# PERI–URBAN HOUSING IN OYO STATE: CASE STUDY OF APETE IBADAN

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**ABSTRACT:** *The growth of settlement as a result of rural-urban drift has caused large number of people to move to the various peri-urban areas due to housing shortage and higher rent in the central city. This study examines housing condition of the peri-urban area in Oyo state using Apete as a case study. Data was obtained with the use of structured questionnaires randomly administered to the residents of Apete to obtain information on the physical, structural and environmental conditions of the housing in the area. Using binary regression methods of analysis, the study shows that there is a significant relationship between housing structural condition and resident accessibility to housing services. It concluded that there should be spatial equality in the provision of facilities and services to the peri-urban areas and creation of an – information system on rural-urban development. The implication of this is that the development of peri-urban should not be left to land speculators in order to ensure orderly development.*

*Keyword: rural-urban outfit, peri-urban, housing condition.*

## I.        BACKGROUND OF THE STUDY

Urbanization in Nigeria as in most developing nations is caused mostly by rural-urban migration and characterized by lowest level of economic and general absence of required. Industrialization to accelerate socio-economic development. Most settlement in Nigeria such as Ibadan were urbanized prior to the advent of the colonial masters. However, their presence only accelerated the urbanization rate with the advent of colonial masters; another dimension was added to the urbanization trend through the foreign and paid job economy (Mabogunje 1978).

According to the 1991 census, the growth rate of the urban areas was put at 5 percent while that of the rural areas was put at 2.5 percent. One of the major need of the large concentration of people in the cities was shelter. Housing is the worst hit by the high rate of urbanization and natural increase. There was high deficit in housing stock resulting in high rate of homelessness. According to Aina (1989) since public housing efforts have so far failed in developing country, the urban poor have attempted to resolve housing crisis by building their own shelter and settlement.

Tofowomo (2008) stated that population growth; rise income, ineffective land use and excessive growth as well as social problems in central cities, rise of automobile and employment are generally major causes of peri-urban in different parts of the world. Pile to the fact that most peri-urban areas provide cheap and accessible kind for the urban poor who are able to put up a structure and inhabit without much constraints. The area is thus characterized with sub-standard structures and uncompleted houses without most of the infrastructural facilities provided. This paper examined the housing condition of peri-urban areas in Oyo state using Apete as a case study.

## II.        CONCEPTUAL ISSUE/LITERATURE REVIEW

Urbanization is accomplished by globalization which is associated with the creation of new urban economic cores, increased demand. For services and new criteria for selecting and evaluating economic activities.(Sassen 2002,Shaws &Satish 2007).

Peri-Urban is an expression that originates from the French word Peri urbanization which is even used by French statics to describe spaces between the city and the country side that are shaped by the urbanization of former rural areas in the urban fringe both in qualitative (diffusion of urban lifestyle) and a quantitative (new residential zones) (INSEE 2008). It is also defined by (Adesina 2007) as part of metropolitan countries that is not settled densely enough to be called urban. Peri-urban has been used to define a place concept of process (Narain,V.and Nischal,S. 2007). Peri-urban area is also called rurban space, outskirts or hinterland  defined by the structure resulting from the process of peri-urbanization. It can also be described as landscape interface between town and country. It is an expansion of functional rural-urban linkages such as communing (Wikipedia 2015).

*Peri-urban according to (Freidberg 2001, Simon,D.Macgregor,D.Nsiah,G.K.and Thompson,D.(2003), (Briggs 1991) is characterized by high and increasing population density, small holdings, rich countryside homes, poor slums, diverse sources of income, lack of regulations contested land tenure rights, uncoordinated conversion of farmland to housing, pollution, environmental problems, intensified resource exploitation, considerable economic dynamism and a severe lack of service provision. It is also observed as a widely branded ugly development with tendency to discounity and haphazard layout which reveals the outcome of improper planning inadequate policies and lack of good governance (Rikko 2000). The area is also characterized by inadequate access to basic services both social and physical infrastructure housing finance (Vienna a 2004). The development of peri-urban is observed to be an inevitable consequence of urbanization as cities in developing countries continue to grow, the peri-urban area moves outwards in waves. (Nottingham and Liverpool Universities 1998). However, according to (Rikko et al 2013), the degree as well as growth or urban sprawl varies between the developed and developing countries. Developing countries experienced alarming and uncontrolled rate of development due to unprecedented urbanization and urban population growth.*

