

## The Impact of Urbanization on Housing Development: The Lagos Experience, Nigeria.

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### Abstract

The impact of rapid population growth on housing development in a developing economy is usually a 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 centres with the resultant effects on housing growth arising from acute unemployment. This growth and physical expansion of cities have been accompanied by unplanned urban sprawl, environmental pollution, deterioration, deficiencies in modern basic facilities, and general urban decay. As increased poverty and urbanization exert more pressures on urban facilities, most Nigerian cities tend to have lost their original dignity, social cohesion and administrative efficiency. This paper revealed the consequences of the problems of urbanization in Nigeria using empirical data from the metropolitan Lagos. The study is based on data collected from sixteen Local Government Areas consisting of 53 residential zones in metropolitan Lagos. Out of the total number of 135,820 properties, a size of about 1% (1,500) was randomly selected. Descriptive and inferential statistics were employed to resolve the objectives and the formulated hypotheses. Some of the findings include the upsurge in population growth rate of the city that took a sharp turn in the 20th century caused by rural-urban migration thereby resulting in an unprecedented high rent cost due to the insufficient housing delivery system. Also the spatial expansion of the city was massive to the extent that the boundaries could no longer be differentiated from the adjoining Ogun State.

**Key words:** Urbanization, environment and housing provision.

### Introduction

The term 'urban' has generated more controversy in the literature and involves economic, sociological, psychological, ethnic, racial, and numerical dimensions. In Nigeria, some urban settlements are inhabited by people whose occupation, are primarily agriculture. These settlements sometimes lack basic infrastructures such as electricity, pipe-borne water, and good roads.

Before the United Nation's definition of Mega City as quoted by Mabogunje (2007) there have been series of definitions of urbanization. The 2009 definition by Wikipedia 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 (1966) in his 'Human Geography' refers to West African towns as urban villages, remarking that their only qualification for the urban status is their size. 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 qualify a settlement to be designated as an urban settlement, it must satisfy other conditions, 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 (1965) also wrote that "a town is a compact settlement engaged in non-agricultural occupations". It is difficult to see how this applies to Nigerian towns where the majority of urban dwellers also engage in farming.

Also in the contribution of Wirth (1938), he defines an urban centre as 'a relatively large, dense and permanent settlement of socially heterogeneous individual. While accepting size as a criterion, Wirth added other factors which appear more to be dependent on size than to be preconditions for urban development. 2009 various definitions of Urban area by Answers.com include 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 others 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. There is a demographic definition of using minimum population thresholds. One

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common indicator of urbanity that has been used in different parts of the world is population size. Often the minimum population figures that a place must have to qualify as an urban area is specified. This minimum population size varies from one place to the other depending on the situation of the country concerned. It has been noted that a population of 50,000 and above is the distinction on which urban places are recognized in the United States. However the figures used in other countries vary remarkably from that of United States. In Australia, urban areas are referred to as 'urban centres' and are defined as population clusters of 1000 or more people, with a density of 200 or more persons per square kilometer. In Canada, an urban area is an area that has more than 400 people per square kilometer and has more than 1,000 people. In China, an urban area is an urban district, city and town with a population density higher than 1,500 persons per square kilometer. In Denmark, an urban place is an agglomeration of 250 or more people. In Greece, urban places include agglomerations of 10,000 or more, whereas Guatemala has considered places as urban if they have 2,000 or more inhabitants, plus places with 1,500 or more inhabitants of running water service is provided in the houses. These are examples of the variety of ways in which urban areas are defined in different countries on the basis of the threshold population. According to the Nigerian (1952) census, an urban place is an area having a population of more than 5,000. By contrast, the 1963 census fixed 20,000 and above people. Compare these figures with those of France (2,000 and above), Canada (above 1,000) and Japan (above 30,000).

