

**THE IMPACT OF URBANIZATION ON
LAND VALUES**

(A CASE STUDY OF IBADAN METROPOLIS)

BY

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CERTIFICATION

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The Project is dedicated to God Almighty Allah.

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Glory be to Allah the most High and the most Supreme whose infinite mercy through His prophet Muhammad (P.B.U.H) covers the whole universe, one of which is my ability to conduct the research work and come up with this piece.

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ABSTRACT

This project is an attempt to assess the impacts of urbanization on land values in Ibadan Metropolis. Comparison was made between two areas in the study area with similar characteristics in terms of network, infrastructural facilities and accessibility to analyze variations in land values as a result of changes in the proportion of population in the two urban areas. The rapid urbanization of Ibadan metropolis and the subsequent increase in its population has led to an unprecedented increase in the various uses of land as well as appreciation in the values of land. The growth of Ibadan however, has been accompanied by scarcity of land especially in the heart of Ibadan leading to enormous deficiency in housing, water supply, sewage disposal, electricity, good schools and traffic congestion etc and in the final analysis, recommendations were made among which was the need for urban renewal especially the fast – decaying central core of the city.

TABLE OF CONTENT

CHAPTER ONE

1.0	Introduction.....	1
1.1	General Introduction	1
1.2	Historical Background of Ibadan	2
1.3	The study Area	5
1.4	Aim and Objectives of the study	7
1.5	Significance of research	7
1.6	Scope and Limitation	8

CHAPTER TWO

2.0	Literature Review	10
2.1	The Process of Urbanization	11
2.2	Defining urban Areas	14
2.3	Urbanization and Urbanism	16
2.4	Urban Problems	17
2.5	Land	19
2.6	Principal types of land use within Ibadan	21
2.7	Land use patterns and Impacts on land Values	31
2.8	Highest and Best use of land	33
2.9	Competition between Urban land uses	34
2.10	Value	37
2.11	Nature and creation of land Values	39

CHAPTER THREE

3.0	Research Methodology	42
3.1	Introduction	42

3.2	The study Population	42
3.3	Sample frame and sampling Techniques	43
3.4	Sources of Data Collection	44

CHAPTER FOUR

4.0	Data Presentation, Interpretation and Analysis	46
4.1	Land value Determination	46
4.2	Land values in Ibadan	46
4.3	Government Agencies that determine land values in Ibadan	49
4.4	Land values Taxation	50

CHAPTER FIVE

5.0	Findings, Recommendations and Conclusions	54
5.1	Summary of Findings	54
5.2	Recommendations	56
5.3	Conclusion	58
	BIBLIOGRAPHY	61

CHAPTER ONE

1.0 INTRODUCTION

Ibadan, the capital of Oyo State is one of the most urbanized towns in Nigeria. In fact, the state has the highest degree of urbanization in the country as a whole. Other urban centres such as Ogbomoso and Oyo in Oyo /state are expected to absorb a big percentage of the rural population. However, it is reasonable to assume that the greatest share of the migrating rural population will be mainly directed to the capital of the state, that is, the city of Ibadan. Given the above indications, the inclined conclusion is that, the city of Ibadan has a potential healthy population to support a viable economy.

1.1 GENERAL INTRODUCTION

The growth of Ibadan however has been accompanied by scarcity of land especially in the heart of Ibadan leading to enormous deficiencies in housing, water supply, sewage disposal, electricity, good schools, hospitals, municipal services, good roads and community facilities.

The urban scene is often characterized by slum, traffic congestion and over-crowded housing. The core or the central part of the urban centres are sprawling, the urban complex is tending to become too large inefficient and dehumanized. The desire to meet certain needs by people such as the need for shelter, the need to earn a living (employment), need for some essential services make the city to be complicated. This, in fact gives rise to the various patterns in the city. Most towns have lost their original identity and dignity, social cohesion, economic viability and administrative efficiency.

Within an urban area, a rational pattern of land uses will evolve and this same basic tendency is exhibited in all cities, irrespective of their sizes, origin or geographical locations. The apparent haphazard arrangement of land uses as a result of large concentration of people belies the essential order.

Although, similarities in land use patterns between urban areas are striking, there will be differences. Differences in patterns of land use do not undermine the contention that the principles allocating land among competing uses are the same for urban areas, but in fact illustrating the working of the price mechanism within a given framework. It is the framework within which prices work which is different for different towns. This framework will comprise the physical condition of relief, climate, sub-soil, water sheds, legal considerations invoked by the individuals and governments, the culture of the people, the provision of land uses not subject to price mechanism and consumer preferences.

The rapid urbanization of Ibadan metropolis and the subsequent increase in its population has led in the past to an unprecedented increase in the various uses of land as well as appreciation in the values of land.

1.2 HISTORICAL BACKGROUND OF IBADAN

Ibadan town has been in existence since the Old Stone Age. It was founded by Lagelu and was accompanied by Akinrogun, who was the son of Akogun in 1391. Ibadan originally was a small village on the less elevated southern extremity of a ridge of hills running from the North West to the South East, around the present Mapo Hall. Thus, Ibadan a city of relatively recent origin began as a war camp in 1829 and became a permanent settlement where wandering soldiers from Ile-Ife, Ijebu and Oyo Empire

made their home. The Oyos and the Ifes settled around the present Mapo Hill and built their compounds there. The Ijebus settled at Isale Ijebu to the South West and East of city, while the remaining Egbas settled at Iyeosa.

Ibadan is at present, the capital of Oyo state, the largest indigenous city South of the Sahara Desert and North of River Limpopo or Kalahari Desert. Ibadan is also the third largest city in Africa after Cairo and Johannesburg in North and South Africa respectively (Grant, 1973).

Ibadan today located 7° N of the equator and about 240 meters above the sea level. The city has an annual mean rainfall of about 125cm. the rainfall concentration is between June and October of every year. The mean daily temperature is between $69^{\circ}F$ with $77^{\circ}F$ as the highest recorded temperature. The relative humidity is normally 65° . The rivers that drain the city are Ogunpa, Alafara, Kudeti Gege, Oluyoro and Ogbere to mention a few of them.

According to 1963 census figure, Ibadan had a population of 627,379, going by the rate of 3 percent up to 1973, the population was expected to have risen to 815,593 and 909,720 in 1978. At the rate of 5 percent, therefore, the population is expected to have risen to 1,014,316 in 1986 and 1,294 553 in the last population census (1991). The population of Ibadan today is estimated to be about 3,500.000 and the population density of some parts of the city is over 1500 persons per hectare, although the average is only 750 persons per hectare.

The indigenous areas of the city like Oje, Oja'ba; Oranyan, Beere and Agbeni are not well planned although efforts are being made by Ibadan Local Governments Properties Company Limited formally Ibadan Metropolitan planning Authority to enforce planning laws in the newly

developing areas of the city to provide a healthy urban environment for living, working and recreation.

Ibadan political pre-eminence throughout the second half of 19th century made it the center of commerce, market in the region. Ibadan city is adequately linked by a network of various classes of roads including the Federal Lagos-Ibadan express way passing through the city to link the Northern part of the country.

The arrival of the British residents marked the beginning of its emergence as modern regional commercial center. The major trade-routes of the 19th century from the coast converged at Ibadan and since then the commercial importance of the city has been rising continually, this also attracted a greater numbers of peoples into the city. The introduction of modern transport also aided the movement of people from rural to the urban town of Ibadan. In 1901, the railway from Lagos reached Ibadan and this represented a new system of commercial articulation in which the products of the interior could be transported to the coast for onward export to the outside world.

In 1952, Ibadan became the focal point for both political, economical and educational activities, the presence of University College established in 1948 and University College Hospital contributed to the increasing concentration of so many people both civil servants, technicians and those in business sectors substantially raised the purchasing power in the city. This also stimulated rapid growth of urbanization and increase level of land uses.

1.3 THE STUDY AREA

Ibadan is the most populous and largest city in the Southern part of Sahara. It comprises of many tribes and development is taking place everyday through the use of land.

The geographical characteristic to be discussed here include the climatic, condition of temperature and rainfall, vegetation, topography and drainage.

1.3.1 CLIMATE AND VEGETATION

The two have to be treated together because of the fact that vegetation of a particular place is influenced and determined by the type of climate in the area.

Ibadan being a city within the Tropical have a tropical climate. The city has an annual mean rainfall of about 125cm. The raining season is between the months of March and November with occasional breaks in August and the dry season is between November and March. During the raining seasons rivers overflow their banks and at times caused terrible damages due to flooding.

The climate of the city is affected by two winds, the South East trade wind and the North East trade wind. The South West trade wind blows to the hinter land thereby causing rainfall. On the other hand, the North East trade wind blows from the desert thereby bringing harmatan because it is dry wind with relative humidity of 65%.

The fact that the type of climate determined the vegetation types, the vegetation of Ibadan is tropical rain forest but now that the desert is encroaching from North and as the rate is changing gradually, if proper care is not taken it will become savannah grassland. The vegetation of the study

area is that of high forest region. Adequate rainfall with high humidity promote perennial tree growth. The actual vegetation shows a varied combination of various types of plant.