## III.       THE STUDY AREA

*Apete is in Ido Local Government Area, of Oyo state. Located in the suburb of Ibadan which falls on longitudes $7^0 2$ and $7^0 4$ east of the Greenwich Meridan and latitudes $3^0 35$ and $4^0 10$ North of the equator and is precisely falls on the North-Western part of the city of Ibadan. The population of Apete by the 2006 census was 103,261. Apete is bounded in the North by the proposed Western bye pass in the east by the Polytechnic, Ibadan, in the west by Eleyele water works while in the south by a river. Apete people are majority an agrarian in nature but due to effect of the Polytechnic, Ibadan on Apete, the people have diverted into various commercial activities such as carpentry, mechanic, hair dressing, motor cycle riders and so on.Figure 1 reflects the local government s in Ibacan. Apete neighbourhood, the study area is shown in fIgure 3.4.*
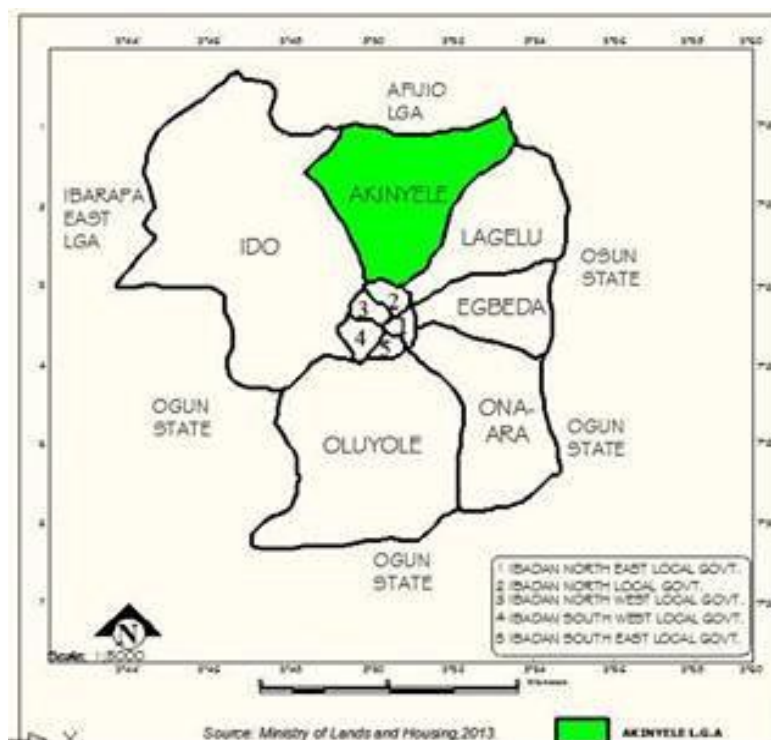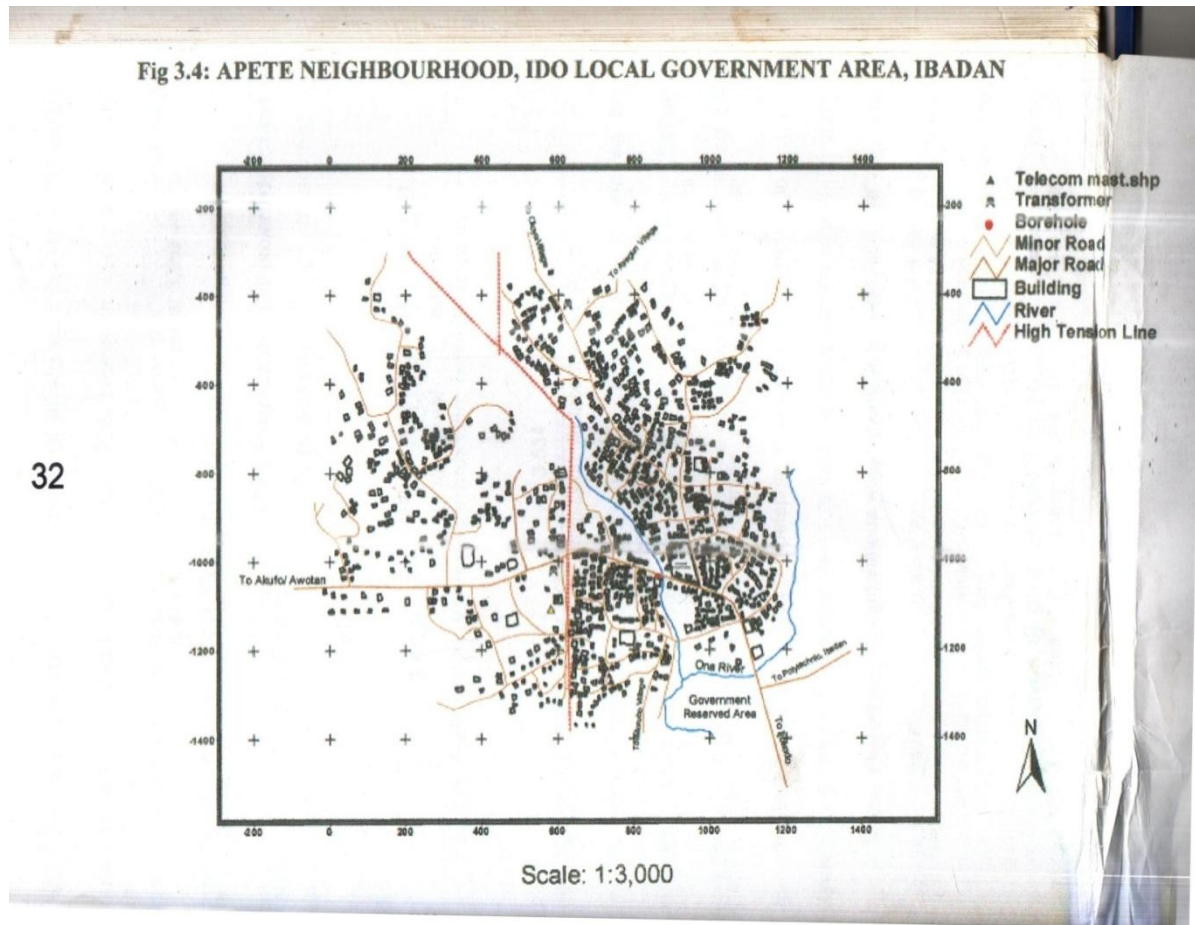
Figure 1.