A cursory look at the prevailing figures overtime shows the trend. As shown in table 1 in 1921, the proportion of the total population of Nigerians living in urban areas with more than 20,000 populations was estimated at 4.8 per cent. It was 6.7 per cent for 1931. This had increased to 10 per cent by 1952/53 censuses and to 19.2 per cent by 1963. The 1991 census shows that 32 per cent of the people lived in urban areas. While the 1996 National Population Commission figures reveal that 40 per cent of Nigeria's basic population lives in urban areas. By 2005, it was 48.2 per cent in urban areas. Even though there is need for serious caution when discussing the recent Nigeria population data because of its high level of inaccuracy, the percentage is still a confirmation that majority

of the people still live in urban areas. Subsequent estimates continue to show increase in urban population as revealed in Table 1.

The impact of rapid population growth on urban development and conditions is far more than merely a demographic or quantitative one. Whereas the urbanization process in the developed countries was the result of rapid industrialization, the urbanization in Nigeria like most other developing nations is a consequence of the "push" of the rural areas and the "pull" of the town. The majority of African urban centres developed and continues to develop as commercial-administrative and servicing entities. In Nigeria like in most other developing countries, the growth of the tertiary sector is often a symptom of poverty and stagnation rather than economic development. Consequently, urbanization in most of the African countries is characterized by a growing gap between employment opportunities and demand, and an ever increasing shortage of urban services and facilities which are accessible to a diminishing share of urban population. The implication is this deplorable and alarming situation which aggravates the already acute housing problem.

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 per cent, Nigeria has a very high population growth. This 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.

### **Study Area**

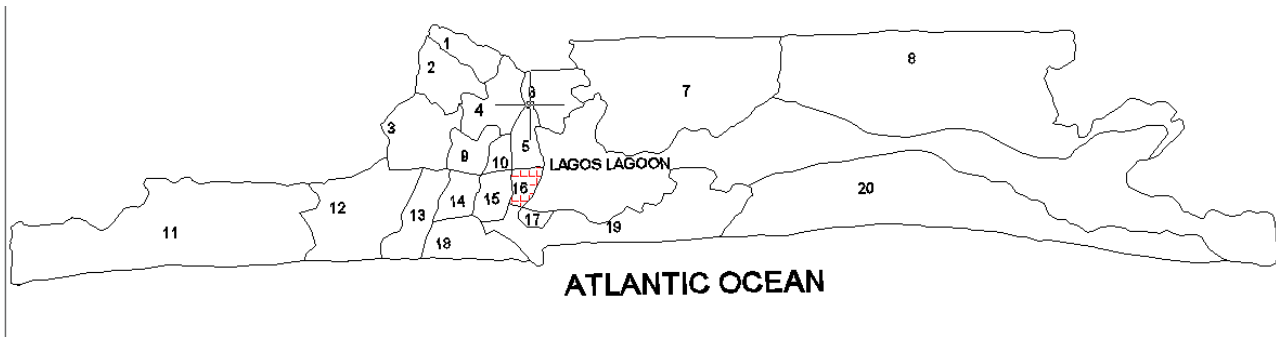
The present day metropolitan Lagos developed from a narrow low-lying island situated on latitude 6° 27' North and longitude 3° 28' East along the West African coast. The original settlement on the site on which Lagos grew was first inhabited by fishermen and farmers and was called Eko. This settlement was christened in 1492 as Lago de Kuramo by the Portuguese who used it only as a harbour in their attempts at finding a route to the far east (Folami, 1982).

Lagos comprises the former 70 square kilometres of the Federal Territory of Lagos

which was composed of the geographically Ikoyi, Victoria Island, Iddo-Otto, Ijora and Apapa. The central and most developed of this island chain is Lagos Island. It also incorporates the municipal settlements of Ebute- Metta, Yaba, Surulere, Tin-Can Island (Mekuwen) and the Eti-Osa areas all of which cover 85.53 kilometres. From these initial settlements, development has proceeded northward to the mainland up to about latitude 6° 40' North. The Lagos Metropolitan Area located within Lagos State in the south western part of Nigeria (see figures 1, and Table 3)

contiguous islands of Eko (Lagos Island), until recently served as both a state and a national capital. It still serves as the country's commercial centre. With an annual population growth rate of about 13.6 percent (about 5 times as fast as the national growth rate of 2.8 percent). Lagos is Africa's second fastest growing urban centre after Cairo, being a focal point for regional, national and international trade and served by significant and often overloaded road, rail, ocean and air transport facilities.