1.3.2 TOPOGRAPHY

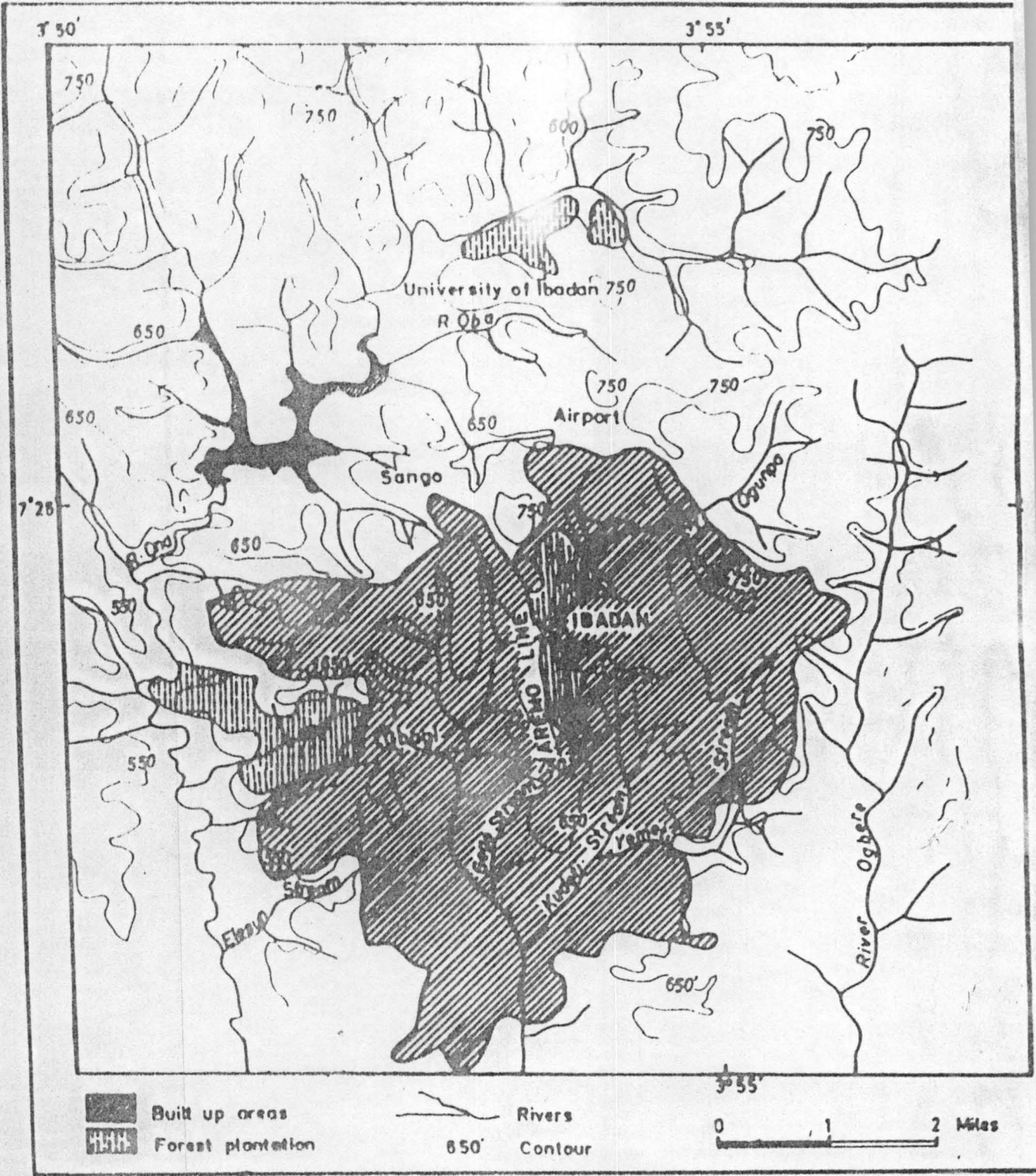
Lands in the western part of Nigeria are characterized by so many hills to the extent that some of the towns in the area are being hindered from growing by the hills surrounding them. Ibadan being a Yoruba city from its early development grew around one of the many hills surrounding them which marked the topography.

To the east of the city rises Agodi Hill and to the south has Mapo Hill in the top of which Mapo Hall and the secretariat of Ibadan South East across a gap through which passes the roads to Iwo and Ile-Ife. Eleyele Hill can be found to the north-west and it looks down on the water works on the River Ona, which has been taken over by development.

Apart from the hills and other low rises which include undulating lowlands, much of the land is fairly flat and rises to over 1920 meters above the sea level. Lands below this height are found where river Ona, Ogunpa, Kudeti, Gege and Alawo have formed Valley. Although, most of these lands are covered by urban development, it is still possible to see the changes in elevation.

The configuration of these physical features of Ibadan has really influenced the planning of Ibadan. The distribution of these rivers, hills and valleys have great impact. There are steep streets like around Mokola on which one cannot ride up on a bicycles with ease and others like Ogunmola, Oke-Dada and Oke-Bioku streets which one can not easily walk.

IBADAN - RELIEF AND DRAINAGE



1.3.3 DRAINAGE

The topography of a town dictates the types of drainage found in it. Ibadan being a town situated around so many hills has many rivers passing through the city, these are River Ona, Ogunpa, Alawo, Gege, Kudeti and others.

Almost all the rivers are susceptible to flooding because of the dumping of solid waste into them and encroachment on their banks. River Ogunpa, Kudeti and Alawo occasionally overflow their banks during the raining season and this claims lives and properties, a good example was Omiyale flood disaster in 1980

1.4 AIM AND OBJECTIVES OF THE STUDY

The aim of the study is to appraise the uses of land within Ibadan city culminated by urbanization and to examine in detail its impact on land values.

To achieve the above aim, the following objectives will be pursued.

1. To assess the pattern of land uses in the study area.
2. To examine the relationship between Urbanization and land values in Ibadan.
3. To identify the causes and problems of urban growth in the study area.

1.5 SIGNIFICANCE OF RESEARCH

In this era of globalization, information gathering and dissemination on all spheres of life is indispensable. Information could come in various forms and through different means. At present, the large concentration of

people in the study area has given rise to different types of wants and needs. The desire to meet these needs makes the city to be complicated.

Conducting research work of this kind is one of the avenues by which information can be collected especially on such a sensitive aspect of environmental management of this nature (urbanization). Facts and data so collected and presented can be used as a stepping stone for the assessment of government policies on urban planning to provide room for various land uses.

1.6 SCOPE AND LIMITATION

The research work is designed to cover land uses and land values in the urban area of Ibadan with special emphasis on residential land values. Ibadan, being the regional head quarter of Old Western Region and now the capital of Oyo State is occupied by people of various educational and economic background and belonging to different social classes. All of which would be taken into good account in the course of the research.

This research work has the following as it's limitations.

1. Distance between the study area and the researcher played a limiting role, bearing in mind the several shuttles that had to be taken to and fro the study area for data and materials collection and actual presentation of gathered materials.
2. Contributory to this is the time factor. The fact that little time was given within to complete the work despite the complex nature of the research topic and the scope intended to be covered.

3. Financial Constraint: The effects of Nigerian perennial economic predicament spare nobody in the country, the researcher inclusive. Consequently, the limited finances available militated immensely against broadening the scope of the study upon what is presented.

CHAPTER TWO

2.0 LITERATURE REVIEW

History speaks eloquently of the high regard with which man had reviewed land in times past. For long centuries, most wars were fought for possession of land, and the average man every where lived in close association with the soil, fields, forests and fishing ponds that provided him with sustenance.

The seriousness with which the people of Ibadan regarded land and land uses is evidenced by the fact that they worshiped the earth god or the earth goddess and offered sacrifices before land was used at all or existing use changed.

The Yoruba's who live in the area on which this study is based believe that land is a sacred property and belonged to families or communities. They believed that the owners include the dead, the living and the countless number that is yet unborn. For this reason, it was unlawful for anybody to alienate any part of it. Land could be lent to whosoever had need of it, and such a person is normally expected to contact the family head who gives consent to the borrowing and allocates a portion. Where the borrower was a stranger, he would pay annual rent called 'Isakole' in form of his farm products to the land owner to acknowledge his ownership of the land. This was the practice even till the advent of the Europeans.

After sometime (after the arrival of the Europeans) commercial activities grew, formal western education was introduced and there came the need to get land to use for the increased activities. Traders who had to travel to other towns now had to buy land as it would not be possible for them to pay rents in form of farm products. Teachers had need of accommodation

and this was provided by missionaries who would have been given land to establish schools. The sale of land then was rampant along the coast as this was where the aliens were found in great numbers and they needed to build warehouses, shops and houses. They contacted the land owners and bought parcels of land for such needs, they only needed intermediaries because of the language barrier, but not for the negotiations.

When the land market started to expand, there came the need for agents but what first existed was gratitude's agents usually friends as the prospective purchasers, who had knowledge of where suitable plots could be found. Later, European lawyers came to Nigeria to help with land cases and drew conveyances for parties to sales of land. Later, the clerks of such lawyers who were mostly Nigeria turned land agents and caretakers for property owners who did not live where their properties were.

The three categories of land available within the city of Ibadan are:

- (a) Public land – used for public purposes
- (b) Allotted private land – land which had been allotted to private individuals, groups and organizations and
- (c) Un- allotted land – land not being used and which was available for granting to individuals.

2.1. THE PROCESS OF URBANIZATION

The human species has been on this globe for perhaps a couple of million years, according to archeologists, but for the overwhelming number of these millennia humans have lived in a world without cities. Cities and urban places, in spite of our acceptance of them as an inevitable consequence of human life, are in the eyes of history a comparatively recent social invention, having existing a scant 7,000 to 9,000 years. Their period

of social, economic, and cultural dominance is even shorter. Nonetheless, the era of cities encompasses the totality of the period we label "civilization". The saga of wars, architecture, and art-almost the whole of what we know of human triumphs and tragedies- encompassed within that period. The story of human social and cultural development-and regression- is in major part the tale of the cities that have been built and the lives that have been lived within them. The very terms "civilization" and "civilized" came from the Latin civic, which means a person living in a city.

The vital and occasionally magnificent cities of the past, however, existed as islands in an over whelming rural area. Less than 200 years ago, in the year 1800, the population of the world was still 97 percent rural. By the beginning of the twentieth century, the world was still 86 percent rural. The proportion of the world's population in cities of 100,000 or more had increased to 5.5 percent, and 13.6 percent lived in places of 5,000 or more. While cities were growing very rapidly, most people still live in the country side or small villages.

England was the first country to undergo the urban transformation. A century ago, it was the world's only predominately urban country. Not until 1920 did the United States have half its population residing in urban places. By the 1980's this had changed radically. Today we are on the threshold of living in a world that for the first time will be numerically more urban than rural. Currently, some 45 percent of the world's population is urban. This will increase to over half by the year 2000.

The rapidity of the change from rural to urban life is as important as the degree of urbanization. As of 1850, not a single country was as urban as the world today. The highly urban United States did not even reach the

present level of world urbanization until around World War 1. Between 1920 and 1980 alone, the world's urban population quadrupled.

