

Impact of Urban Growth on Residential Property Development in Ilorin, Kwara State Nigeria

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Development*

Abstract

The impact of population growth on housing development in a developing economy is usually consequence of the push of the rural areas and the pull of the town. There is always an upsurge and conglomeration of people in city centers with the resultant effect on housing growth arising from acute unemployment. The growth and physical expansion of cities have accompanied by planned or unplanned urban that consist the following: environmental pollution, deterioration, deficiencies in modern basis facilities, population and housing problem, and general urban decay As increased poverty and urbanization exert more pressures on urban facilities, most Nigeria cities fond to have lost their dignity social cohesion and administrative efficiency. All this deficiency named above lead to the impact of urban growth on residential property development. For the achievement of the research, research methodology that consist of primary and secondary source of data were apply, sampling is employed base on administered and retrieved o f data from various part of the metropolises. From the view on the field of study, the range of development are increasing in arithmetic order while the population increase in geometric

order, and the facility in unbar area are low and poor condition. The recommendation is that the government should assist in providing houses and facilities to the urban low income dweller and introduce the environmentalist in assists in development and management of urban houses and facilities.

Introduction

The term urban has generated more controversies in the literature and it involves economic, sociological, psychological, ethnic, racial, and numerical dimensions. In Nigeria, some urban settlements are inhabitant by people whose occupation, are primarily agriculture. These settlement sometimes lack basic infrastructures such as electricity, pipe borne water, and good roads, (Mabogunje, 2007).

Before the United Nations definition of megacity as quoted by Mabogunje (2007) there have been series of definitions of urbanization. Oladapo (2008) definition of urbanization is the physical growth of rural or natural land into urban areas as a result of immigration to an existing urban area. While the United Nations defined it as movement of people from rural to urban areas with population growth equating to urban migration. (The Associated Press, 2008). Jones (2004) in his “Human geography refers to West African towns as urban villages, remarking that their only qualification to the urban states is their sizes. This has always been the attitude of many foreign writers in defining an urban settlement in this part of the world. In fact, the term “urbanization” is a rather subjective concept which has been given different interpretations in many books depending on the purpose and criteria used. In Europe, size alone does not quality a settlement to be designated as an urban settlement, it must satisfy other condition namely that it is usually an administrative, educational, service, commercial and in some cases, an industrial Centre . in this case, most of the inhabitants are not in any way connected with the land. This is not the situation here and it is this that has led foreign writers to refer to our urban settlements as out-sized villages.

Dickson (2009) also wrote that a town is a compact settlement engaged in non-agricultural occupation”. It is difficult to see how this applies to Nigeria towns where the majority of urban dwellers also engage in farming. Also in the

contribution of Wirth (2011), he defines urban Centre as a relatively large, dense and permanent settlement of socially heterogeneous individual. While accepting size as a criterion, Wirth added other factor which appears more to be dependent on size than to be precondition for urban development. 2009 various definitions of urban area by a geographical area constituting a city or town. An area with an increased density of human-created structures in comparison to the areas surrounding it, all these have been part of problems of urban definition where no single criterion could be used since some countries have low figures while other have high figures. In as much as it is not easy to define the concept “housing” the word urban is a bit more difficult, like its rural concept, there have been problems of urban definition where no single criterion could be used since some countries have low figures while others have high figures (Aluko 2008). There is a demographic definition of using minimum population thresholds one common indicator of urbanity that has been used in different parts of the world is population size, often the minimum population size varies from one place to the other depending on the situation of the country concerned. The national urban development policy came into existence as a result of varied complexity created by the rapidly growing Nigerian towns and cities, with the population doubling in almost three to four decades thereby over-stretching the existing facilities that is, with a growth rate of 2.8 percent, Nigeria has a very high population growth. The results in overcrowding, increased pressure on infrastructural facilities and is intractable linked with urban development. As expected, the visible and most obvious consequence of this urbanization is the rapid deterioration of housing and living conditions.

However, in the foreign countries, many studies have been carried out in the prevalent impact of urban growth and residential property development. But this present studies will follow us to examine the impact of urban growth a residential property development using Ilorin, kwara state as a case study.

STATEMENT OF PROBLEM

The results of controlled population growth in the urban areas are characterized by inadequate housing, the growth of slums traffic congestion, poor waste disposal, shortage of water and inadequate power supply. In addition, the cities face problems of fragmented administration, inefficient coordination in planning and in the allocation of investments, city administrations in the country are inefficient and under financial. They find a difficult to plan and execute

effective budget and resources allocation. The city with its concentration of industry, commerce and administration of capital, labour and technology has traditionally been a powerful generator of national economic growth. It acts as a central place around which rural activities and development could be organized to promote growth and change on the other hand, uncontrolled urbanization without attempts to channel and guide it according to a basis strategy which is appropriate to a developing country agricultural, industrial, commercial and administrative needs can become a rational liability. This is what induces the interest of researchers to examine the impact of urban growth on residential property development.

