the third Ibadan) such as Basorun Oluyole, Balogun Oderinlo, and Basorun Ogunmola. Iyalode Rukayat's statue (not Efunsetan) is at Orita Challenge, Ibadan.

III **Historic Site and Buildings**

These are equally important as remind us of the past events in the history of the city.

(a) Idi-Ogungun at Agodi

Idi-Ogun now surrounded by health centres, police station and temporary structures is very significant in the history of Ibadan. It was the spot where the allied army assembled made up of Ife, Ijebu and Oyos to launch attack on Owu and Egba settlements before finally over throwing the Lagelu dynasty to establish the third and present Ibadan. It also served as the boundary between Ibadan and Owu-Ogbere before the Owus were forced to relocate to Abeokuta to join the Egba groups' ion 1833. Idi-Ogungun extended to where the present Government House is sited at Agodi in Ibadan (Dr. S. Ademola Ajayi, 2000).

(b) Bower's Tower

The Bower's Tower was built to immortalize captain Robert Lister Bower, the first British Resident to be posted to Ibadan from Lagos in 1893. He was also the travelling commissioner of the interior of Yorubaland. By 1897, Bower had succeeded in laying the political foundation of colonial rule in Ibadan. Ibadan people gave him the appellation "Oninure Idi Ogungun to wipe ki eru wa di omo (the kind hearted man under Ogungun tree in Ibadan) whose concern was always that peasant should live a meaningful life)

The monumental project was executed by the then Ibadan Native Authority which was unveiled on Tuesday 15 December, 1936. The Federal Government of Nigeria through the Nigeria Tourism Development Corporation spent a sum of twenty million naira (N20 million) towards the resuscitation of the monument, after which it was expected to be contracted out to private individuals and corporate bodice to manage. The buildings are now dilapidated and vandalized while the entire site is ever-grown with weeds. (See picture)

(c) Mapo Hall

Mapo hall was built as the main administrative civic centre during the colonial days on a piece of land measuring 5,969 acres surrounded by road. The foundation was laid July 14th, 1925, ten days after the installation of Baale Oyewole (Foko). The monumental edifice has been rehabilitated and managed by Ibadan Local Governments Property Company Limited. (See picture)



New Face of Mapo Hall and Oderinlo Status

(b) Ibadan Recreation Club

Established in 1902 as the European Club, the Ibadan Recreation club has grown over the years from an exclusive club to a frontline relaxation resort for all comers. The admission of Chief Anthony Enahoro, then information Minister for the Western Region, to the all-European club helped to promote the club and its activities. The change of name to Ibadan Recreation Club was influenced by the influx of more Nigerians to the club, which provided the ideal relaxation atmosphere for civil servants after a long day at work. The club is replete with facilities for different sports including Table Tennis, squash, Billiards & Snookers, Tennis, Aerobics and Swimming and it remains the first cosmopolitan recreation club in Africa.

(c) Ibadan Golf Club

One of the best known relaxation resorts in Ibadan, the Ibadan Golf Club, started as a part of the Ibadan Recreation Club but diversified in 1990 as a private golf club for registered members. It was established to encourage tourism and sport. The club operates a 24-hour policy for its 750 members while non-members are charged specified fees for designated periods. The Ibadan Golf Club organizes periodic tournaments attracting the who's who in the society, squaring it out on the 5,534-metre 18-hole turt of the club. The sporting activities of the club are complemented by a billiard section, cool room, bar, restaurant and kit shop.

7.0 Toward Sustainable Grassroots Development

Development is about improving the well-being of people. Raising living standards and improving education, health, and equality of opportunity are all essential components of economic development.

7.1 Sustainable Development

Sustainable development is development that lasts. A specific concern is that those who enjoy the fruits of economic development today may be making future generations worse off by general principle of sustainable development. The general principle of sustainable development adopted by the World Commission on Environment and Development (Our Common Future, 1987) – that current generation should *“meet their needs without compromising the ability of future generations to meet their own needs”*, has become widely accepted and is strongly supported in the book.

Turning the concept of sustainability into policy raises fundamental questions about how to assess the well-being of present and future generations. What should we leave to our children and grand-children to maximize the chances that they will be no worse off than ourselves?

Essentially, our children would not just inherit our pollution and resource depletion but also enjoy the fruits of our labour in the form of education, skills, and knowledge (human capital), as well as physical capital. They may also benefit from investments in natural resources, improvement in soil fertility and reforestation. Thus, in considering what we pass on to future generations, we must take account of the full range of physical, human and natural capital that will determine their welfare and their bequests to their successors.

A Strategy for Sustaining Development

The challenges facing this generation are formidable. Many countries have not yet achieved acceptable living standards for their people. Economic growth that improves human welfare is urgently needed. Protecting the environment will be an important part of improving the well-being of people today, as well as the well-being of their children and grandchildren. This Report suggests a three-fold strategy for meeting the challenge of sustainable development.

- **Build on the Positive Links:**

Policies for growth promote efficient use of resources, technology transfer, and better-working markets, all of which can help in finding solutions to environmental challenges. Rising incomes can pay for investments in environmental improvement. Policies that are effective in reducing poverty will help reduce population growth and will provide the resources and knowledge to enable the poor to take a long-term view.

- **Break the Negative Links:**

Rising incomes and technological advances make sustainable development possible, but they do not guarantee it. Usually, additional incentives that capture the true value of the environment will be required to induce less-damaging behaviour. Effective environmental policies and institutions are essential.