Figure 1 Map of Lagos State showing the 20 Local Governments



1-Agege 2-Ifako- Ijaye 3-Alimosho 4-Ikeja 5-.Shomolu 6-Koshofe 7-Ikorodu 8-Epe 9-Oshodi- Isolo 10-Mushin 11-Badagry 12- Ojo 13-Amuwo Odofin 14-Ajeromi Ifelodun 15- Surulere 16-Lagos Mainland 17-Lagos Island 18-Apapa 19-Eti Osa 20-Ibeju-Lekki

Source: Lagos State Map, 2010

\*The Metropolitan Areas only exclude 7, 8, 11 and 20

### Research Methodology

This study utilized both secondary and primary sources of data. The secondary data were collected from the Lagos State valuation office. There were 16 local governments divided into 8 areas and consisting of 53 residential zones in the metropolitan Lagos. The total number of properties in the 53 zones is 135,820. The valuation of properties in all the local governments contained data and information on the number of houses, the valuation area, owner, area of land, address of property, type of occupier, rental information, type of accommodation, gross value, rateable value, etc. Other secondary data consist of relevant information from journals, articles, research reports from government agencies and parastatals.

Primary information was collected from both direct interviews and personal observations. The main primary information

was obtained from responses to questionnaires. This is essentially to complement the already available secondary data and other unavailable necessary information. The questionnaire was divided into three parts. The first part consists of the socio-economic variables while the second part consists of some of the variables of spatial location and neighbourhood of housing consumers as reflected in population densities. The third part consists of the structural variables that are selected from a larger pool of housing attributes. The number of questionnaires administered was 1500 (this was based on about 1% of the total number of houses). The large number of properties made it difficult to cover all because of limited fund. The selection of the houses covered by the questionnaire was done by both the random and systematic sampling methods in the Metropolitan areas.

Descriptive and inferential statistics were employed to resolve the objectives and the formulated hypotheses. To test for the variations in house values in different locations and neighbourhoods, the analysis of variance and multiple regression model were used. The second hypothesis was tested using the hedonic model and the expansion method. The explanation sought for is that spatial variation in housing values on a larger scale may be explained by differences in neighbourhood attributes, location in space and physical characteristics of houses. The third hypothesis was tested using a combination of analysis of variance, multiple regression model, expansion method and the non hierarchical technique of grouping. This is necessary in order to show that using proper spatial scale in the delineation of zones and wards, distinct spatial pattern exist within the cities' various housing attributes. To test the hypothesis that socio-economic characteristics of the households vary with housing values, the analysis of variance, multiple regression model and factor analysis were used. The factor analysis helps to group the mostly associated variables and show their performances and importance to the neighbourhoods. But in this paper we are only limited to the data on spatial variation to explain the housing development.

### **Housing and Urban Development in Metropolitan Lagos**

This section focuses on the spatial growth and the rapid rate of development in Metropolitan Lagos in order to show the significance and the role of housing in the study area. Since Lagos remains the most populous and unequalled state in Nigeria with most of its population concentrated in the Metropolitan area, it follows that housing for the people should be adequately researched, as shelter is one of the foremost priorities of life in urban development. Also obtaining reliable and accurate information on housing units as in the case of Metropolitan Lagos constitute a crucial step towards a better understanding of the structure of the urban housing market in Lagos. The comprehensive survey of all the buildings provides easy access to data and qualitative explanation of the spatial variations of the urban housing attributes.