*Figure 1: Map of Ibadan metropolis showing its 11 Local Govt Areas.*
*Source: Oyo State Ministry of Lands and Housing, Ibadan (2015)*

Fig 3.4: APETE NEIGHBOURHOOD, IDO LOCAL GOVERNMENT AREA, IBADAN



Scale: 1:3,000

Source:ministry of Land, Survey and Housing Oyo state 2015.

## IV. METHODOLOGY

The methodology of the research involves the collection of both primary and secondary data. Primary data was obtained through the administration of questionnaires and field observation to the study 250 questionnaires was administered to the residents in order to know about the socio-economic characteristics, housing units occupied, the various services and facilities available for the residents and so. 248 were retrieved. Random sampling method was used to give every housing units in Apete equal chances of been chosen. The methods of data analysis used were Pearson spearman correlation and binary regression. The Pearson Spearman Correlation was used to know the relationship between the residents' income and housing structural and environmental condition. Binary Regression was used to test the relationship between the housing structural condition and residents' accessibility to housing services the secondary data were sourced from journals, books and internet facilities.

## V. RESEARCH FINDINGS

The socioeconomic characteristics of the respondents which includes sex, marital status, age, educational background occupation, religions, tribe, purpose of living in the study area and the period respondents have been living in the area was analyzed in table 5.1 below.