- **Clarify and Manage the Uncertain Links:**

Many relationships between human activity and the environment remain poorly understood, and there will always be surprises. The response should be investment in information and research and the adoption of precautionary measures, such as safe minimum standards, where uncertainties are great and there is a potential for irreversible damage or high costs in the long run.

7.2 Participatory Approach to Project Design and Implementation

Projects are more successful if they are participatory in design and implementation. A review of World Bank completed Urban Development Projects (UDP) Nigeria including Community Driven Development Projects (CDDPP) have shown a strong correlation between participation and project success, especially when participation took place through organizations created and managed by the beneficiaries themselves.

The contrasts between environmentally beneficial projects designed in participatory principles and those that fail to include participatory designs can be striking. Ideally both local communities and the responsible agencies gain from participation, as the experience of the National Irrigation Authority (NIA) in the Philippines illustrates (World Bank 1992).

Early involvement of community groups in planning construction and in finding ways to avoid the silting of channels and drains has brought about better maintenance of irrigation works and higher agricultural yields. Users have also been more willing to pay for the NIA's services.

The situation in Nigeria is quite different. Generally, the model of development adopted at the local level has been the *top-button approach*. This model is predicated upon the assumption that the government (decision maker) knows the problems of the people in the area to be developed and also that it has the where-withal to do what to be done. Therefore, the beneficiaries are recipients who are expected to do little or nothing to bring development. Consequently, government tries to identify the needs of the people, do the planning and execute the programme. On the other hand, the beneficiaries are expected to receive the projects, us them, take care of them in order to elongate their life.

The synergy between Ibadan city and its rural communities was as a result of its economic, cultural, and traditional history. The surrounding villages of the metropolis and the surrounding small towns possess the potentials to depolarize the metropolis, small scale industries can thrive better in such towns and diversification of industrial base is necessary so as to make it cater for agricultural development and thus strengthen the whole system of markets.

In order to stabilize the rural population and attract people to take up agriculture and allied operations in the rural communities, it is necessary to carry out integrated development of rural settlements in a planned manner. In addition to employment, basic amenities like health, education and welfare services have to be provided at easy reach of rural population. This can be achieved by selecting important villages among group of villages, preferably of larger population with easy access to rural people, as centres where small-scale industries and community facilities can be economically operated.

Community participation in the development process of an urban neighbourhood or rural areas is expected to build demand for inclusive and effective local governance, empower the poor and vulnerable groups, improve the delivery of public services, and livelihood opportunities, particularly for the most marginalized. In line with this, both governments and donors have invested very substantial resources in programmes and projects which use participatory approaches to build local institutions.

Many environmental problems cannot be solved without the active participation of local people. Participation can also help with afforestation, wildlife conservation park management, improvements in sanitation systems and drainage, and flood control. Local people can provide the manpower and knowledge for dealing with the aftermath of environmental disasters, and local knowledge of genetic diversity has led to break-through in crop production.

In summary, participatory approaches offer three main advantages:

- a) They give planners a better understanding of local values, knowledge, and experience;
- b) They win community backing for project objectives and community help with local implementation; and
- c) They can help resolve conflicts over resource use.

Fostering of greater mass participation in decision making, policy formulation, execution and monitoring, thus developing the confidence of the people in themselves, in their societies and their government. This in turn, would lead to the development of a greater sense of commitment to development, and readiness to sacrifice for it.

With African Countries experiencing rapid urbanization, sustainable, development of urban infrastructure is vital. The infrastructures today will what the cities of tomorrow will look like. It cities and towns are to promote the welfare of their residents of the nations, they must be sustainable and functional in the following four dimensions

(a) Improved Living Standards

To be sustainable, cities must ensure a decent quality of life and equitable opportunity for all residents, including the poorest. There must be government's commitment to improving the living standard aimed at ensuring that the poorest achieve a healthy and dignified living standard that permits them to share the resources of the society.

It is also necessary to address city level factors limiting secured land tenure and access to adequate housing, credit, transport, health care, education and other services.

(b) Competitiveness

To be competitive cities, requires buoyant, broad-based growth (i.e. physical or quantitative expansion of the economic system) and employment, incomes, and investments. As such, they need to provide services such as parks, recreational facilities, and cultural institutions in addition to transportation, water sewerage, garbage collection and disposal, police and fire protection. The higher concentration of special needs within large metropolitan areas also requires higher expenditures on social services, social housing, and public health.

(c) Good Governance and Management

Good governance describes how public institutions conduct public affair and manage public resource in order to guarantee the realization of human rights. It is characterized by transparent decision making, sound financial management, public accountability, decentralized and equitable resources allocation and probity.

Improving livability and providing socio-economic infrastructure in the urban communities places big demands on urban governance and efficient management of scarce resources. To promote good urban governance, it is not just about providing a range of services but also about preserving the life and liberty of residents, creating space for democratic participation and civic dialogue (Town Hall meetings), accountability, integrity and transparency of government actions, in defining and pursuing shared goals.

(d) Sound Financial Managements

For cities to be sustainable there must be sound financial treatment of revenue sources expenditures, and some levels of creditworthiness permitting access to the capital markets. There must be transparent and predictable intergovernmental transfer, prudent conditions, and generally accepted financial accounting, asset management, and procurement practices.

Governments at all levels must recognize that sustainable urban development requires an approach that is even more integrated across the physical environment infrastructure networks, finance, institutions, and social activities.

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