According to the United Nations, as of 1980 there were 235 cities world wide of one million or more inhabitants. Most spectacular have been the changes in the cities of economically less developed countries. It is difficult for us to keep up either intellectually or emotionally with these changes. Already there are some 118 cities of over one million in population in less developed nations and the United Nations projects that there will be 284 such cities by the year 2000. Few of us could name more than a handful of such places. Since 1950, there has been a tenfold increase in the population living in such cities. By the year 2000, the United Nations projects a population of 263 million for Mexico City (over three times its present size), 24 million for Sao Paulo, Brazil, 16.6 million for Calcutta, and 16.3 million for greater Cairo.

Living as we do in such an urban world, it is easy for us to forget two important facts

1. Over half the world's population is still rural-based
2. Even in the industrialized west, massive urbanization is a recent phenomenon.

Some of our difficulty in understanding or coping with urban patterns and problems can be attributed to the recency of the emergence of our contemporary urban world. As noted earlier, urbanization has accelerated until today, for the first time, we are on the threshold of living in a world that is numerically more urban than rural.

TABLE 1:

Percent of Urbanization by World Regions, 1920,1950,1980,1990,2000.

Region	1920	1950	1980	1990	2000
World	19.4	28.4	41.3	45.9	51.3
More developed Countries	38.7	51.8	70.7	75.9	80.3
Less developed Countries	8.4	16.2	30.5	36.3	42.5
Africa	7.0	14.4	28.9	35.7	42.5
Latin America	22.4	40.6	64.8	70.7	75.2
North America	51.9	63.8	73.7	77.2	80.8
Asia	8.8	15.7	27.4	32.3	38.9
East Asia	9.0	16.0	33.1	38.6	45.4
South Asia	8.5	15.5	23.1	28.1	34.9
Europe	46.2	55.2	75.9	82.4	88.4
Oceania	47.1	60.6	75.7	80.4	82.9
Australia-New Zealand	60.6	74.3	81.5	82.8	83.7
Soviet Union	16.1	39.3	64.8	71.3	76.1

Source: United Nations, Dept. of Economic and Social Affairs, Patterns of Urban and Rural Population Growth, No.68, 1980.

2.2 DEFINING URBAN AREAS

Urban settlements have been defined on the basis of an urban culture (a cultural definition), administrative functions (a political definition), the percentage of people in nonagricultural occupations (and economic definition), and the size of the population (a demographic definition).

In terms of cultural criteria, a city is "a state of mind, a body of customs and traditions. The city thus is the place, as sociologists put it, where relations are "gesellschaft" ("society" or formal role relationships) rather than "gemeinschaft" ("community" or primary relationships) and forms of social organization are organic rather than mechanical. In short, the city is large, culturally heterogeneous, and socially diverse. It is the

antithesis of "folk society". The problem with the cultural definitions of an urban place is the difficulty of measurement; for example, if a city is a state of mind, who can ever say where the boundaries of the urban area lie?

Economic standards have also been used in defining what is urban. In terms of economic criteria, a country has some time been described as urban if less than half its workers are engaged in agriculture. Here "urban" and "nonagricultural" are taken to be synonymous. This distinction, of course, tells us nothing about the degree of urbanization or its pattern of spatial distribution within the country. A distinction has also been made between the town as the center for processing and service function and the countryside as the area for producing raw materials.

Politically, a national government may define its urban areas as such in terms of administrative functions. The difficulty is that there is no agreement internationally on what the political or administrative criteria shall be. In many countries, small administrative centers are recognized as urban regardless of their population or economic significance. Kenya, for example, has a number of "urban" administrative centers with populations well under 2000, and the same is true of a number of other countries.

Finally, size of population is used frequently as a criterion in deciding what is urban and what is not. Demographically a place is defined as being urban because a certain number of people live in it. Measurement and comparison of rural and urban populations within a country are relatively simple when demographic criteria are used, although the problem of making comparisons among nations still remains. Only 250 persons are necessary to qualify an area as urban in Denmark, while 10,000 are needed in Greece.

The United Nations has attempted to bring some order out of the various national definitions by setting up its own classifications scheme, which it uses for publishing its international data. The definitions of the United Nations are as follows.

A "big city" is a locality with 500,000 or more inhabitants. A "city" is a locality with 100,000 or more inhabitants. An "urban locality" is a locality with 20,000 or more inhabitants. A "rural locality" is a locality with less than 20,000 inhabitants

This is a reasonable classification scheme for less developed countries since it is rare that places under 20,000 have urban characteristics.

2.3 URBANIZATION AND URBANISM

Cities in the developing world are among the largest and the fastest growing in the world. Nevertheless, it must be kept in mind that the growth of cities and a high level of urbanization are not the same thing. In the Western world, the two things happened at the same time, but it is quite possible to find extremely large cities in over whelming rural countries. Some of the world's largest cities – for example, Shanghai, Bombay, and Cairo – exist in nations that are still largely rural. A number of extremely large cities does not necessarily indicate an urban nation.

"Urbanization" refers to the changes in the proportion of the population of a nation living in urban places- that is, the process of people moving to cities or other densely settled areas. The term "urbanization" is also used to describe the changes in social organization that occur as a consequence of population concentration. Urbanization is thus a process-the process by which rural areas become transformed into urban areas. In demographic terms, urbanization is an increase in population concentration,

organizationally, it is an alteration in structure and functions. Demographically, urbanization involves two elements: the multiplication of points of concentration, and the increase in the size of individual concentrations.

While “urbanization” has to do with metropolitan growth, “urbanism” refers to the conditions of life associated with living in cities. Urbanism, with its changes in the values, mores, customs, and behaviors of a population, is often seen as one of the consequences of urbanization.

Under the conceptual label “Urbanism” is found research concerning the social psychological aspects of urban life, urban personality patterns, and the behavioral adaptations required by city life.

It should be noted, though, that it is possible for an area to have a high degree of urbanization and low level of urbanism or –less commonly – a low level of urbanization and a high level of urbanism.

2.4 URBAN PROBLEMS

Urban problems arise basically as a result of the large concentration of people in specific locations. Such concentrations of people did not exist previously and are unique in the 20th century. Large concentration of people will give rise to different type of wants and needs such as.

1. The need for shelter (housing): Definitely people will need some where to live or reside, somewhere they can call their home, stay in and relax, etc. sleep and do so many other things.
2. The need to earn a living (employment): Yes, people need to earn a living and earning a living in the city differs from that of the rural area, earning a living in an industrial society in terms of occupation etc.

3. We Need Some Services: Yes, we need services such as educational, health etc as well as infrastructural services like water (pipe-borne), electricity, roads and transportation, refuse disposal, drainage etc. in the urban centres.

The desire to meet these needs makes a city to be complicated. It is infact what gives rise to the various patterns in the city.

One major problem of the city is that it epitomizes the poverty and wealth in a nation. As you get to any city, you are probably to get the reflection of the poverty that exists in that society. Generally in the cities, houses are always inadequate, the reason being that cities grow faster than the rate of provision of houses, and consequently houses are always inadequate, which finds expression in the growth of slums in the existing houses that have deteriorated with time and need to be replaced.

Another factor is the age or fact of age. It is possible that within the Central Business District (CBD), structures are very old. The central city has attractions for low-income workers because there they are likely to pay low rent. Also they will be residing close or near to their employment locations equally implying low transportation costs. The slums develop easily within the central city and once the slums develop, they continue to expand.

Slums in developing countries are serious housing urban problems. They are usually of two types- those at the central parts of the city and those at the periphery. Slums in the central parts of the city are very common especially in cities that have some pre-colonial existence. Examples include Ibadan, Lagos and Kano. Due to old age, many houses have deteriorated. Again due to lack of amenities, housing in the central areas (of cities) may be substandard (in terms of quality). Usually, there is great over crowding in

these areas of phenomenon that that would result in the over-use or over stretching of existing facilities and may lead to eventual breakdown.

Apart from the central slums, we also have those slums without the city, infact another type of housing/urban problems. These are at the periphery and can be known as peripheral slums or biodouvilles etc. These peripheral slums arise for two main reasons. Cities expand and encroached on villages. The pattern of housing in rural and urban areas differ. When an urban area expands and encroaches into a village, the village becomes incorporated. Examples include the whole of Bariga in Lagos. In Ibadan, it is Ojoo etc. and all these get incorporated and then the city forces it's own values on them. Formerly because they were villages, they are likely to lack urban amenities. When cities force their standards on them, we find that they contain or that there are substandard houses in those places already.

There are other important or equally significant problems that have arisen in cities apart from the housing problems. There is the traffic/transportation problem which has arisen because of the desire to meet daily transportation needs-movement of people, goods and services even within the city. Besides traffic problems, there are social problems. These social problem arise because of the concentration of people-all kind/sorts of people. Such social problems include delinquency, crime, inadequacy of existing facilities especially health, educational infrastructural and other facilities.

2.5 LAND

The very term 'land' lends itself to a variety of interpretations. Conventional economic though considers land as a factor of production in such the same way as labour, capital and entrepreneur and some

distinguishing features like fixity in supply, irreparability and the inability to quantity it.

Marshall defines land as "the material and the forces which nature give freely for man's aid, in land and water, in air, light and heat". To the agriculturalist, an area of land is the means of supporting a certain crop, be it vegetable, cereal, or animal for which purpose the soil must possess certain mechanical and chemical qualities. To the lawyer, land is the physical dimension to which a variety and collection of rights are attached. Even the dimensions defined by a wider set of parameters than most, as witnessed by the legal maxim that land extend 'up to heaven and down to hell'.

The architect and builder concern themselves with the structural qualities of land in relation to support and drainage, while the surveyor and the engineer possess a broader based view of physical performance. To the developer, land represents potential – the physical medium which permits the co-ordination and manipulation of other factors critical to the investment decision. The majority of urban and regional planners retain an imperfect view of land as the canvas upon which a plan is presented 'broad brush' or otherwise as a mosaic requiring conformity and control, as a miscellany of units to be regulated by the right people, as the foundations simple and certain of the built environment.

To the individual, land can mean privacy and security, to the politicians, the polemic of partisan philosophy. The list of definitions is almost endless for land can mean all things to all men.

2.6 PRINCIPAL TYPES OF LAND USE WITHIN IBADAN

The principal types of land use within the city of Ibadan are:

1. Residential Land
2. Commercial and Industrial Sites
3. Recreation Land
4. Transportation Land
5. Services Areas, and Land used for
6. Educational Institutions.

2.6.1 RESIDENTIAL LAND

The social and economic characteristics provide an important background to understanding the types of residential districts in the city. The residential districts fall into three broad types.