*Table 5.1        Socio Economic characteristics of the respondents*

| Variable | Frequency | Percentage (%) |
|---|---|---|
| Distribution | | |
| Male | 140 | 56.5 |
| Female | 108 | 43.5 |
| | 248 | 100.0 |
| | | |
| Marital status | | |
| Single | 49 | 19.8 |
| Married | 115 | 46.4 |
| Separated/divorced | 34 | 13.7 |

| | | |
|---|---|---|
| *Widowed* | *50* | *20.2* |
| ***Total*** | ***248*** | ***100.0*** |
| ***Age of respondents ( years)*** | | |
| *18-30* | *60* | *24.2* |
| *31-45* | *62* | *25.0* |
| *46-40* | *64* | *25.8* |
| ➢  *60* | *62* | *25.0* |
| ***Total*** | ***248*** | ***100.0*** |
| ***Educational background*** | | |
| *Tertiary* | *106* | *42.7* |
| *Secondary* | *59* | *23.8* |
| *Primary* | *50* | *20.2* |
| *Adult Education* | *21* | *8.5* |
| *Non formal education* | *12* | *4.8* |
| ***Total*** | ***248*** | ***100.0*** |
| ***Occupation of respondents*** | | |
| *Trading/farming* | *68* | *27.4* |
| *Civil servant* | *71* | *28.6 .* |
| *Artisan/apprentice* | *42* | *16.9* |
| *Students* | *40* | *16.1* |
| *Others* | *28* | *11.3* |
| ***Total*** | ***248*** | ***100.0*** |
| ***Monthly income*** | | |
| *< 7500* | *60* | *24.2* |
| *7,500-15000* | *61* | *24.6* |
| *15,001-30,000* | *52* | *21.0* |
| *30,001-60,000* | *56* | *22.6* |
| *> 60,000`* | *19* | *7.7* |
| ***Total*** | ***248*** | ***100.0*** |
| ***Tribe of respondents*** | ***Frequency*** | ***Percentage%*** |
| *Yoruba* | *130* | *52.4* |
| *Ibo* | *93* | *37.5* |
| *Hausa* | *20* | *8.1* |
| *Others* | *5* | *2.0* |
| ***Total*** | ***248*** | ***100.0*** |
| ***Religion*** | | |
| *Islam* | *109* | *44.0* |
| *Christianity* | *117* | *47.2* |
| *Traditional* | *21* | *8.5* |
| *Others* | *1* | *4* |
| ***Total*** | ***248*** | ***100.0*** |
| ***Duration of staying in the neighborhood (years)*** | | |
| *<5* | *81* | *32.7* |
| *5-10* | *79* | *31.9* |
| *11-15* | *29* | *11.7* |
| *16-20* | *24* | *9.7* |
| *>20* | *35* | *14.1* |
| | *248* | *100.0* |

**Source: Field Survey,2015.**

Sex characteristics of the respondents revealed that 140 were males representing 56.5% while 108 were female which represent 43.5%. this is because the male respondent source for housing units with their families as a result of high rent and shortage of land for expansion in the city centre. The marital status of the respondent revealed that 49 (19.8%) were single, 115 (46.5%) married and 34 (13.7%) were either divorced or separated. The remaining 50 respondents (20.2%) were widowed as shown in the 5.1 . The age of the respondents indicated that 60 (24.4%) were between 18-30 years 62 (25%) were between 31-45 years, 64 (25.8%) were between 46-60 years while 62 (25.0%) were above 60 years of age, less than 18 years were not interviewed above the quality of housing in the study because they are not stakeholder in assessment of housing quality in the study area. The educational background of the the respondents are as follows: 106 (42.7%) has

*tertiary, 59 (23.8%) had secondary education, 50 (20.2%) had primary education, 21 (85%) had adult educational background ,while 4.8% had no formal education. 68 (27.4%) of the respondents are farmers 71 (28.6%) are civil servants, 42 (16.9%) are students while 13.3% of the respondents are involved in other occupations like hunting, night guards and so on. 60 (24.2%) of the respondents earn less than N7,500 monthly, 61 (24.6%) earns between N7,5800 – N15,000. 52 (21.0%) of the respondents earns between N15,000-N30000 while 56(22.6%) earns above N60,000 monthly. 130(52.4%) of the respondents are Yorubas, because they are the first settlers in Apete. 93(37.5%) are Ibos, 20%(8.1%) are Hausas, while the remaining 2.0% are from other tribes like Ebira, igala and so on. Religion of the respondents indicated that 109 (44%) are Islam, 117 (47.2%) are Christian, 21(58%) of the respondents are traditional worshippers while the remaining 1 % is from the religion like river worshippers. 81 (32.7%) of the respondents have stayed in Apete for less than 5 years. 79 (31.9%) have stayed between 5-10 years, 29 (11.7%) have stayed for 11 – 15 year. 24 (9.7%) have stayed between 16-20 years while 35(141%) of the respondents have stayed above 20 years.*

