

SOCIO-ECONOMIC FACTORS INFLUENCING URBAN DEVELOPMENT IN ILARO OGUN STATE

Kolawole T. Bashir¹, Sekinat O. Olagoke-Salami²

¹Department of Quantity Surveying Federal Polytechnic Ilaro Ogun State.

²Department of Estate Management and Valuation Federal Polytechnic Ilaro Ogun State.

Corresponding email : kolawole.basiru@federalpolyilaro.edu.ng

email : sekinat.olagoke@federalpolyilaro.edu.ng

ABSTRACT

Urbanisation is the major cause of urban growth and development. Rural-urban drift, industrialization and commercialization are the social and economic factors that attract people to urban centers. As the city grows and population increase, development will spring up to respond to the need of the growing city. The study aimed at examining the social-economic factors influencing urban development in Ilaro Ogun State. One hundred and twenty (120) copies of questionnaire were administered on the residents of Oke-Ela community Ilaro through purposive sampling technique, Of which seventy two (72) were retrieved and found suitable for the analysis of this study. Data gathered were analyzed using frequency table, percentages and relative important index. The study revealed that stable electricity supply, regulated land use and nearness to commercial and industrial activities were the most important factors influencing urban development in the study area. The study concluded that the rental value and cost of acquisition of properties in Oke Ela does not have much differences in comparison with other community in Ilaro hence has a minute significance in the factors that influence urban development in the study area. The study therefore, recommends that government should ensure implementation of laws and policies guiding the use of land/ development.

1. INTRODUCTION

Urbanisation is among the most significant process that has shaped land use activities and development in urban areas. Increase urban population has forced cities to expand vertically or horizontally, encroaching into agricultural land and natural boundaries, and changing land use and land cover. It is seen as the rate of change in the percentage of urban residents or the difference between the growth rate of urban population and total population (Hope and Lekorwe, 2009). Urbanization has effect on the rate of development carried out in a particular area especially the cities. Development is a process that involves activities that are carried out, including mining, engineering, construction, real estate, and other activities that occur in, on, over, and above the earth's surface. According to Nigerian urban and regional planning law (Decree No 8 of 1992) development includes any building or rebuilding operations, in, on under the land different from the purpose for which the land or building was being used. According to Lagos town and country planning (Governing conditions for development of Government land by private developers), Regulations 1986, development is perceived as the physical enhancement of any land to be laid in the nature of road development services, water, electricity, drainage, including structure or such improvement that may enhance the value of the land for its industrial, agricultural, recreational or residential purposes. Schneider-Sliwa (2015) view urban development as processes that are greatly affected by structural transformation of societies. urban development means the construction on land of improvements for residential, institutional, commercial, industrial, transportation, public flood control, recreational and similar uses in contrast to use of the land for growing crops, grazing of farm animals and other agricultural pursuits

There are factors that stimulate urban development, these are factors that can be used to predict future changes and their potential environmental effects must be identified and analyse in order to understand the spatial and temporal dynamics of these processes (Aguayo et al, 2007). They found out that the density and distance of particular characteristics encourage urban growth areas, showing that neighborhood and closeness that is, proximity are two key factors influencing urban development. Many urban areas allow for higher living standards, including better educational facilities, better access to healthcare, modern housing, and more recreational activities. The construction of nodes and highways in these areas can be explained by the residents' desire to live in a location with easy access to other destinations.

According to Azocar et al. (2007), one of the elements that most adequately describes the growth of urban services, business, and industrial operations, as well as residential and recreational projects, is accessibility. According to Farrel (2018), a variety of elements are involved in the drivers or components of urban expansion. He uses a variety of data sources to calculate the rural to urban migration and urban natural population increase as the elements influencing urban development.

Urban natural increase thus plays a major role in driving urban population growth and the demand for expansion. Rapid urban population growth and urban expansion are population growth driven by reduced mortality and persistently high fertility. Urban development is influenced by a number of variables, including population growth, which draws business and industrial activity aimed at utilizing the available labor.