- (a) Older, low quality residential districts comprising the core region and the older suburbs.
- (b) Newer, low medium quality residential districts comprising the newer eastern and western suburbs as well as the later day suburbs.
- (c) The high quality residential districts comprising Bodija Housing Estate, and the Reservations.

2.6.2 OLDER DISTRICTS

The older residential districts are found in the central areas of the city. They are occupied largely by the indigenous Ibadan population and the early non-Ibadan Yoruba immigrants.

However, because of changes in political and social outlook of the city, the traditional compound has broken up into a number of separate housing units and as a result the eastern half of the city has gone hand –in hand with the concentration of new buildings on every available space within and around the compound. Today, a large part of this area is characterized by the closely-packed and jumbled nature of numerous houses, many of which are only one storey high.

The high density near Oja 'ba is infact, coincident with the core region. Here however, high population density has not given rise to high accommodation densities. This situation results from the advanced stage of the individualization of housing which has been known to be characteristic of this area. This has meant the presence of small one- storey houses with average dimensions of about 10m x 14m and an average of 4rooms.

The high density area close to Gbagi comprises Agbeni, Amunigun and Agbokojo districts in the city. These are the areas occupied by the early twentieth century immigrants into the city. The qualities of houses are only shade better than those around Oja'ba, Bode and Oje. The basic distinction being that most of them are plastered with cement and have not resulted from the physical break up of pre-existing compounds.

A good number of houses while conforming to the rectangular layout of compounds, were built from the start as industrial units. The immigrant characters of the area are shown in the high accommodation densities of the area. Part of the reason for congestion here is the relatively high rent paid for rooms in the neighbourhood, since this is where young uneducated immigrants just arrived in the city and without much of income to contend with.

Elsewhere in the area of older suburb, population densities remain relatively high. Agugu, Labo, Orita-Merin are high populated and population densities are generally between 400 and 800 persons per acre. Accommodation densities tend to vary between 4-5 persons per habitable room,

2.6.3. LOW MEDIUM RESIDENTIAL DISTRICTS.

The area of low to medium residential districts stands out as having generally lower population densities usually below 300 persons per acre. The only exception being Ekotedo where densities are in the range of 600 to 800 persons per acre. In spite of the relatively low population densities, however, accommodation densities are not much lower than in the older suburb. The explanation of this fact takes different forms in different parts of the area and underlines the basic division of residential districts here into three regions.

1. The newer eastern suburb
2. The newer western suburb and
3. The post 1952 suburb when Ibadan became the capital of semi autonomous western region.

The newer eastern suburb represents an extension of the older suburb occupied by the indigenous Ibadan. Most of its residents are younger members of families for whom there is no longer land within the old family compound. Often their new houses, mainly bungalows of four to six rooms, are built in the modern fashion to contain an immediate family group.

The newer western suburb in many ways sharply contrast with the newer eastern suburb. Most of its population is immigrant, and unlike the older immigrant suburb, comprises a sizeable proportion of non-Yoruba elements, notably Igbo, Hausa, Edo, Nupe, Igalla, Urhobo and Ibiobio. These immigrants are largely concentrated at Sabo, Mokola, and a large part of Oremeji nearly extending to the railway level-crossing at Sango Market. Furthermore, these immigrants are responsible for the high density of population at Ekotedo area of the city.

In the early phase of immigration into the area, the Ibadan City Council divided land here into building plots. It put out these plots on lease – hold for 99 years, first to indigenous speculators of land. Some of the fore-sighted ones built houses on their plots and let them to the incoming immigrants.

2.6.4 HIGH QUALITY RESIDENTIAL AREAS

The high quality residential districts comprise the reservation in Agodi Links, Iyaganku, Idi-Isin, Bodija and Oluyole estates. Others include Olubadan and Owode estates. These areas are distinguished by their very low population and accommodation densities. In these residential districts, houses are set in the midst of extensive lawns often hedged round with shrubs and flowering plants. The average density is 2-4 houses per acre with not infrequent distances of houses with more than an acre of garden. These reservations were originally meant for occupation by the Europeans in the early 1950s but have now been occupied by Nigerians often in the high income class.

The Bodija Housing estate, the first in the city to be planned by the than Regional Government in 1959 under the supervision of the Housing

Corporation (established also in 1959) is in the North of the city and covers an area of nearly 500 acres. By 1965, most of the houses on the estate have been built. Those built by private arrangements are on plots ranging from 0.25 acre to 1 acre are of varying architectural designs constructions but approved by the Town Planning Authority. All classes of housed are provided with modern facilities and conveniences including a garden.

The idea was to have a 'balanced community' of various income groups on the estate. Nonetheless, in spite of what is evidently a mistaken philosophy of neighbourhood development, all the estates have failed to attract most members of the low-income classes largely because of the relatively high deposit required and the high monthly mortgage repayment. The result is that the size of most of their inhabitants belong to the class of white-collar civil servants and professionals.

However, some areas have developed and consequently have their values increased because they are very close to Bodija estate. These are Bashorun, Ikolaba, Ashi etc.

2.6.5 COMMERCIAL AND INDUSTRIAL SITES

Commercial and Industrial sites are scattered all over the city. Markets are the usual centres of commercial activities. Most of the markets are held daily and mostly by women traders in and from the surrounding villages near the city centre.

One of the oldest markets is Iba market which is reputed to be the oldest, situated on the ridge of hills in the centre of the old city. It is held in the open, with stalls to provide shade and shelter for those traders who care to sell their wares throughout the day.

The market used to be about 10 acres of laterite soil and was cut across by two roads, one running west to east from Gbagi area.

This invasion of the market area by roads has encouraged considerable encroachment by residential buildings.

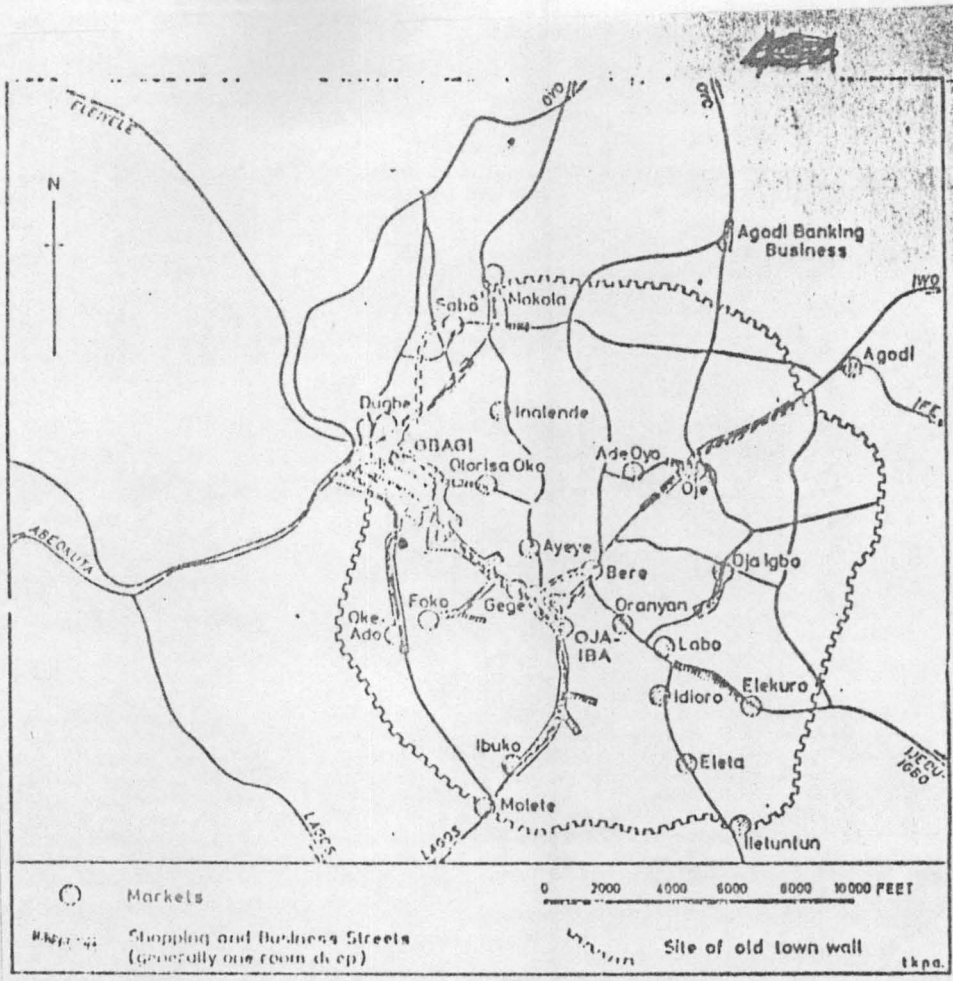
The effect today is that while the area of the market has been reduced to less than 3 acres, marketing activities spill out along all the roads that enter the market. The market holds daily and serves not only as an economic centre but also a political and social functions.

As a social centre, it is a point of meeting for such occasions as the outing ceremony of youth societies, the burial of an aged parent or grandparents, or the festivities pertaining to individual families or sections of the city.

Politically, here is where much news of local events is disseminated and in particular where ceremony of installing, the titular head of the city is held. A plague in the market (Oderinlo) marks the exact site at which this ceremony is performed. Because of its variety of functions, Iba market is a focal point for pedestrian and vehicular traffic in the city. This has made it to spill out to Beere junction and a good part of Oritamerin.

The Dugbe market located roughly in the middle of the city is the most important day market in the city though majority of the sellers have moved to the newly established market called Alesinloye Market. The commodity vended ranged from imported groceries, textiles, China wares to locally produced vegetables and fruits.

Other day markets are Mokola, Gege, Oke-Ado, Ayeye, Oje, Ibuko, Eleta, Elekuro, Oranyan and Oja-Igbo.



Map 3. Ibadan: business districts and markets

2.6.6 OLD GBAGI BUSINESS DISTRICT

This is the modern business district in the city. It is 'central' only in the sense of being the most important concentration of business activities in the city despite the fact that textile sellers have moved to New Gbagi at Alakia.

In geographical terms, however, it is well displaced from the city centre towards the western margin. The origin of the business centre dates from 1903, two years after the city had been connected to Lagos by rail-line. The dependence on the rail line is clearly reflected in the close proximity of the centre to the railway station.