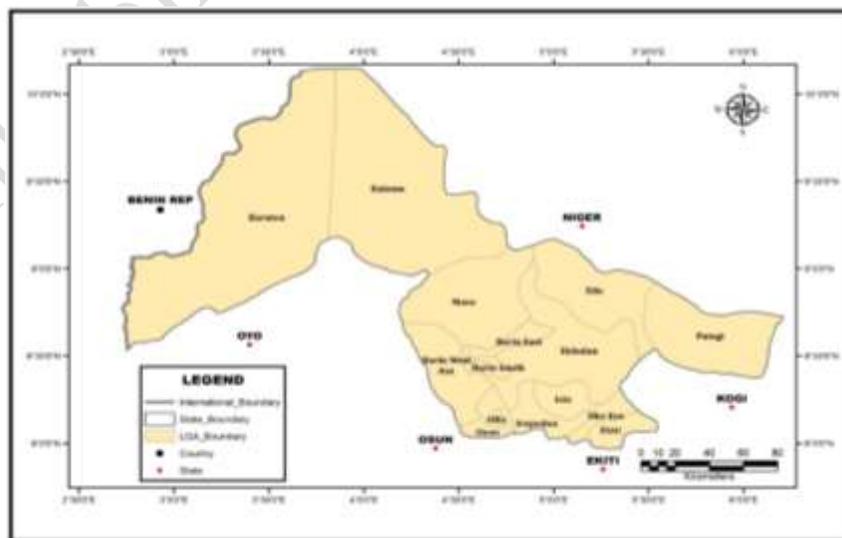
AIM AND OBJECTIVES

The aim of this project is to examine the impact of urban growth on residential property development in Ilorin, kwara state with the view to recommend solution to the impact of urban growth on residential property development.

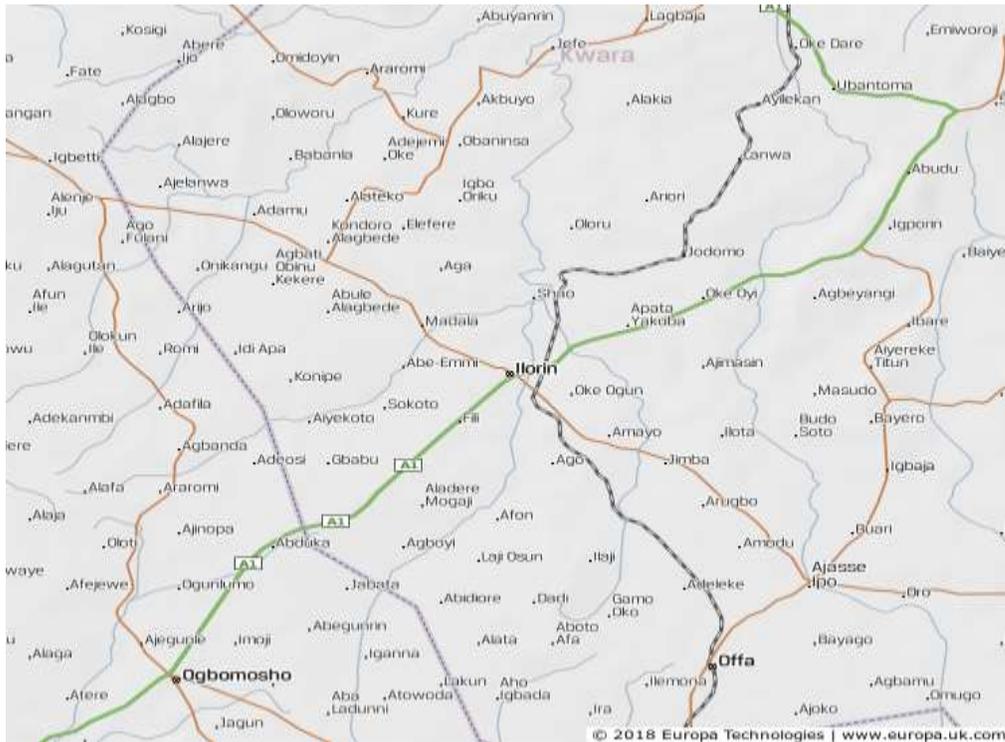
Objectives of the study are follow

- I. To identify the various property developed for certain (10 years) period
- II. To assess the rate of urban growth in the study area.
- III. To examine the impact of urban growth on residential property development within the study area
- IV. To recommend solution to any negatives impact of urban growth on residential property development in Nigeria.