### **Population Growth**

Lagos epitomises the phenomenal growth in urban population that is almost typical of most African cities. Estimates made in the latter part of the 18th and the early part of the 19th centuries gave the population as 3,000 in

1800 (Adams, 1900), 20,000 in 1863 and 40,000 in 1864 (Colonial Possessions, 1863 and 1864). Within the first five years after 1866 (see Table 2), the population increased by about 14 percent. The population growth rate for the city took a sharp turn in the 20th century. Between 1901 and 1911, the percentage increase rose from 28.7 to 76.3 percent. The trend in growth in the latter part of the century has been more dramatic. In the first 13 years, that is 1950 to 1963, the population of the municipality increased threefold from 230,256 to 665,246. In 1973, the percentage decreased from 188.9 percent to 117 percent and by 1988, it decreased further to 50.2 percent. The 1991 census gave a ridiculous low figure of Lagos Island as 335,300 (Lagos Island and Eti-Osa) and 4,248,963 when the Lagos Mainland figure is added to it (see Table 3). In 2006, the Nigerian Population Commission put the population of Metropolitan Lagos at 8,166,217. The Nigeria's population was 140 million with population growth rate at 3.2 per cent.

However, these figures contradict assumed rates of growth and projections by the Master Plan Unit of the Ministry of Economic Development and Land Matters in 1980 and 2006 as shown in table 4. Then they estimated the population at 3.779 million in 1978 from which a rate of growth of 9.3 was used to forecast population up to 1979. From 1980 onwards, a declining rate taking into consideration the removal of federal functions from Lagos was used. Thus for 1980, the rate of growth was estimated at 7.27, while between 1985-1990 the assumed rate of growth was 5.6. The rate was 4.37 between 1990 and 2000 A.D. Thus the population of the Metropolis in 1985 would be 6.614 million while in 1990, it was expected to be 8.484 million. The population for 2000 A.D. was expected to be about 12.949 million people and 17.166 million in 2006, a figure that was said to be conservative.

The areal distribution of population in Lagos, 1911-2006 (see Table 5) shows that in 1911 Lagos Island constituted 76.8 percent of the population while Mainland District contributed the remaining 23.2 percent unit. In 1952, the population reduced to 49.3 percent in the Island, while the Mainland population increased to 28.5 percent. The city outskirts or suburbs which incorporate the new metropolitan settlements constituted the remaining 22.2 percent. The 1963 census gave the areal population distribution as 26.9 percent for Island, 31.9 percent for Mainland District and 41.2 percent for the new settlements. The

distribution shows a continuous decrease in population in Lagos city and increase in population towards the hinterlands. This trend is further confirmed by the 1991 census which shows that Lagos Island has 335,300 population (7.9 percent), Lagos Mainland 869,601 (20.5 percent) and the other Metropolitan settlements 3,044,062 (71.6 percent). The 2006 census gave Lagos Island population at 209,437 and constituted only 2.6 per cent of the Metropolitan Lagos population of 7,937,932 excluding Ibeju/Lekki local government. Generally, the Lagos Metropolitan population has been on the increase since 1911-2006.

### **Spatial Expansion**

Two main factors account for the rapid growth of Lagos Metropolitan population - net migration and natural increase. Immigration has been a much more potent factor accounting for the rapid population growth in Lagos. Lagos was settled by immigrants from the immediate hinterland. These were the Aworis, members of a Yoruba sub-group. They were followed by the Ijebus and later by the Binis from a much farther distance to the south eastern part of the coast. During the era of the slave trade, Lagos became an important market for the slaves brought from Porto Novo, Badagry, Hausa and Yoruba lands. However, with the abolition of the slave trade in 1851 and the cession of Lagos to the British government in 1861, which ushered in an improved socio-political era, new groups of migrants were attracted to the city. Such groups included freed slaves from Brazil, Sierra-Leone, and from the hinterland. European merchants, missionaries, Egba christian refugees and traders from the interior also came to Lagos for trading, missionary and political reasons respectively.

By the end of the 19th century, the built up area of Lagos was approximately 4 square kilometre, the main settled area being the Island (see Table 6). The settlement of the Egba Christian refugees in the Glover layout during this period started the spatial development on the Mainland. After 1900, greater strides were made in the areal expansion of the city and by 1911, the Metropolitan Lagos recorded an area of 46.6 square kilometres. By 1921, the built up area of the Island had by then extended in almost all directions, particularly eastward where swamps had to be drained. But between 1921 and 1931 there was a shift in residential expansion to the Mainland as a result of the deteriorating housing conditions on the Island. As a result, the area of the city increased from 46.6 square kilometres in 1911 to 70.5 square kilometres in 1950.