The area was divided into leasehold plots early in the century and allocated by the Ibadan City Council on an annual rental basis of between \$5 to \$8. Gbagi covers an area of nearly 350 acres. It is served by major roads which run almost parallel in their western half but converge to form a single street at their eastern end. To the west, they are all linked by another street running almost north-south. Everybody has his or her own plot for selling his wares. The commercial plots received large scale investment in the form of shop-buildings, offices banks and stores.

Once these structures had been put up, it was not easy to relocate them. They were space consuming and fairly permanent. The need of vehicles for parking space and an unrestricted flow dominates the layout and building design in the business area.

The great demand for land gives scarcity value to plots within the district and encourages competition for choice sites. Initially, this competition was not reflected in the rent paid for the land. The system of long leases and the compulsory acquisitions of land by government obscured the situation for a time.

Although, the chief rent-deciding factor was nearness to the railway station, the land immediately adjacent to the station was acquired by government at hardly any rent and is still not completely built over till today.

The Industrial area of the city is predominantly confined to the Ring portion of the city. The fast developing Oluyole Industrial Estate is also located on the Ring-road-Challenge road. Along the road are also banks, courts, offices, travel agencies, hotels and Industrial layouts still yearning for development. The old Lagos - Ibadan road plots today have some industrial developments. The aim is to demarcate the residential and industrial centres of the city and to decongest the highly populated portions of the Central Business District shared by Dugbe and Gbagi portions of the city.

2.6.7. RECREATION LAND

Recreation land within the city of Ibadan are predominantly the liberty stadium controlled and managed by the National sports commission, the Olubadan stadium controlled by the Oyo state Football Association, Race course at Adamasingba otherwise known as Adamasingba sport complex which was managed by 'Dosu Fatokun & co (an Estate surveying firm).

Other places of recreation are the various club area like Ibadan Tennis club playing ground, the recreation club at Ibadan and the polo ground at Eleyele, zoological garden at University of Ibadan, and Trans Amusement park at Bodija, Ibadan

2.6.8. TRANSPORTATION LAND

The main non – profit making use in the urban area are the roads. The only profit making road leading to the city of Ibadan is the Lagos-Ibadan expressway where toll is collected at the Ibadan end of the expressway.

Other transportation lands use within the city are the old and the new airports on Ibadan-Ife road. All other roads within the city have been constructed long before Nigeria's independence in 1960 except the new ones like the Lagos- Ibadan expressway leading to the city and Sango-Eleyele road.

2.6.9. SERVICE AREAS

The land use for service areas within the city are the military reservations, police barracks, prisons, cemeteries, reservoirs and the hydro-electric power sites. These however, have together not consumed much of the useful area of land within the city. The only military areas are Ojoo road, Agodi and Mokola where the military have their barracks and garrisons. The prison is to be found only at Agodi, while cemeteries are found on chosen site within the city. The old and the only water reservoir is also at Agodi end of the city.

2.6.10. OTHER LAND –USING INSTITUTIONS

The other land using institutions are the mosques, churches, schools, hospitals, higher institutions, prayer-grounds, shrines, water works that are scattered all over the city.

2.7 LAND USE PATTERNS AND IMPACT ON LAND VALUES

Very few cities start as planned developments. Instead, the average city usually begins as a village and gradually expands and the growth is often haphazard, poorly planned and frequently expansive. This is the case with the city of Ibadan as a city village, grew into a war camp and over the years has expanded to the north, east and west and is so heavily populated today and widely acclaimed to be the largest city in West Africa south Sahara.

As the city grows the city sprawls outward. Business districts are now spilling over into surrounding residential areas. The expansion has a relatively uniform effect on all blocks surrounding the 100% spot. Of the various land uses affected by the squeeze of urban growth the residential areas located around the Gbagi business district has been the first to give way. In terms of the amount of business transacted Ibadan can be said to have a principal thoroughfare. This comprises the road from Gbagi business district eastward as far as Beere, a distance of about 1 km. Both sides of the thoroughfare are lined by a continuous succession of small local stores occupying single storey buildings and usually one room deep. As a principal business thoroughfare the stretch of road shows a succession of trade the first half kilometer from Gbagi business district specializes in imported hardware and enamel, leather and plastic goods, small electrical wares and a wide range of convenience goods. The section just beyond the Agbenu Methodist Church concentrates on local foodstuffs. The final section, east of the junction of Ayeye street specializes in cheap school textbooks.

Ibadan defies the three basic urban use patterns. This is because the growth of the city has not been followed by physical planning in order to give a line of demarcation between residential and commercial zones. The

growth has been haphazard. For example, one cannot say that the city has followed a concentric Zones theory nor as its expansion followed the sector theory. The best one can postulate for city expansion is the multi-nuclei theory propounded by Harris and Ullman.

The Harris and Ullman (1945) theory argued that in many urban areas there may be more than one focal points and that each of the discrete nuclei influence the location of certain land uses. This is true of Ibadan with many focal points that may attracts commercial and residential uses, for example, while Dugbe and Gbagi are already built-up areas for commercial uses. Malete and Ring road sites are good new points for commercial activities. The road is now a focal point of attractions for Banks and commercial establishments.

Other focal points at Ibadan are new Gbagi market situated along old Ife road, Oje, Beere, Gate, Sango, etc and the young industrial areas along Iwo road. Hence, the Ullman's and Harris theory is the best to describe Ibadan multi-directional growth, which emphasizes the development from more than one centres. Therefore, the value of land in any area at Ibadan is the collective demands for real property both present and anticipated. Since this is the case, ultimately land values in Ibadan is determined by the factors which determines the prices of the developed real properties. These factors are that of urbanization advantage which users of a accommodation obtains from being in positions of accessibility and complementarity's. Accessibility and complementarity themselves are dependent on the combination of land and capital. Land must be altered to increase these factors such as road and other means of transport. Factors like accessibility and complementarity increase the usefulness of sites to potential users, thereby increasing the demand. If an increase in the price of land leads to an increase in the supply

of land for a particular use and this leads to an increase in accommodation then the value of real property will be affected on how much of the demand the additional supply will satisfy.

2.8 HIGHEST AND BEST USE OF LAND

Most land areas are suited for a variety of uses. The areas found in the highest value sections of Central Business District, for example could very well be used for some other purpose like commercial, residential or recreational uses.

Land is at its highest and best use when it is use in such a manner as to provide the optimum returns to their operators or to the society in general. Depending upon the criterion used, this return may be measure in strictly monitoring terms, in intangible and social values, or in some combination of values.

Real estate is ordinarily considered at its highest and best use when it is use for that purpose or that combination of purposes for which it has the highest comparative advantage or least comparative disadvantage relative to other uses. These concept necessarily calls for consideration of both the used capacity of the land and the relative demand for the various uses of which it might be put.

The highest and best use of any particular site is often subject to change. It can shift with changes in the quality of the land resources with changes in the technology, and with changes in demand pictures.

Sometimes, highest and best use is affected by Zoning laws and other public land use policies. In Ibadan, land usually earn a higher return when use for commercial or industrial purposes than any other type of use. For example, the Oluyole industrial estate and the industrial sites along the Ring

road and Bank road areas of the city are more income yielding than the heavily built-up residential areas of the city even when the areas are given to tenants at high rents. As a result, the commercial and the industrial uses are often able to out bid other uses like recreation, residential and special services.

Residential uses ordinarily have next priority followed by the various types – recreation services and forest uses. This simple ordering of land uses suggest a definite order of Ibadan where the highest value lands at the centre of the city are use for commercial purposes, while areas with successively lower values are used for residential, crop land grazing and forest purposes.

However, this is a generalized average, and they are never fixed or static as they may at first appear. Therefore, various type of land uses within the city have overlapped, through exemptions can be found. Some industrial and commercial uses have been found to be along Monatan - Iwo road where industrialist tends to seek low cost sites, and some residential uses such as apartment houses, for particular site.

Generally, however, the concept of economic and social highest and best use need differentiation. Economic highest and best use is a meaningful measurable concept with numerous application in commercial world. Social and best use, in turn, is a less quantifiable concept that reflects the varying aspiration, goals, and value judgment of different individuals and groups.

2.9 COMPETITION BETWEEN URBAN LAND USES

With increasing population within the city of Ibadan, and increasing material requirement of modern life, the area needs of almost every type of land uses have increased. These have been more pronounced for the

residential and commercial uses, and the two uses have keenly competed for the kind use capacity of the city especially during the era of oil boom when there was much money to throw around by almost everyone and people started spending recklessly on projects whether they are viable or not.

The Gbagi business district has witness an upsurge in commercial activities despite the ever-increasing threats of flood. Although the major rent deciding factor was nearness to the railway station, the land immediately adjacent the railway station itself was acquired by government at hardly any rent. Beyond it however, begins the commercial area proper where the effect of competition is already starting to lead to significant difference within the city.

As must be obvious the ability to compete for a choice site is dependent upon rent paying capacity. The latter is greatly affected by the scale of operation. In Ibadan the scale of operation is closely related to the racial complexion of Nigeria trade.

It was observe by Baur (1949) that about 85% of the import trade in Nigeria then was handled by European firms and about 10% by Lebanese and India firms and about 5% by African firms. Even with national independence it is still true to say that as much as 80% of the country's import was in the hand of the European firms. These firms were distinguished by the large scale nature of their operation which ensures their highly competitive positions.

The result was that the allocation in Ibadan is close to railway station after the government acquisition. Today, even though Nigeria have now taken over all these sites , the prime site or 100% location effects still remain today.

In the last thirty years, the scarcity of land in Gbagi was more clearly reflected in the number of multi-storey buildings being constructed. The major departmental stores, notably the old Kings way now converted to Bank, A.G. Leventis and Obisesan hall occupying many square metres of area, now rise up to three floors. The co-operative building and Cocoa house (which has twenty five floors now have many floors and contains numerous offices. Most other businesses have been increasing their floor spaces by building higher and bigger.