MAP OF KWARA STATE



LOCATIONAL VIEW OF ILORIN



METHODOLOGY

The primary data for the study comprises of residential property developed in metropolises for certain decay and data were derived from the resident and the staff of the ministry including the developer which information were collected through structured questionnaires and systematic random sampling technique was adopted to specify the range of residential property developed and population status for the period of 2009 -2019. The information of residential property developed was source from resident 65, the ministry 25, and developer 6 from Ilorin metropolitan. And this part of metropolis consist of tanke, offa garage, fate, post office, taiwo, unity, challenge, and maraba areas. The total population on residential property developed were 4556 respectively. The sample size for property developed in those location of the metropolis in Ilorin was quantitatively determined using standard formula of survey monkey (2018) to arrive at 79. The sample size determined is as follows:

$$n = \frac{Z^2 \times P(1-p)}{e^2} + \frac{1}{e^2} \times \frac{Z^2 \times p(1-p)}{N}$$

n = Sampling

p = Standard deviation (0.5)

e = Level of significance (Alpha level. 9 = 0.05)

z = 2-score in the 2 table for data below (1.96)

N = Population size

$$N_o = \frac{Z^2 \times P(1-p) \cdot 1}{e^2} \times \frac{z^2 \times p(1-p)}{e^2 N}$$

$$n = \frac{Z^2 \times P(1-p) \cdot 1}{e^2} + \frac{z^2 \times p(1-p)}{e^2 N}$$

$$n = \frac{96^2 \times 0.5(1-0.5) \cdot 1}{0.05^2} + \frac{1.96^2 \times 0.5(1-p)}{0.05^2 \times 100}$$

$$\frac{3.8416 \times 0.25}{0.052} + \frac{3.8416 \times 0.025}{0.025 \times 100}$$

$$\frac{0.9604}{0.052} = \frac{0.9604}{0.025} \quad \frac{1.2104}{2.5}$$

$$= \frac{38416}{0.4842} \quad = \frac{0.4842}{= 79.3391}$$

n= 79

Sample size= 79

LITERATURE REVIEW

Urban growth is defined as the rate at which the population of urban areas, increases. This results from urbanization which is the movement of people from rural areas to urban areas. Urban growth may lead to a rise in the economic development of a country. Urban growth is also referred to the expansion of a metropolitan or sub urban area into the surrounding environment (Harris C.D an Ullman E .L 1951).. It can be considered as an indicator of the state of a country's economic condition as the effect of urban growth directly impacts the

country's economic development. The more the metropolitan area grows, the more employment it generates, and in this way economic growth also take place. According to Galsteret (2001).

- i. Other challenges are the small growth of formal employment resulting in the growth of the urban informal sector, urban unemployment and underdevelopment. Another challenge is the inability of social and physical infrastructure to grow at the urban growth resulting in deterioration of the quality of urban life.
- ii. With the rise in urbanization, some events like rapid population growth because of natural increase, migration from rural areas to urban areas, classification of the rural regions as towns because of the changing demographic character of the rural regions pose a challenge
- iii. Urbanization is an integral part of economic development. As the economic developed, there is an increase in per capital income and also demand for non-farm goods in the market place. These goods are not heavily land dependent. These are cheaper if produced in the urban sector because all provision for providing these goods are available here.

CAUSES OF URBAN GROWTH

The causes of urban growth are quite similar with those of sprawl, in most of the instances they cannot discriminate since urban growth and sprawl are highly interlinked. However, if it is important to realize that urban growth may be observed without the occurrence of sprawl must induce growth in urban area this causes are

POPULATION GROWTH

The first and foremost reason of urban growth is increase in urban population. Rapid growth of urban areas is the result of two population growth factors. (i) Natural increase in population (ii) Migration to urban areas, natural increase in population growth result from excess of births over death, Migration is defined according Udo, R. K(1883) as the long-term relocation of an individual, household or group to new location outside the community of origin in the recent time, the movement of the people from rural to urban areas within the country (internal migration) is most significant. Although very significant

comparing the moment of people within the country; international migration is also increasing. International migration includes labour migration, refugees and in documented migrants. Both internal and international migrations contribute to urban growth. Apart of population growth, there are other factors that contribute to growth such as

INDEPENDENCE OF DECISION

INDUSTRIALISATION
 EXPECTATIONS OF LAND APPRECIATION
 LEGAL DISPUTE
 DEVELOPMENT AND PROPERTY TAX
 LACK OF AFFORDABLE HOUSING
 PUBLIC REGULATION
 ECONOMIC GROWTH
 SPECULATION
 LAND HUNGER ATTITUDE
 PHYSICAL GEOGRAPHY
 LIVING AND PRPOERTY COST
 DEMAND OF MORE LIVING SPACE
 ROAD EXPANSION
 COUNTRY LIVING DESIRE
 HOUSING INVESTEMNT
 TRANSPORTATION
 NUCLUES FAMILY