As cities are expanding due to the influence of population growth, commercialization and industrialization as it is seen in the case study area, it is expected that various development will start emerging as a response to the need of increasing population, there will be need for more housing, provision of more infrastructural facilities, improved transportation network among others. Ilaro has been experiencing the rising demand for land and buildings especially for residential and commercial uses as a result of the aforementioned factors.

Industrialisation or commercialisation which implies economic factor is also one of the important determinants in promoting urban development. It offers many job opportunities which attract employees to stay in the vicinity and also influences road network development to stimulate economic factor in regional trade (Kanyane, 2018).

1.1 Study Area

Ilaro is a town in Yewa South Local Government area of Ogun state. it is bounded on the East by Ifo and Ado-Odo Ota Local government and on the west by Ipokia local government and North by Yewa north local Government. It has a total land area of 629.38 square kilometers. It is about 50kilometres from Abeokuta, Ogun state capital and about 100kilometres from Ikeja, capital of Lagos State. Ilaro has both public and private primary and secondary schools and one tertiary institution: The federal Polytechnic Ilaro. The town is also nearer to Ibese town where Dangote cement factory is located. The study area for this research work is Oke-Ela community and is located in Ilaro. This area is designated with both residential and commercial land uses. The well laid out middle and upper class estates are located at the heart of the city in Ilaro Yewa South L.G.A. It is a few minutes' drive from the popular Yewa South Local Government Secretariat in Ilaro. Oke-Ela has endeared itself with a lot of people because of its central location, stabled electricity supply, fairly good road network, and its mixed land use with greater portion as residential.

2. METHODOLOGY

The study adopted a survey research design which involves the use of primary data. Primary data were collected through questionnaires administered on selected target respondents through systematic random sampling technique. The study population comprises of residents of Oke-Ela community in the Yewa South Local Government area of Ogun State. Data for the study were collected through questionnaire survey. A total numbers of one hundred and twenty (120) copies of questionnaire were administered on selected respondents who are residents of Oke-Ela community through a purposive sampling technique while seventy two (72) were retrieved and found suitable for analysis of this study, representing 60 % response rate. A four (4) points likerts scale was employed on the socio-economic factors influencing urban development in Yewa South Local Government area of Ogun state. The data collected were analyzed using frequency table and relative important index.

2.1 Data presentation and Analysis

2.1.0 Demographic Information of the Respondents

Table 1 reveals that 73.6% of the respondents were male while the remaining 26.4% were female. This connotes that majority of the respondents were male. From Table 1, 58.3% of the respondents are in the age bracket of 41-60 years, while 26.4% are within the age bracket of 60 years and above and 15.3% are within the age bracket of 20-40 years. This implies that the respondents are mature and will be able to give reliable information. It can also be observed from Table 1 that 36.2% of the respondents has been living the study area within 21-30years, 31.9% have spent more than 31 years while 25.0% spent between 11-20years and 6.9% have been living in the area for less than 10 years. This connotes that majority of the respondents have been living in the study area for long and are familiar with the environment.

Table 1: Demographic Information of the Respondents

| | Respondents | Percentage |
|---------------------------|-------------|------------|
| Gender | | |
| Female | 19 | 26.4 |
| Male | 53 | 73.6 |
| Total | 72 | 100 |
| Age | | |
| 20-40years | 11 | 58.3 |
| 41-60years | 42 | 26.4 |
| 61 years and above | 19 | 100 |
| Total | 72 | |
| Years of residency | | |
| Less than 10years | | 6.9 |
| 11- 20years | 5 | 25.0 |
| 21- 30years | 18 | 36.2 |
| 31years and above | 26 | 31.9 |
| Total | 23 | 100 |
| | 72 | |

Source: Field survey, 2024

2.1.2 Factors influencing Urban Development

Structured questionnaires were distributed to the residents of Oke Ela in Ilaro Yewa South local government of Ogun State. Their perceptions were sought on twelve (12) identified variables on socio-economic factors influencing urban development in the study area. Four points likert scale was adopted with the following assertions; 1 indicating strongly disagree (SD), 2 for disagree (D), 3 for agree and 4 for strongly agree (SA). The responses were analysed using relative important index. The results in Table 2 implies that 'Stabled electricity supply', 'Regulated land use', 'Nearness to commercial and industrial activities', 'Good road network' and 'Population density' with corresponding relative importance index of 0.89, 0.80, 0.79, 0.73 and 0.69 were the most important factors influencing urban development in the study area.