## VI.    HOUSING TYPES AND THE USES

*Analysis revealed that 42.3% of the buildings found in the study area were Bungalows (Brazilian type). This is because it is the cheapest and affordable housing type in the area. While duplex, storey, building  and block of fiats were 6.9%, 36.3% and 14.5% respectively. The various building uses in APete are as follows: 132 (53.2%) are for residential, 25.4% are for residential/commercial, 13.3% are used for commercial activities while 4.8% and 3.2% are used for institutional and service industries respectively. This is shown in table 6.1*

**TABLE 6.1 HOUSING TYPE AND THEIR USES**

| VARIABLE | FREQUENCY | PERCENTAGE % |
|---|---|---|
| *Housing types* | | |
| *Duplex* | *17* | *6.9* |
| *Storey* | *90* | *36.3* |
| *Bungalow (Brazilian model)* | *105* | *42.3* |
| *Block of flats* | *36* | *14.5* |
| ***Total*** | ***248*** | ***100.0*** |
| *Building use* | | |
| *Residential* | *132* | *53.2* |
| *Commercial* | *33* | *13.3* |
| *Residential/Commercial* | *63* | *25.4* |
| *Institutional service industry* | *12* | *4.8* |
| *Source industry* | *8* | *3.2* |
| *TOTAL* | *248* | *100.0* |

**Source: Field Survey, 2015.**

*8.0    BUILDING STRUCTURAL CONDITION*
*The structural condition of the building as depicted in the table 7.1 showed that (14.1%) of the respondents says that the structural condition of the building are good 155 (62.5%) of the respondents says that the condition of the building is fair while 58 (23.4%) of the respondents says that the condition is poor.*

**TABLE 8.1        BUILDING STRUCTURAL CONDITIONS**

| STRUCTURAL CONDITION | FREQUENCY | PERCENTAGE (%) |
|---|---|---|
| *Good* | *35* | *14.1* |
| *Fair* | *155* | *82.5* |
| *Poor* | *58* | *23.4* |
| *Total* | ***248*** | ***100.0*** |

**Source: Field Survey, 2015**

*9.0 TOILET AND BATHROOM FACILITIES AND THEIR LOCATIONS*
*Table 9.1 shows the various toilet facilities used in the study area as well as the location of the toilet and bathroom facilities. 114 (46.0%) of the respondents use pit latrines,12(4.8%) used ventilated improved pit latrines and 51(20.6%) used bucket system. 53 (21.4%) of the respondents use water closet while the remaining 18 (7.3%) of the respondents does not have any toilet facilities rather they use nearby bushes as toilet. 87(35.1%) have their toilet facilitates outdoor. The remaining 18 (7.3%) make use of open spaces. 93 (37.5%) of the respondents have their toilet bathroom indoor while 140 (56.5)*
*Have their bathroom facilitates outdoor. The remaining 15 (6.0%) does not have toilet bathroom facility but bath in open spaces before the day break.*

**TABLE 9.1        TOILET AND BATHROOM FACILITIES AND THEIR LOCATIONS**

| VARIABLE | FREQUENCY | PERCENTAGE % |
|---|---|---|
| *Toilet Facilities* | | |
| Water closet | 53 | 21.4 |
| Pit Latrine | 114 | 46.0 |
| Ventilated improved pit | | |
| Latrine (V.I.P) | 12 | 4.8 |
| Bucket system | 51 | 20.6 |
| No toilet | 18 | 7.3 |
| **TOTAL** | **248** | **100.0** |
| *Location of toilet facilities* | | |
| Indoor (private) | 26 | 10.5 |
| Indoor (Shared) | 70 | 28.2 |
| Outdoor(Private) | 17 | 6.7 |
| Outdoor(Shared) | 117 | 47.2 |
| Open space bush | 18 | 7.3 |
| **TOTAL** | **248** | **100.0** |
| *Bathroom facilities* | | |
| Indoor (Private) | 38 | 15.3 |
| Indoor (Shared) | 55 | 22.2 |
| Outdoor (Private) | 54 | 21.8 |
| Outdoor (Shared) | 86 | 34.7 |
| No bathroom facility | 15 | 6.0 |
| **TOTAL** | **248** | **100.0** |