ECONOMIC GROWTH

SPECULATION
 LAND HUNGER ATTITUDE
 PHYSICAL GEOGRAPHY
 LIVING AND PRPOERTY COST
 DEMAND OF MORE LIVING SPACE
 INDEPENDENCE OF DECISION.
 INDUSTRIALISATION
 GOVERNMENT DEVELOPMENT POLICIES
 LEGAL DISPUTE
 DEVELOPMENT AND PROPERTY TAX
 LACK OF AFFORDABLE HOUSING
 PUBLIC REGULATION
 LACK OF PROPER PLANNING POLICIES
 CREDIT AND CAPITAL MARKET
 LARGE LOT SIZE
 SINGLE- FAMILY HOME
 CREDIT AND CAPITAL MARKET

TYPES OF URBAN EXPANSION

- i. Infilling: The developments are set in areas that were previously in used or being redeveloped for new uses. Brownfield redevelopments are a good example of urban expansion opportunities on sites that have lost their economic significance, such as old industrial sites or abandoned terminals (Waterfronts or rail yards).
- ii. Extension: A standard form of expansion where land use in development directly adjacent to existing land uses, New infrastructures such as streets and utilities are expanded from the existing network.

- iii. Linear development: Similar to extension, but in this case the expansion is shaped by an existing corridor of circulation such as a highway or a transit line (Subway, light rail). It directly takes advantage of the accessibility is the rationale to expand an existing
- iv. Sprawl: A standard form of suburb development taking advantages of scattered lots. Each development is taking advantage of an existing plot of land without much consideration to the existing urban pattern.
- v. Large-scale projects: The setting of a large infrastructure project such as a new port, airport, industrial zone, logistics zone or intermodal rail terminal consumes a large amount of land. Its operational rationale is often very different from the existing landscape so the level of integration to existing land uses is problematic.

DEFINITION OF RESIDENTIAL PROPERTY

Residential property is a building that is used or suitable for use as a dwelling or is the process of being constituted or adopted for use as a dwelling land that forms part of a garden or grounds of a building suitable for use as a dwelling (Kuye 2004). This includes any building or structure on such land.

In most cases, there will be no difficulty in establishing whether or not a property is residential property. Any property which is not residential property is treated as non-residential property for purposes see for further guidance on non-residential or mixed property.

BUILDING USED FOR THE PURPOSE ARE RESIDENTIAL PROPERTY

- i. Residential accommodation for school pupils
- ii. Residential accommodation for student, but not a hall of residence for students in further or higher education
- iii. An institution that is the sole or main residence at least 90% of its residents and is not one of the buildings as non-residential property
- iv. Residential accommodation for members of the armed force

RESIDENTIAL PROPERTY

- i. A building that is used or suitable for use as a dwelling or is the process of being constructed or adopted for use as a dwelling

- ii. Land that forms part of a garden or grounds of a building or structures on such land
- iii. An interest or right over land that subsists for the benefit of any of the

TYPES OF RESIDENTIAL PROPERTY

HARR (2013) describe residential property below

- Single family home
- Tenement house
- Semi-attached homes (Duplexes)
- flats
- Townhomes
- Condominium units
- Four-plex properties

CONCEPT OF PROPERTY DEVELOPMENT

Property development involves a wide range of activities and process from purchasing land to building and developing facilities. One of the continual reconfiguration of the built environment to meet society needs property development also called real estate development is essentially the process of developing buildings or land into a higher use value. Its multi fact businesses which can encompass any of the following:

- i. Buying land and building property
- ii. Renovating extending or improving property
- iii. Converting property from one use to another

DATA ANALYSIS, INTERPRETATION AND PRESENTATION RESIDENTIAL PROPERTIES WITHIN THE STUDY AREA.