On the eastern side of the railway station, some other offices occupy two storey buildings of which the ground floor is used as shop and the upper floor as a residence. Most of these buildings occupy relatively restricted space giving no more than 30-40 feet of frontage on the street. These shops are very specialized, dealing largely in textiles, articles of clothing and some jewels. They extend as far as the Ogunpa stream which mark the eastern edge of the Gbagi business district proper. Beyond, it is succeeded by a long-line of small one storey shops. To the south and north, the margin of the Gbagi business district are marked by a line of motor sales and repair garages notably those of J. Allen, the united trading company, SCOA and A.G. Leventis on the south and that C.F.A.O. on the north. The need of these semi industrial business for relatively cheaper land on which to build their largely one storey structures probably explains their preference for peripheral location.

Now, there is an interesting concentration of development at Malete/Okebola in the South-West and Makola in the North-West both being almost equidistance from the Gbagi business district. Both areas have motor show rooms and furniture stores at present as well as an admixture of convenience goods stores. Some other part of the city have such retail

elements. Infact, in the larger eastern portion of the city where the level of income is generally low, only the lowest – order retail concentration of neighborhood business street type is found. Usually, as if to emphasis their neighborhood importance, such business streets terminate in the local market.

2.10 VALUE

‘Value is a word of many meanings’ says Justice Brandies. There is much confusion about value because the term can be and as been interpreted in many ways e specially in the real e state field. F or e xample, e conomist tend to identify value with market price, provided the price is set under genuinely comparative conditions. Valuers tend to define value in terms of ‘warranted selling price’. Or the price a willing buyer would offer to a willing seller neither acting under compulsion. The most probable selling price of a property has sometimes been stressed. Valuers helped to solve some of these difficulties by raising the question ‘value for what purpose?’. The same property may had the same time have different values for different purposes. It may have one value in terms of a quick sale another for longer exposure to the market still others for mortgage lending purposes tax purposes and insurance purposes.

Thus, a property does not have one, true value as has often been construed. Its value will vary with purposes, and with the conditions that prevail at that time. It is imperative in discussing real estate values to clearly identify the kind of value. The term value therefore is relative term, representing, the measure of the desire or a certain object and the amount of other commodities which one is willing to barter for possession of it whether the price paid is money in effort, in treasure, or even in life itself. Value

attaches less importance to the material object than to its usefulness or to its desirability. But since money is the ordinary medium of exchange and being standardized is most convenient for comparison the everyday meaning of the term 'value' has come to be that quantity of money which a thing will command or for which it can be acquired.

2.10.1 CONCEPTS OF VALUE

There are many concepts of values as there are many purposes of valuation, for instance:

1. Value for rent
2. Value for sale
3. Value for investment
4. Value for insurance
5. Value for rating
6. Value for auction reserve
7. Development value
8. Value for compulsory purchase
9. Value for mortgage

The most important concept of value are :

1. Open market value
2. Value to an owner of a property

2.10.2. VALUE IN THE OPEN MARKET

This term is used to refer to the base price which might be expected to be obtained for a property given a suitable marketing condition to attract buyers. If there is only one buyer, then the property transaction is an unusual one. Therefore, a strict market comprising of a lone buyer does not

exist. The importance aspect of the definition of market value is it admits that valuation is about a price. It is an attempt to establish what price the market will fetch a property whether the price is rationally established or not. This definition leads to important thesis that prices are the best indicators of value. The date of valuation assumes a vital importance in this concept of value. Since the value obtainable on one date may be very different from that obtainable at a latter date when economy or other factors may have change.

2.10.3 VALUE TO AN OWNER OF PROPERTY

Market value or value in exchange is by no means as exhaustive definition of value nor is it the only concept of value which the valuer is concerned with. To find value to the owner, reference is made to future income and a discount rate adopted to value those future benefit. The concept of value to an owner is important for valuing properties which have no market value but which are of considerable value to the actual occupier/owner. For example public service properties such as universities, school, churches, mosques and the railways. A more realistic approach is the value to owner which is define as 'the loss which may be suffered if that owner were deprived of that land'. Loss to the owner might placed in terms of cost of replacing that asset.

2.11. NATURE AND CREATION OF LAND VALUES

Concerned with land and its associated values dated back to the eighteenth century and has its origins in David Richardo's theory of agricultural rent. Richardo's theory is based on the basis that land as a factor of production has two unique characteristics. First, it is limited in quantity,

and secondly, its existence is fortuitous, being a free gift of nature and owing nothing to man's enterprise. The monetary return to the owner was due, therefore, to demand, and not to his individual labours. The different values on varying plots of land was caused by an intrinsic qualitative advantage.

Von Thunen (1826), a German economist, based and propounded his own theory of land value on Ricardo's theory but developed it a stage further by demonstrating that the yield from land was not simply a function of fertility or fortune but was also dependent upon the distance and transport costs to the market. Land in close proximity to markets would be used intensively and in connection with those products having high transport costs and demand. Von Thunen, thus showed that rent more usually arose out of a location rather than an intrinsic, quality of the land and thus advantage with the regard to a market only exists because someone has created the market. This is even more clearly demonstrated when one examines the relationship in terms of urban land for where Von Thunen and Ricardo were principally concerned with agricultural land, all plots in a given urban area are of approximately the same quality, their functions being basically to afford support.

Other theorists on land value are Hurd (1903) who based his own theory on urban transportation, Marshall (1920) with marginal cost approach, the relevance of transportation costs propounded by Haig (1926), through the ecological views of urban structure advanced by Burgess (1925), Hawley (1950) and others, to the more recent and more sophisticated approach adopted by those such as Turvey (1957) Wendt (1958) Wingo (1961) and Hoyt (1960).

2.11.1 LAND VALUE CREATION

What then makes land value?. It is not the land itself which has the value, it is the use to which land can be put, coupled with the demand from prospective purchasers for that use which determine the value.

The true value of any piece of land anywhere is the best price that can be obtained for it in the open market, and this best price will vary according to such factors as quality, user, location and scarcity, are the factors in determining the price of urban land and that scarcity was evidence of hoarding, particularly by public authorities who now own the bulk of these lands.

Thus, location is important, and therefore the value of a given piece of land depends on location and accessibility following the terminology of Adam Smith, it is the "value in exchange" rather than the "value in use" that is important in an assessment of land values with exchangeable value being derived from scarcity and the application of labour. Given the demand for various land use activities, the search for the optimum location, and the resultant bidding process take account of the physical proximity of a wide range of services, facilities, markets and complementary enterprises.

CHAPTER THREE

3.0. RESEARCH METHODOLOGY

3.1 INTRODUCTION

Research Methodology is a device or apparatus used in collection of data from different sources to enhance the importance of the project topic, which is the impact of Urbanization on land values using Ibadan metropolis as a case study.

Research is always future oriented, to achieve research objectives, some forecasts are unavoidable. To carry out any worthwhile forecasting, facts on the past and present conditions are necessary. It is only through a proper analysis of these facts that the future situations could be visualized with some perceptions of certainty, based on some identified trends. The absence of these facts will result to speculations and this will amount to a risky exercise.

3.2 THE STUDY POPULATION

The study population consists all types of residential districts in the city, so as to determine the present worth (Value) they command today.

These residential districts fall into three broad categories.

1. Older, low quality residential districts comprising the core region and the older suburbs.
2. Newer, low medium quality residential districts comprising the newer eastern and western suburbs.
3. The high quality residential districts comprising Bodija Housing Estate and the Reservations.

3.3 SAMPLE FRAME AND SAMPLING TECHNIQUES

For a proper data generation, the whole area was divided into districts / locations which constituted primary sampling units (see table below)

A total of 20 questionnaires were distributed to Estate Surveying firms and the local land agents in the units. Operationally, each sampling units was divided into zones which various samples quotas were assigned.

Table 2:

THE FOLLOWING ARE TABLES SHOWING SPATIAL DISTRIBUTION OF RESPONDENTS

ESTATE FIRMS

name	Sample Allocation	Respondents	(%) Respondent
ya Fatimilehin &Co	2	1	33.33
le Taiwo & Co	2	2	66.66
total	4	3	99.99

Source: Field Survey, 2003

TABLE 3 LAND AGENTS

Area	Sample Allocation	Respondent	(%) Respondents
Low quality	6	4	36.36
Low medium quality	5	4	36.36
High quality	5	3	27.27
TOTAL	16	11	99.99

Source: Field Survey, 2003

Stratified random sampling method was employed to facilitate the speed, quality and accuracy of this study. Stratified random sampling is one

obtained by separating the population into non-overlapping groups called strata and then selecting a simple random sample from each stratum.

3.4 SOURCES OF DATA COLLECTION

In search for facts, the main sources of data collection are primary and secondary sources. Primary sources to data collection are primary and secondary sources to obtain the relevant information for critical analysis of the project work.

3.4.1 PRIMARY SOURCES OF DATA COLLECTION

These are data collected originally by the researcher from the field. It involves direct personal observation. The methods used in data collection includes

- i. Physical inspection
- ii. Interviews
- iii. Questionnaires

3.4.2 PHYSICAL INSPECTION

This involves carrying out personal visitation to all the residential districts in the city with the aim of obtaining an overview of the effect of concentration of people in each district, the conditions of life associated with living in cities and the urban problems.

3.4.3. INTERVIEWS / QUESTIONNAIRES.

A substantial proportion of information was collected through interviews for this project work. Interviews were conducted with some professionals. An amount obtainable for the sales of residential land in all the districts within the city.

3.4.4. SECONDARY SOURCES OF DATA COLLECTION

These sources were particularly useful in the literature review. The materials used include published information extracted.

- i. Text books
- ii. Journals
- iii. Newspapers
- iv. Base maps of the study area
- v. Ministry of works and housing

CHAPTER FOUR

4.0 DATA PRESENTATION, INTERPRETATION AND ANALYSIS.

4.1. LAND VALUE DETERMINATION

Because of the existence of Urban settlement in one form or the other in Yoruba land before the advent of Western Civilization, and increasing population in these urban centres, a growing commercial sense and absence of "land nationalization", communal form of land ownership became less important and it was reported in 1913 that sales of land have been going on for over eighty years.

It is on record that land on which cocoa was planted was sold for £3 and two bottles of gin per acre. Prices were generally fixed on the number of trees reckoned at one shilling per cocoa tree of a few year growths. Consent of the family head or the chief as trustee was necessary for all valid sales, although there is still family ownership of land.

This sale of land marked the beginning of a new era, when payment of money replaced the presentation of gifts for concluding land transaction. Despite the promulgation of land Use Act in 1978 which among other things forbid the sale of land, there is still sale of land whereby date of the transaction is back-dated before 1978.