The whole of Lagos Island has been built up by 1944. The built up areas on the Mainland extend from the south-eastern portion of Ebute-Metta to Yaba and to some portions of the south-western part of Apapa. Many villages dot the landscape in areas north and west of the Mainland. Within another decade, new areas were being opened up for development. The Lagos Executive Development Board (LEDB) inaugurated in 1948 was instrumental to the building of new Surulere whilst private developers extended their activities to the outskirts of Mushin, Somolu, Ikeja and Apapa Ajegunle area. Many of these places were formerly villages that have over time been turned to important residential suburbs of Lagos.

This expansion process is on the increase. The whole built up area from Ikoyi Island in the South-eastern part of Lagos Island to Agege in the extreme north forms the Metropolitan Lagos on an area of about 181 square kilometres. The areal extent of the built up areas of Metropolitan Lagos in 1993 is about 405.53 square kilometre. In 2006, areal extent was 999.6 square kilometres. Not only has the rapid rate of the population growth contributed to the areal expansion of the Metropolis, it has also affected the distributional pattern of the people (Table 6).

According to Table 6, the major area of population concentration was the Island up to the middle of the century, but this is fast giving place to concentration at the outskirts. Lagos continues to grow with a spiralling population, a constantly extending boundary and ever changing skyline. Hitherto the former Federal Capital Territory of Lagos has its boundary at Fadeyi on Ikorodu road, Idi-oro on Agege motor road and Alaiyabiagba Market at Ajegunle but today, the whole area has grown into a metropolis extending northwards to incorporate such urban areas as Mushin, Somolu, Bariga, Agboyi, Ikeja, Agege, Ojo, Isheri, Ajegunle and Ketu.

At the inception of Lagos State in 1967, Lagos Island was both the state capital as well as the seat of the Federal Government. However, when Nigeria's federation was restructured into 19 states in 1976, the capital of the state was moved to Ikeja. Lagos state is also made up of five administrative divisions, namely Lagos (Eko), Ikeja, Ikorodu, Epe and Badagry. The divisions were created on May 31, 1968 and were further divided into local governments. Only two divisions fall within the Metropolitan Lagos, i.e. Lagos and Ikeja divisions.

The Lagos division is a highly urbanized division consisting of four local government Islets: Lagos Island, Lagos Mainland, Surulere and Eti-Osa with the city of Lagos being the pivot of an ever expanding Greater Lagos and the divisional headquarters. Major settlements in the Division are Tarkwa Bay, Victoria Island, Lagos Island, Badore, Ikoyi, Obalende, Otto, Ijora, Apapa, Ebute-Metta, Yaba, Ajah, Maroko, Iwaya, Surulere and Iponri. Others are Abagbo, Abijo, Ajiran Gbara, Ibari, Itedo, Marina, Sangotedo, Mayegun, Oke-Ira, Ogombo, Magun, Ito-Omu, Okun-Aja, Okun-Ibeji, Morakinde, Moba, Alaguntan, Addo, Langbasa, Ilasan, Igbo-Efon, Ikota and Ikale-Elegusi.

Ikeja division consists of six local government authorities namely: Agege, Mushin, Alimoso, Oshodi/Isolo, Somolu and Ikeja which serve as the seat of the State Government and also as the divisional headquarters. There are over 50 settlements in the Division including Isolo, Isheri, Ikotun, Ejigbo, Agan, Akesan, Ketu, Ojota, Shangisha, Oworonsoki, Mushin, Abesan, Igando, Idimu, Ajobo, Iju, Ifako, Agboyi, Ikosi, Somolu, Ipaja, Oregun, Oshodi, Oke-Afa, Ojodu, Ogudu, Bariga, Ilupeju, Obanikoro, Ogba, Aguda, Agege, Dopemu, Ikosi, Abule-Ijesa and Akoka.