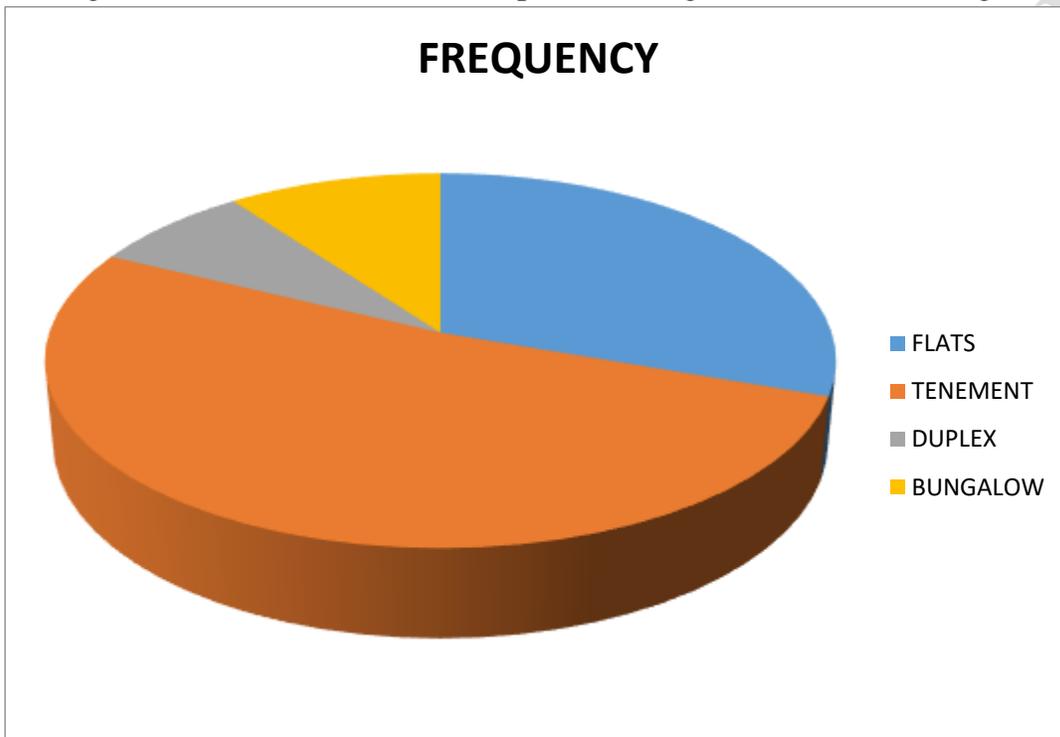
Residential Property Types

Types of Property	Frequency	Percent	Valid Percent	Cumulative Percent
Flats	24	30	30	30
Tenement	41	52	52	82
Duplex	6	7.5	18	100
Bungalow	8	10.1	-	-

Total 79 100.00 100.0

Source: Researcher Field survey 2019

The above showed the respondents whose opinions were sampled, 24(30%) of them were living in flats buildings, 41(52%) of them were living in tenement buildings, 6(7.5%) of them lived in duplex buildings and 8(10.1) in bungalow.



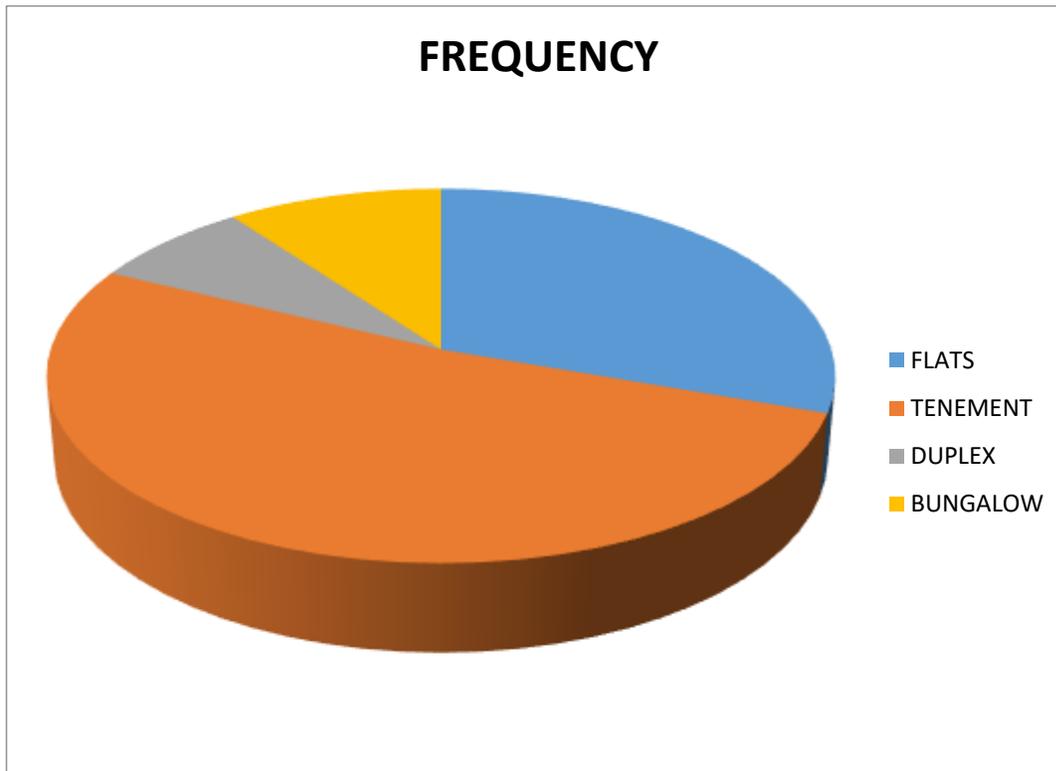
CATEGORY OF INCOME EARNERS

Category of Income Earners

Variable	Frequency	Percent	Valid Percent	Cumulative Percent
Low earner	41	52	52	52
High earner	17	23	23	75
Middle earner	21	25	25	100
Total	79	100.00	100.0	

Source: Researcher Field survey, 2019

Above table describe category of income earners within the area under consideration. 41(52%) of them were low income earners, 17(23%) of them were high income earners and 21(25%) of them were middle Income earner.