4.2 LAND VALUES IN IBADAN

The division of land into leasehold plots within the old Gbagi Business District early in the century and allocated by the then Ibadan City Council on a annual rental basis of between £5 and £8 and the establishment

of Western Nigeria Housing Corporation (Now Oyo State Property Development Corporation). Which later built the Bodija Housing Estate in 1959 probably began the era of determination of land value in Ibadan City Region.

Land value determination has since then assumed a great dimension in Ibadan since the lease of the first sets. of plots by the Ibadan City Council at Gbagi and some other areas like the Hausa's Quarters at Sabo, Mokola and Oke-bola areas of the city where other Nigerians aside from the indigenes of Ibadan and other Yoruba ethnic groups live.

The determination of land value can be addressed in two ways thereby categorizing the value of land in Ibadan into two values.

1. Lands that are allocated to the public by the Government agencies such as Oyo State property Development Corporation, Ibadan and Local Governments properties Company Limited. The values are regarded as statutory values.
2. Land transaction between individuals under the law of Demand and Supply Coupled with accessibility which is regarded as open market value.

There is however a clear difference between the two values in the sense that allottee of government lands pay installmental payments of Ground Rend and Premium which is more comfortable and have the security of title while in secret sale of land among the individuals, there is usually the problem of genuine title documents of land as most of the land that are being offered for sale did not have statutory right of occupancy. Below are the tables of land values for in built up areas of Ibadan. For convenient purpose,

the areas are classified as Low, Medium/Low, Medium, Medium/High, and High Density.

Table 4: Current Land Values in Ibadan

	Density	Areas	Current Land Value(Range)
1	Low	Iyaganku/Agodi GRA	#3.5m -#2.5m
2	Medium/Low	Oonireke/Old Boodija	#2.5m -#1.5m
3	Medium	New Bodija/Oluyole	#1.5m #9.50,000
4	Medium/High	Ring road/Idi-Ape	#950,000 - #500,000
5	High	Oke Ado, Mokola/Sango/,Beere	#500,000 - #100,000

Source: Field survey, 2003.

The major determinants of these values are due to increase in demand for the use of land as a result of urbanization and essentially because of accessibility for those areas. As a result of these factors land values and rental values tend to increase.

Land in low and medium density areas have an ample standard plot and land values are generally high. The areas are facilitated by all necessary amenities that normally enhance the value of land. The inhabitants of these areas are people of integrity and belong to high class cadre in the society.

Land in high density areas is characterized by small parcel of land with irregular plot dimension. Hardly one can get a vacant land in these areas and lands in the traditional city core of Beere, OjaOba, Agbokojo are mostly transferred by succession. What exist in the areas is redevelopment of old and obsolescence buildings into decent tenement buildings and at times a storey building.

Most of these areas are blighted areas in which there is need to have proper planning of the areas, though very difficult to handle.

4.3 GOVERNMENT AGENCIES THAT DETERMINE LAND VALUES IN IBADAN

The determinations of land values within the city region are being done by the Ibadan Local Governments Properties Company Limited, the Property Development Corporation of Oyo State and the Ministry of Works and Housing.

Each of these authorities has its own mode of determining land values within the city and within its own area of jurisdiction in which it operates. The Property Development Corporation of Oyo State build and manages within Ibadan the Owode Orita Bashorun, Olubadan Estates and the Agbowo Shopping Complex. Other Estates built and managed by the corporation are Iwo road and Bodija Estates. The authority charges the following as purchase price for the plot and ground rents for residential use in the estates.

Table 5:
RESIDENTIAL

	Estate	Location	Purchase Price	Ground Rent
1	Owode Estate	Ibadan	#2,200/m ²	#1,200 P.A
2	Orita Bashorun	Ibadan	#2,500/m ²	#1,200 P.A
3	Olubadan	Ibadan	2,500/m ²	#1,200 P.A
4	Bodija	Ibadan	#5,000/m ²	#1,200 P.A

Source: The Property Development Corporation of Oyo State Ibadan.

The Ibadan Local Government Property Companies Limited controls then leases of land in Oluyole Estate and its extension, Lagos Road, Planning and Mechanic Resettlement schemes and principally Iwo Road Scheme.

The company charges rents on residential, commercial and industrial plots of land. The following are the rents for residential plots of land.

Table 6:

	Density	Dimension	Ground Rent	Premium
1	High	60 x 100	#1,500	#35,000
2	Medium	100x120	#2,000	#55,000
3	Low	120x 180	#2,500	#75,000

Source: Ibadan Local Government Properties Com. Limited.

4.4. LAND VALUE TAXATION

Property Taxes:

Public levies on land are the oldest forms of taxation. Most were based on the area or the productive capacity of the land. With passage of time, the base was widened to include buildings. At present, three categories can be found. One is based on capital values and levies are imposed on either unimproved values denote the 'original and indestructible powers of the soil' and sees the cause of the values are supposed to reflect the presence of improvements such as drainage, leveling etc and off-site improvements such as roads and utility services. Improved values is the amalgam of both land values and improvement values.

Property taxes are also levied on increment in capital values due to general increases which are the result of population growth, fall in values of money or changes in neighbourhood.

The third category of property taxes is based on increment in capital values that is associated with specific public action, for example, opening up an area by construction of new roads, sewer etc. Advalorem taxes are also

levied or transfer of properties inter-vivo or at estate duties respectively. Taxes based on area or physical factors rather than values are also levied.

4.4.1 LAND TAXATION IN OYO STATE

Many forms of land taxation exist in Oyo State. Though most of these taxes are not operative, their existence in legislative provision is very conspicuous. The reasons for the non-implementation of the taxes range from political consideration, scarcity of trained personnel, non user of available information, wrong attitudes to obnoxious and obsolete laws governing the taxes. However, the following property taxation are identifiable in the state.

1. Property rating
2. Inheritance or gift taxes
3. Capital gain tax
4. Documentary taxes
5. Betterment charges
6. planning rates and
7. Estate duties.

Some of these have been levied on lands by the various authorities determining land price indices in the Ibadan City Region. As a matter of fact, the Oyo State Government Instituted Property Rates on some house in some selected area of Ibadan. Those houses situated at Jericho, Bodija, Iyaganku commercial and links reservations, Idi-Ishin and Orita Bashorun have for a start, a flat rate levy of #100.00 and #150. was imposed on two storey buildings and bungalows respectively. Efforts are also being made to start the collection of rates on properties in some other urban centres of the

state. What is however noticeable is the fact that rates are not imposed for reasons of any known bases of valuation principles but for location and probable cost of buildings on the land.

4.4.2. EFFECT OF URBANIZATION ON LAND VALUES IN IBADAN

Two areas were chosen in the case study to reflect how changes in the property of the population living in the two urban areas affect land values. The two areas are Orita challenge and Apata. The areas have the same characteristics in terms of network, infrastructural facilities and accessibility. They are both located at the periphery of Ibadan and command the same land values in the recent past.

Orita challenge is link with trunk A road that leads to old Lagos road and Ijebu Ode while Apata also a trunk A road is a gate way to Omi-Adio and Abeokuta both in Ogun State.

As far back as 1990, the areas are scarcely populated and they are habitable by almost the same class of people with the same facilities like electricity, pipe borne water, schools and local markets. In view of these factors, the two areas command the same land value.

In 1990, a plot of land at both area was about #45,000 with gradual increase in the subsequent years but due to the influence of the opening up of Orita challenge area with light and heavy industries, Adelabu shopping complex and more importantly the Lagos-Ibadan Express road, there had been increase in the flow of traffic in the area and the area is put into more residential, industrial, commercial and institutional uses witnessing high concentration of people into the area.

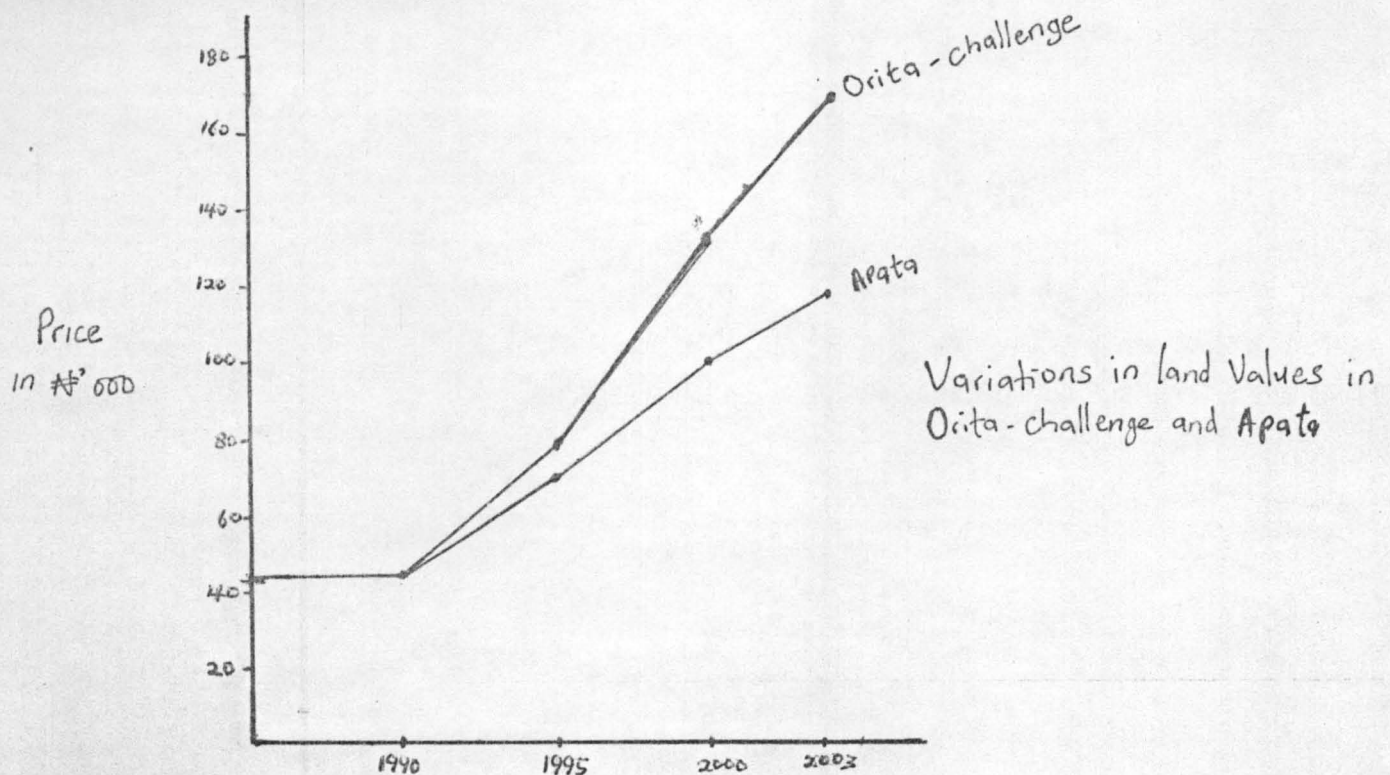
This had consequently led to the increase in land values in Orita challenge compare to what is obtainable in Apata.