### **Impact on the Urban Environment**

The result of the uncontrolled 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-financed. They find it difficult to plan and execute effective budgets 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 basic strategy which is appropriate to a developing country's agricultural, industrial, commercial and administrative needs can become a rational liability.

While the rural areas are becoming qualitatively and quantitatively depopulated, the natural rate of growth in the cities is equally very high. The economic opportunities in cities are considerably limited, that is, the urban economy is predominantly basic, the pace of industrialization is very low, generative economic activities are very limited, hence, investment outlook is unimpressive; and the majority of the urban inhabitants are themselves living at subsistence level. As a result of the economic situation, the absorptive capacity of these cities in the form of employment, housing, health facilities and social infrastructure is very limited, therefore, most of the rural in-migrations as well as the urban masses are unemployed, under-employed or unemployable. These factors then keep the productive capacity of the cities lower still. The financial resources for urban development is, as a result, considerably limited. The inevitable consequences of these vicious circles are: universal poverty, housing shortage, urban slums, environmental squalor and a host of other environmental and human problems.

Environmental sanitation day was once introduced by a former military regime of Babangida to be observed on the last Saturday of every month but was later stopped by the civilian regime of Obasanjo. By now, some States are still observing the environmental sanitation day but not on national level again. The reason is well known, to take care of the environmental sanitation of our filthy cities. Most rural areas do not experience environmental problems. The civilian governors of some States including Lagos State still continue with the monthly environmental sanitation day. That of Lagos started from August 2003 and takes place every first Saturday of the month. The purpose again is to take care of the environmental menace being witnessed in the urban centres.

Unfortunately, once the rural migrants have settled in the urban areas, it becomes exceedingly more difficult, if not impossible, to persuade them to go back to the land where at least they could contribute to agricultural schemes. So in the end, the rural population is not satisfied and the urban population is discontented.

It can now be well understood the effects of urbanization on the environment. With the rapid growth of population, the spread of cities and the decline in the standard of living and in the standard of the

environment, it has become increasingly evident that there is an urgent need for action-oriented efforts aimed at advocating and inducing the acceptance of appropriate and workable planning strategies that could facilitate the combating of the problems of urbanization and the dysfunctions of physical planning.

Urban population growth can actually be disaggregated into three categories: natural growth, domestic migration and international migration. But for the purpose of this paper, concentration is on the domestic migration which involves the movement of people within the country and mostly the rural-urban migration. While a rural area is defined in Nigeria as an area having a population of less than 20,000 according to 1963 census, other countries worldwide have varied figures. Urban area therefore is an area with over 20,000 population. Most Nigerian cities face the problems of not properly planned and not prepared for urbanization.

Abuja, the Federal Capital that started with a Masterplan is facing the same problems experienced long time ago in Lagos. Infrastructural issues and others such as housing, transportation, education, health, employment, air and water pollution are common place. The most critical problem facing urban areas today is that of waste management. It affects negatively both the health of humans and the health of the fragile natural renewable resource base. The Lagos story of Lagos State Waste Management Authority (LAWMA) is not totally a success story as wastes are dumped indiscriminately on the highways. The drainages are blocked and different types of pollution everywhere.

The effect of massive concentrations in many of Nigerian's urban centres and on the surrounding eco-systems has proved to be devastating. There is competition for sites between industry, housing, commerce, and public utilities. Urban renewal, zoning and planning have been piecemeal and spontaneous.

### **Reversing the trend**

Rural-urban migration is a menace to the environment and overcrowding within the cities is a common place. Balanced growth is very essential between urban and rural areas so that the economic and physical development of cities should not be based on a purely urban strategy, but must also consider the interaction between the urban and rural areas in making the most effective use of resources.

In order to arrest the drift from rural areas to urban centres, greater emphasis and a higher priority should be placed on the establishment of rural industries, the creation of other forms of employment and the provision of more adequate infrastructural and other services in the rural areas. In addition, there should be integrated national programmes for spatial distribution of population, and to this effect, priority consideration should always be given to the preparation of natural physical plan which will make provision for a more equitable system of distribution of development in all areas.