Table 2: Factors Influencing Urban Development

| Factors | R.I.I | Rank |
|---|-------|------|
| Stabled electricity supply | 0.89 | 1 |
| Regulated land use | 0.80 | 2 |
| Nearness to commercial and industrial activities | 0.79 | 3 |
| Good road network | 0.73 | 4 |
| Population density | 0.69 | 5 |
| Distance to work place | 0.67 | 6 |
| Proximity to utility centres such as parks, museum etc. | 0.65 | 7 |
| Closeness to major markets | 0.64 | 8 |
| Planned area | 0.64 | 8 |
| Closeness to public amenities | 0.53 | 10 |
| Proximity to area that support new and growing business | 0.49 | 11 |
| Low capital/rental values of properties | 0.47 | 12 |

Source: Field survey, 2024

3. CONCLUSION

Rural-urban drift and uncontrolled birthrate are the major causes of urbanization, it is evident that as population increases there is pressing need for development to take place to respond to the need of the growing population. Development without control may lead to serious environmental challenges. This study concludes that there are enough factors

influencing urban development and iterated that stabled electricity supply and regulated land use were the most prominent factors influencing urban development in Oke-Ela Yewa South Local Government. Also, the rental value and cost of acquisition of properties in Oke Ela does not have much differences in comparism with other community in Ilaro hence has a minute significance in the factors that influence urban development in the study area.

3.1 Recommendations

- The study therefore recommends that all hands be on desk to protect the properties of the electricity company for a continuous electricity supply to be sustained thereby promoting the property values at Oke Ela.
- In the same manner, Government should ensure implementation of the laws and policies guiding the use of land/development to sustain the land use pattern in Oke Ela community.
- The general public should be enlightened on the importance of investing in areas such as Oke Ela in order not to underutilize the basic facilities such as good road network, stabled electricity supply, massive population, closeness to major markets and other amenities present in the area.
- Lastly Government should set up monitoring committee that will be in charge of making sure that the laws and policies pertaining to urban development and land use are followed.

4. REFERENCES

- [1] Aguayo, M. I., Wiegand, T., Azócar, G. D., Wiegand, K. & Vega, C.E. (2007). Revealing the driving forces of mid-cities urban growth patterns using spatial modeling: a case study of Los Ángeles, Chile. *Ecology and Society*, 12(1): 13 [online] URL: <http://www.ecologyandsociety.org/vol12/iss1/art13/>
- [2] Azócar, G., H. Romero, R. Sanhueza, C. Vega, M. Aguayo, and M. D. Muñoz. 2007. Urbanization patterns and their impacts on social restructuring of urban space in Chilean mid-cities: the case of Los Ángeles, central Chile. *Land Use Policy* 24:199-2.
- [3] Farrell, K. (2018). An Inquiry into the Nature and Causes of Nigeria's Rapid Urban Transition. *Urban Forum*, Volume 29, Issue 3, pp 277–298. <https://link.springer.com/article/10.1007/s12132-018-9335-6>.
- [4] Hope, K. R. and Lekorwe, M. H. (2009). Urbanisation and the environment in southern Africa: Towards a managed framework for the sustainability of cities. *J Environ Plann Manage*. 1999;42:837-59
- [5] Kanyane, M. (2018). Disaggregated development: Between 'trade, industrialization and migration'. *Crisis, identity and migration in post-colonial Southern Africa*, 203-224.
- [6] Schneider-Sliwa, R. (2015). *Urban Geography*. International Encyclopedia of the Social & Behavioral Sciences (Second Edition). pages 800-806.