Table 7: Below are the values of land in Orita challenge and Apata from 1990 to 2003 showing gradual variations.

	Year	Year	Year	Year
Location	1990	1995	2000	2003
Orita -challenge(value)	#45,000	#80,000	#130,000	#170,000
Apata (value)	#45,000	#70,000	#100,000	#120,000

Sources: Field survey, 2003.

A standard plot of land in Orita challenge measuring 100x100 today is about #170,000 while a standard plot of land in Apata measuring 100x100 today is about #120,000 respectively. This is due to the high degree of urbanization in Orita challenge compared to Apata which is the decisive factor that appreciate the value of land in the area coupled with other factors that have already been explained.



CHAPTER FIVE

5.0 FINDINGS, RECOMMENDATIONS AND CONCLUSIONS

5.1 SUMMARY OF FINDINGS

Since the commencement of this work, care has been taken not to derail from the objectives set for this dissertation. In an attempt to achieve these objectives, the writer from the data available to him and personal observation was able to find out as follows.

Ibadan, apart from being the seat of the state government, it is also the most populous and largest of city in the southern part of Sahara. Ibadan comprises of many tribes and this makes it easy for the people and also the government to site industries thereby the city is expanding everywhere through the use of land. With high concentration of people in Ibadan, there is increase in the use of land and consequently increase in the value of land.

Ibadan defies the three basic urban land use patterns. This is because the growth of the city has not been followed by physical planning in order to give a line of demarcation between residential and commercial zones. The growth has been haphazard for example, one can not say that the city has followed the concentric zones theory nor has its expansion followed the sector theory. The best one can postulate for the city expansion is the Multinuclear theory propounded by Harris and Ullman. Development in terms of the use of land in Ibadan is based on focal points and this has greatly influenced the rise in the value of land.

Despite the land use Act of 1978 which vested all land in the state in the Governor and divesting it from the owners, land is still being sold but it should not be known to the Governor. In the land use Act, the Governor is expected to declare some areas of the state as Urban areas where no person

is allowed to have the right on land not more than ½ hectare (1.2 acres) of undeveloped land that can be used “for all purposes”.

A land use and Allocation Committee was to be established and was to be responsible for advising the Governor on all land management and allocation matters in ‘Urban areas’ throughout the state. In all other areas of the state, a land Allocation Advisory Committee was to be established and was to be responsible for advising the local government on land matters.

The Act also talked on contravention, in section 43 of the Act, it is stated that as from 29th March, 1978, no person shall in an urban areas.

- (a) Erect any building, wall fence, or other structure upon or
- (b) Enclose, obstruct, cultivate or do any act on or in relation to any land without the prior permission of the Governor.

These provisions of the Act are means of controlling land use within the Urban centres. However, much as the provision of the Act state above are laudable, and good for better land use within an urban area, the sale of land is more popular in Ibadan. This is done by the parties involved by backdating the Deed of conveyance showing that the transaction was done before the effect of the Act in 1978.

Professor M.I. Jegede (one time Dean of the faculty of law University of Lagos) while presenting a paper at the national symposium of the Nigerian Institution of Estate Surveyors and Values In Lagos, said that “though the Act, in substance is no doubt progressive, the implementation so far leaves much to be desired” According to him, the objective of the Act was to enhance the economic utilization of land, by making it possible for all to have access to it. He noted that through the introduction of the Act had succeeded in bringing about uniformity in land holding system in both the

Northern and Southern states of the country, land was still being sold in all the states, as if the Act had no effect.

Ibadan, like many other urban cities suffers from a numbers of environmental problems mainly attributed to the effects of urbanization among which are underdevelopment and the poor living condition. No single town or city in Nigeria can be regarded as a model of good planning, although new areas are beginning to exhibit some resemblance of planning.

The typical town or city still consist largely old residential areas which have simply grown on its own with little attempt of systematic layout. Thus, in Ibadan, common service like drainage and refuse disposals have continued to suffer serious neglect and often give rise to ugly sights and considerable health hazards. The roads are also in appalling state in Ibadan metropolis.

5.2 RECOMMENDATION

THE NEED FOR DEVELOPMENT CONTROL

One of the major policies of planning is development control. Development control regulates the orderly planning and growth of a country, town, or city by stipulating adequate light, ventilation, playgrounds for children, open spaces for relaxation and recreation. It also ensures that residential, commercial, industrial, educational and agricultural areas are properly and carefully zoned to prevent conflict and promote a harmonious inter-relationship.

Development control is aimed at checking the activities of real estate developers and land owners by ensuring that they do not develop their properties as they like and to the detriment of public interest. A development or master plan drawn for Ibadan by the Ibadan metropolitan planning

Authority in 1976 cannot work without development control. As a road is to a motor vehicle and as a salt is to food, so is development plan to a development control.

In improving the urban design of Ibandan, it is essential that adequate standards of density, land use and utility services be established, that town planning principles and techniques and a mature philosophy of contemporary aesthetic considerations be developed, and that these and other urban factors should be related to the over all development plan by preparing three dimensional plans and models of the neighbourhood.

Before and after permission, architects, builders and contractors must pay special attention to

- a. Building line – nearness to roads or foot paths
- b. Density control – number of rooms to be built on a given area of land
- c. Zoning – the type of buildings that could be erected in a given areas from a functional point of view, such as commercial, residential, industrial and recreational areas.
- d. Orientation – sides to axis, of the sum to catch prevailing breeze and cut off direct sunlight as much as possible.
- e. Lighting – openings given, including the necessary air spaces to be observed..
- f. Availability of amenities- kitchen, toilets, bathroom, store and drainage.
- g. Façade- appearance from elevation and how harmonious the facades are in relation to other existing buildings.
- h. Plot ratio- percentage of the land to be built on and percentage to be left undeveloped to provide open spaces and necessary greens.

The necessary panacea give above should apply to the new fast developing urban land area of Ibadan, while the already built up areas should be redeveloped by way of involvement and activation of citizens living in these slum areas. Such involvement can be secured through the impacting of basic and comprehensive civic education.

This embraces direct persuasion by social workers, explanation of basic health issues to the community, discussions and meetings at the neighbourhood levels, utilization of the opinion of leaders in each ward, and several other inducement techniques. This programme would be concerned with basic civic concepts, with hygiene codes and with the values and virtues of living in a healthy environment.

Other measures to redevelop the slum areas should involve rehabilitation through variants 'of aided self- help'. Conservation and the effective implementation of formulated housing standards, increasing the rate of housing production by the government and a comprehensive programme of planned house- financing mechanisms.

5.3 CONCLUSION

The proceeding chapters present on out ling of impact of urbanization on land use and land values in Ibadan and develop at some length the need for urban renewal especially the fast-decaying central core of the city. The impact of the land Use Act is stressed especially as it affects land acquisition for development and compensation paid for land taken compulsorily.

The implementation of the land Use Act, desirable as its objectives may be imposing substantial obligations on the state government to perform as a good landlord for the former free holders of land before the Act and

acquisition of land by private developers for better land use which would enhance and harness land values to the maximum for a clean and well designed urban centre.

There is no doubt that the heart of the city of Ibadan is an island of poverty. Well designed and relatively well maintained neighbourhoods in the suburbs and in the newer section of the city are inhabited by the affluent, the middle-class and the privileged. At the other pole are the majority of urbanized masses in the unkept and often squalid heart of the city living under conditions that are at times sub-human and substandard houses in areas which by any standard are blighted.

It therefore means that a great deal has to be done by the state government in areas of comprehensive land use planning, acquisition of sites to redevelop the fast-decaying central core of the city and a re-housing programme for the inhabitants of the blighted areas.

The other important problem of redevelopment which should be actively tackled is traffic congestion. Even though, traffic problems are still modest in the city compared with Lagos, yet a lot needs to be done in the segregation of pedestrians and the motorists.

It is commendable on the part of the state government for the various re-developing programmes now being taken in the areas of slum clearance and provision of good drainage system to reduce the frequent incidence of floods during the raining season. This will in no doubt bring up a clean environment for human habitation and the Ministry of works and Housing in the allocation of land within the city to private developers, for residential, commercial, industrial and recreational purposes because this will go a long way in enhancing better land use planning which will ultimately promote land values.

The planning requirements to satisfy the above situation should be predicated on three dimensions or principles. The first principle is the unity of environment. This implies direct correlation between the environment and human activities and emphasizes the continuous interdependence between economic social, political and physical activities. The second principle is that environmental planning must be comprehensive, as distinct from piece meal or 'ad-hoc' planning. The third principle in environmental planning is aimed at improving the quality of the environment.

Thus, attention must necessarily be given to aesthetic factors and scheme for urban renewal. Planning is a race against time, the whole essence of planning is to be able to think over a present problem so as to be guided towards a preferred solution. In short, it is when one is dealing in the realm of the unknown, I mean the future that one can be said to be planning. The planning that is required embrace that of physical, economic and social fields. Concentration on any of these to the detriment of the others will not give the desired results.

Finally, it is worth pointing out that no matter how beautiful any planning system may be and also the authorities directed their resources towards such a plan without monitoring, then the programmed/planning will definitely hit the rock. Hence monitoring should be seen as an integral part of planning. Planning therefore should be accorded the highest priority so that the city can develop without un-necessary bottlenecks and restrictions and in ways beneficial to the inhabitants of the city of Ibadan.

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