Another way to avert the rural-urban drift is to eradicate the impression that rural dwellers are mainly farmers who cannot enjoy other basic facilities of life. Rural areas should be made attractive with incentives to site industries, provide conducive environment for the enjoyment of other basic necessities of life. Somebody said sometime ago jokingly but with all seriousness in Lagos that it is a total waste of time and human life to stay in the farm, since a lorry load of pick-up van with cassava tubers will cost a meagre amount, he wondered how many acres of land and the amount of energy that would have been expended as labour and the duration of time it will take to get the meagre money. That is the thinking of the people, which is the reason why rural inhabitants get old quickly or look old because of the nature of their work which is energy sapping. And that rural people are rotten away in the villages, which is why everybody rushes to the city centres for unavailable white collar jobs.

All the causes of rural-urban migration should be looked into by the government and see that they are resolved. If the situation could be abated and reversed, it will remove some pressures on urban resources. The urban areas will be depopulated and the visible and obvious consequences of urbanization will be reduced.

The general impression that when someone lives the urban centre to resettle in a rural area, is an indication that it is finished for him and that all hopes of surviving or making it is totally lost should be disabused. Someone can return to his country home after a successful life in the city to establish and continue with a good life.

Rural migrants have played an important part in the development of their districts of origin through the introduction of new skills, crops and capital into such areas.

Rural drift has also accelerated cultural contacts and exchange of ideas.

### Conclusion

This paper has been able to examine how urbanization has ushered in complex urban problems. This growth and physical expansion of cities have been accompanied by unplanned urban sprawl, environmental pollution, deterioration, deficiencies in modern basic facilities, and general urban decay. As increased poverty and urbanization exert more pressures on urban facilities, most Nigerian cities tend to have lost their original dignity,

social cohesion and administrative efficiency. This research work studied the causes and their impacts on the environment. The paper also gave some corrective suggestions in order to avert the trend. It is, therefore, hoped that the rapid growth in urbanization which has started since the 1950s could be looked into in order to save the rural areas from being totally deserted. The rate of desertion is alarming and the major food producers are being ignored to the extent that foods produced continue to rot in the remote areas for lack of good storage system and bad roads.

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**Table 1 Urban Population in Nigeria 1921-2025**

Year	Total Population (in millions)	% Rural	% Urban
1921	18.63	95.2	4.8
1931	19.93	93.3	6.7
1953	30.30	90	10
1963	55.65	80.8	19.2
1973	79.76	78	22
1983	84.7	75	25
1991	88.5	68	32
1996	102.52	60	40
2000	128.8	56	44
2005	147.6	51.8	48.2
2010	168.4	48	52
2015	190.9	44.9	55.1
2020	214.5	41.8	58.2
2025	238.4	39.1	60.9

Sources: Nigeria Population Censuses; Federal Office of Statistics, Lagos, 1963 and 1970; Mabogunje, 1974, p.10; <http://www.unhabitat.org/habrdd/conditions/wafrica/nigeria.htm>

Note: Urban Population is defined in terms of settlement above 20,000 population in Nigeria.

**Table 2: Lagos City Population Growth Rate 1886 – 2006**

Year	Area Covered in km <sup>2</sup>	Total Population	Inter-Census Percentage Increase or Decrease	Rate of Change Per Annum For 1000 People	Average Inter-census Growth Rate Per Annum	Annual rate of Increase
1866	3.97	25,083	-	-	-	-
1871	4.01	28,518	13.7	-	-	-
1881	4.01	37,452	31.3	13	-	-
1891	4.01	32,508	13.2	-	-	-
1901	-	41,847	28.7	-	-	2.5
1911	46.62	73,766	76.3	58	-	5.7
1221	52.24	99,690	35.1	31	-	3.1
1931	66.28	126,108	26.5	24	2.3	2.3
1950	70.50	230,256	82.6	32	1.2	3.3
1963	70.50	665,246	188.9	86	8.5	8.0
1988*	405.53	2,168,163	50.2	-	-	-
1991	405.53	4,248,963	96.0	-	-	-
2006	999.60	7,937,932	86.82	-	-	3.2

Source: Population Census of Nigeria 1931, 1950, 1963, 1991 and 2006.