**Source: Field survey,2015.**

## 10 .0 SOURCES OF WATER SUPPLY

It was discovered during the field survey that 41.1% of the houses get their sources of water from well, 21.78% from rain harvest, 20.2% from borehole, 8.5% from water vendor and stream respectively. However, the supply of water is not regular especially during the dry season and when there is power failure because the respondents will not be able to pump water. There is no tap water in Apete. The alternatives is borehole. Even the public borehole constructed by the government has stop working since 1991.

**TABLE 10.1 SOURCE OF WATER SUPPLY**

| SOURCE OF WATER | FREQUENCY | % |
|---|---|---|
| Borehole | 50 | 20.2 |
| Well | 102 | 41.1 |
| Rain harvest | 54 | 21.8 |
| Water Vendor | 21 | 8.5 |
| Stream/River | 21 | 8.5 |
| **TOTAL** | **248** | **100.0** |

**Source: Field Survey 2015.**

## 11.0 REFUSE DISPOSAL METHOD

Table 11.1 revealed that out of 248 houses surveyed,40.7% of the houses dispose their refuse through open spaces/inside drainage, 23.% burn their refuse, 15.7% dispose their refuse inside the drum, 14.5% dispose their refuse inside the dust bin while 6.0% used community dumpsite. Most houses that are very close to the refuse dumpsite do not command high rents and the houses are not well maintained by the occupants. Apart from this refuse dumps and junks attract rats which infect the neighborhood and thereby affect the condition as well as quality of the housing units

| METHOD OF REFUSE DISPOSAL | FREQUENCY | % |
|---|---|---|
| Drum | 39 | 15.7 |
| Dust bin | 36 | 14.5 |
| Burning | 57 | 23.0 |
| Open Space/inside drainage | 101 | 40.7 |
| Community dumpsite | 15 | 6.0 |
| **TOTAL** | **248** | **100.0** |

**Source: Field Survey 2015**.

## 12.0 SOURCE OF ENERGY FOR LIGHTING

Table 12.1refleted that almost all the houses surveyed are connected to Power Holding Company for electricity supply and this accounted for 61.3% while only 15.7% uses generator, 11.7% uses candle and 11.3% uses kerosene for lighting. It was however gathered that the supply of electricity is not regular in some areas in

*Apete because the respondents are supplied with faulty or lower capacity transformers that cannot give constant light to the area.*

*TABLE 9.1: SOURCE OF ENERGY FOR LIGHTING*

| SOURCE OF ENERGY FOR LIGHTING | FREQUENCY | % |
|---|---|---|
| Electricity | 152 | 61.3 |
| Kerosene | 28 | 11.3 |
| Candle | 29 | 11.7 |
| Generator | 39 | 15.7 |
| TOTAL | 248 | 100.0 |

**Source: Field survey, 2015.**

## 13.0SUMMARY AND CONCLUSION

It has been discovered that majority of the houses in Apete are not structurally sound due the use of poor quality materials used in housing construction and lack of basic facilitate and services. From the field surveyed, it is shown that the environmental condition of Apete is poor. The attitude of the residents towards environmental sanitation contributes to this condition. Accessibility to the building is through untarred road. The flood occurrence in 2014 in Apete has damaged the major bridge and roads in the area. This has caused a lot of accessibility problems to the residents.

It has been established from the survey conducted that good housing units depends more on the degree or availability of essential social services and infrastructural facilities. Since peri-urban areas are mainly residential areas where rural and urban land uses mixed together to form a transition zone between town and country as a result of growth in the urban area, therefore the existing disparity in the location of services by the local authority should be corrected. Provision of facilities and services should be based on the general need of residents and not on political basis. Also enforcement of building standards and the provision of basic amenities will enhance the condition of houses in these areas. Government should of necessity provide well-served plots of land at affordable prices for individuals and groups of people wishing to build houses in the peri-urban areas. This will contributes more to a better environment and enhance the housing quality.

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