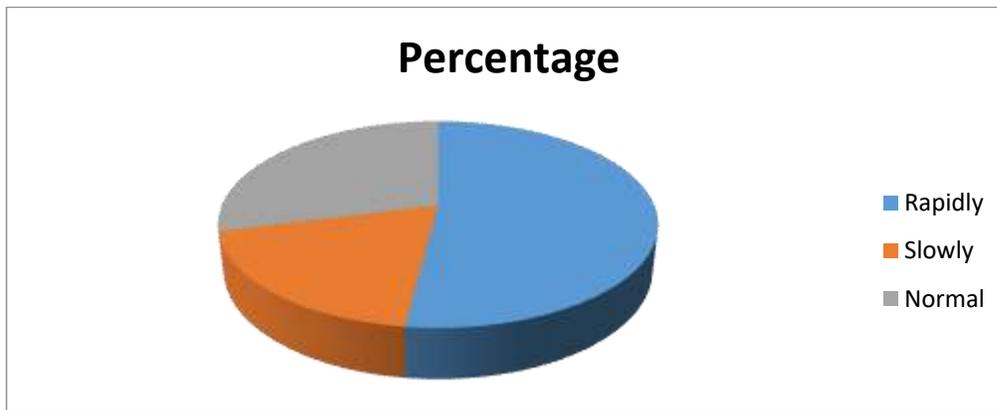


THE GROWTH OF URBAN DEVELOPMENT IN STUDY AREA

<i>Option</i>	<i>Frequency</i>	<i>Percent</i>	<i>Valid Percent</i>	<i>Cumulative Percent</i>
Rapidly	41	52	52	52
Slowly	15	19	19	71
Normally	23	29	29	100
Total	79	100.0	100.0	

Source: Researcher Field survey, 2019

The table prescribe that 41(52%) of the respondents indicated that the urbanization growth in the study area is rapid, 15(19%) of them indicated that urbanization growth in the area is slow while 23(29%) of them indicated that the Urbanization growth in the area is normal

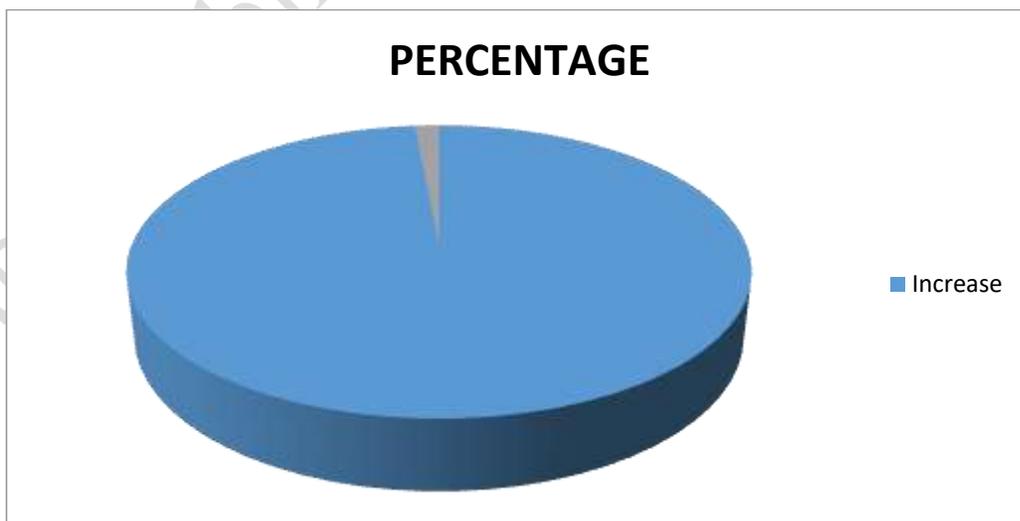


EFFECTED OF URBANIZATION ON INCREASE IN RENTAL AND CAPITAL VALUES IN THE STUDY AREA

VALUES	Frequency	Percent	Valid Percent	Cumulative Percent
Increases rent	73	92	92	92
Decreases rent	-	-	-	-
No idea	6	8	8	100.0
Total	79	100.0	100.0	

Source: Researcher Field survey, 2019

The table is illustrate the responded of questionnaire, 73(92%) of thee indicated that urbanization has led to increase in rent charges in the area while 6(8%) of them were indifferent about the question and none of them gave response that urbanization decreases rent chare in the area.

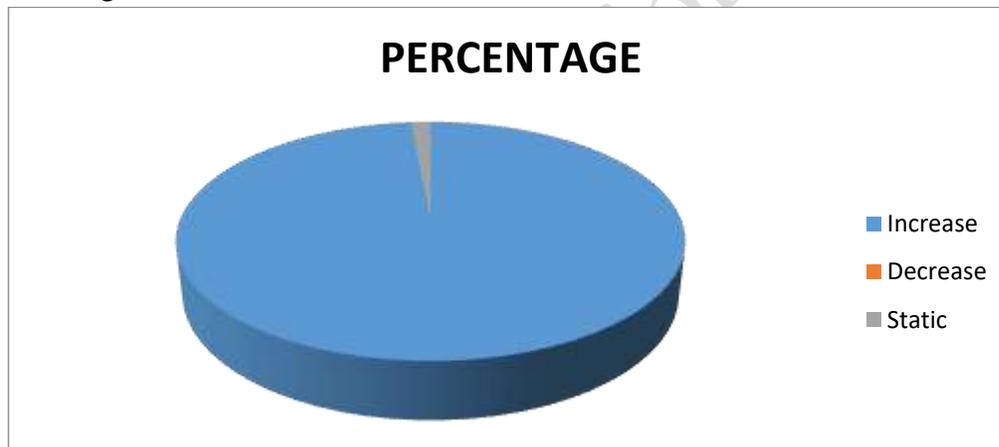


THE EFFECT OF URBANIZATION ON RESIDENTIAL PROPERTY DEVELOPMENT IN THE STUDY AREA

<i>Development</i>	<i>Frequency</i>	<i>Percent</i>	<i>Valid Percent</i>	<i>Cumulative Percent</i>
Availability of housing	-	-	-	-
Shortage of housing	79	100	100	100.0
Others	-	-	-	100.0
Total	79	100.0	100.0	

Source: Researcher Field survey, 2019

Table above show the respondents and stated that (79) attested that the effect of urbanization on residential property development in the area is shortage of housing units



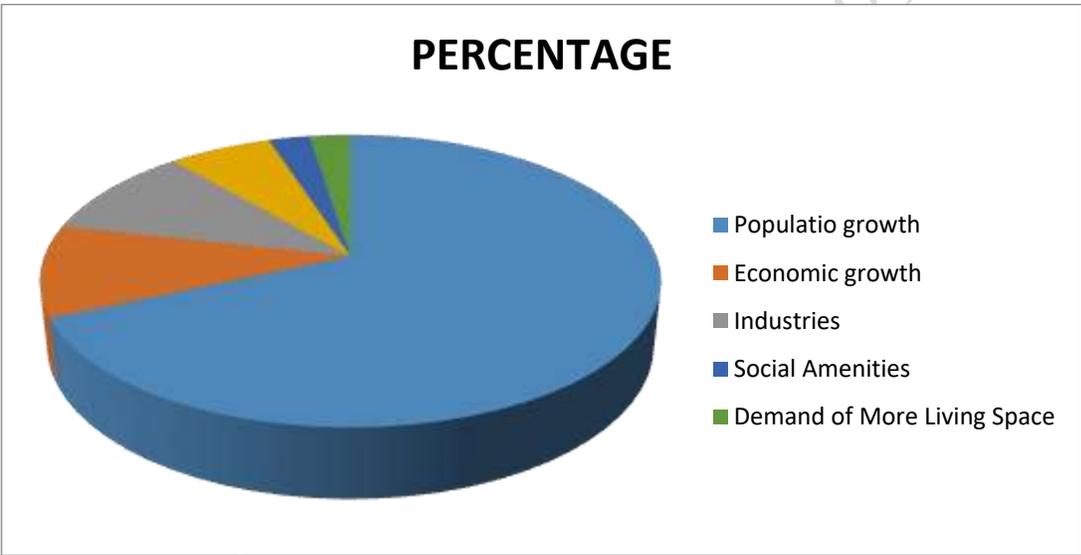
THE CAUSES OF URBANIZATION IN THE STUDY AREA

<i>Causes of Urbanization</i>	<i>Frequency</i>	<i>Percent</i>	<i>Valid Percent</i>	<i>Cumulative Percent</i>
Population growth	54	68		
Economic growth	8	10.1		
Industries	8	10.1	24	24
Higher institution	5	6.3	39	63
Social amenities	2	2.5	25	88
Demand of more living space	2	2.5		

Total	79	100	100
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Source: Researcher Field survey, 2019

This Table state that 19(24%) of the respondents were of the opinion that concentration of industries in an area leads to urbanization of such area, 31(39%) of the respondents indicated sitting of higher institution in an area brings about urbanization of such area. 20(25%) of them indicated that availability of social amenities is the main cause of urbanization in an area while 9(12%) of them indicated that factors that necessitated urbanization is attributed to other factors.



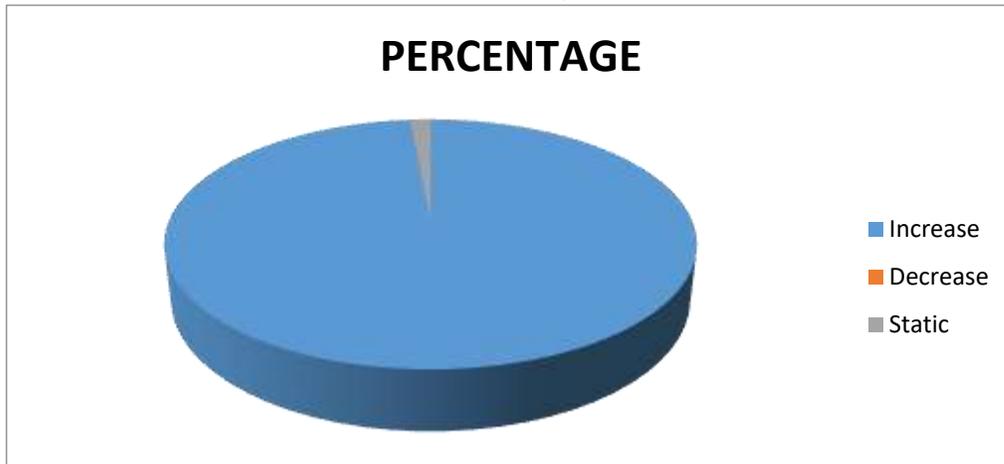
THE WORKING CONDITION OF FACILITIES AVAILABLE IN THE STUDY AREA?

<i>Facility condition</i>	<i>Frequency</i>	<i>Percent</i>	<i>Valid Percent</i>	<i>Cumulative Percent</i>
Satisfactory	50	63	63	63.0
Fair	-	-	-	-
Unsatisfactory	29	36	36	100.0
Total	79	100.0	100.0	

Source: Researcher Field survey, 2019

The Table stated that out of the respondents whose opinions were sampled, 50(63%) of the respondents indicated that the condition of the facilities

available in the area is satisfactory and 29(36%) of them indicated that the condition within the study area is unsatisfactory.



SUMMARY, RECOMMENDATIONS AND CONCLUSION

SUMMARY OF FINDINGS

Increase in human population has been a major challenge confronting housing need of people within urban centers. Urban growth and expansion is mainly concerned with the proportion of population living in urban areas with regards to available resources to the yearning demand of people most especially, the rising demand for their housing need. This study was conducted to investigate the “Impact of Urban Growth on Residential Property Development with special reference to Ilorin, Kwara State”. However, the following findings were made:

- i. Increase in urban growth and development is attributed to increase in the number of immigrants from the rural areas neighboring Ilorin in search of greener pasture and improved standard of living
- ii. Availability of social amenities like accessible road network, portable water e.t.c has prompted the rise in the number of people living in Ilorin
- iii. Increased population of people living within Ilorin has mounted pressure on the housing demand of the people. As such, the problem of poor housing set in.
- iv. Limited housing and residential properties are available to cater for the housing need of the people at increased rent rate

- v. Various factors necessitate the increased growth rate in Ilorin. These factors are inclined with high concentration of industries within the city, availability of higher institutions within the city, availability of social amenities like portable water, accessible road network among others
- vi. Owing to the significant rise in the number of people within Ilorin, the rental value of residential properties within the area has taken significant increment.

RECOMMENDATIONS

The following recommendations are made:

- i. Subsidized housing properties should be provided by the government to meet rising housing demand of the people.
- ii. Rural-urban migration should be discouraged by the government
- iii. Government, being the pioneer administrator of the state, should intercede in controlling the prices levied on residential properties
- iv. Family planning should be encouraged in controlling the rising population of the people
- v. Early marriage should as well be discouraged among the teeming youths of the area and its neighboring communities

CONCLUSION

Conclusively, increase in human population constitutes critical challenges to sustainable housing and urban development. It is however more critical in less developed areas. The challenge of housing the increasing urban population, particularly the poor, is becoming more critical in the urban areas with an explosive expansion of the urban population due to a high population growth rate and massive rural-urban drift that has compounded the housing situation. Urban areas in Nigeria have been no exception to this trend as the country has one of the highest urban growth rates in the world. Not only is the country experiencing one of the fastest rates of urbanization in the world, its experience has also been unique in scale, pervasiveness and historical antecedents. This process has resulted in a very dense network of urban centers of the country and has culminated to poor housing delivery to meeting the housing demand of the people. With limited housing resources, prices of available residential

properties have jacked up, leaving average Nigerians to wallow in need for their housing demands.

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