Note - Not available \*Projection

Table 3: Lagos State 1991 Population Results

Nos	Local Government	Males	Females	Total
1.	Agege	343,456	306,818	650,274
2.	Badagry*	60,586	58,118	118,704
3.	Epe*	48,530	51,037	99,567
4.	Eti Osa	97,264	73,684	170,948
5.	Ibeju-Lekki*	12,139	12,686	24,825
6.	Ikeja (1)	340,968	398,794	639,762
7.	Ikorodu*	93,214	88,700	181,914
8.	Lagos Island	82,121	82,321	164,352
9.	Lagos Mainland (2)	458,131	411,470	869,601
10.	Mushin (3)	520,758	466,089	986,847
11.	Ojo	538,214	473,594	1,011,808
12.	Shomolu	404,147	363,032	767,179
	Total	2,999,528	2,686,253	5,685,781

Source: National Population Census Office, 1992

(1) Including ALIMOSHO

(2) Including SURULERE

(3) Including OSHODI/ISOLO

\*Local Government not considered as part of Metropolitan Lagos.

Table 4: Population of Lagos 1970-2006

Year	Metro '000	Rate of Growth	Non Metro '000	Total '000	o/o Metro
1978	3,779	9.3	521	4,300	87.88
1979	4,133		5.17	4,680	88.31
1980	4,518		574	5,092	88.72
1981	4,923		601	5,524	89.12
1982	5,302	7.27	629	5,931	89.40
1983	5,677		657	6,334	89.62
1984	6,048		688	6,734	89.81
1985	6,614		716	7,330	89.96
1986	6,791		717	7,508	90.09
1987	7,178	5.56	779	7,957	90.21
1988	7,580		812	8,392	90.32
1989	7,989		817	8,806	90.41
1990	8,406		881	9,287	90.49
1991	8,787		917	9,704	90.55
1992	9,173	4.37	952	10,125	90.60
1993	9,565		988	10,553	90.63
1994	9,975		1,026	11,001	90.67
1995	10,408		1,063	11,471	90.72
1996	10,861		1,105	11,966	90.76
1997	11,342	4.48	1,147	12,489	90.81
1998	11,842		1,191	13,033	90.87
1999	12,384		1,296	13,680	90.92
2000	12,949		1,283	14,232	90.96
2006	15,639	3.2	2,175	17,814	91.10

Source: Master Plan Project, Lagos State Ministry of Economic Planning and Land Matters, Nigeria, 1980-2006.

**Table 5: The Area Distribution of Population in Lagos 1911 - 2006**

Metropolitan Sub-regions	1911 Census % of Municipal Population	1921 Census % of Municipal Population	1931 Census % of Municipal Population	1950 Census % of Municipal Population	1952 Census % of Municipal Population	1963 census % of Municipal Population	1991 census % of Municipal Population	2006 census % of Municipal Population
Lagos Island, Ikoyi and Victoria Island	76.8	77.7	71.6	65.4	63.3	45.4	8.4	6.7
Mainland District	23.2	22.2	28.4	34.6	36.7	54.5	20.4	9.1
Outskirts (Mushin, Ikeja, Agege, Somolu, Oshodi, Ajeromi)	--	--	--	--	-	0.1	71.2	84.2

Source: Compiled from the Population Censuses of Nigeria 1952, 1963, 1991 and 2006

**Table 6 Spatial Growth Of Lagos 1866 – 2006**

Year	Area Km2	Remarks
1866	3.97	Lagos Island Only
1871	3.97	Lagos Island Only
1881	3.97	Lagos Island Only
1891	3.97	Lagos Island Only
1901	-	
1911	46.08	Lagos Municipality
1921	51.64	Lagos Municipality
1931	65.51	Lagos Municipality
1950	69.68	Lagos Municipality
1952	69.68	Lagos Municipality
1963	69.68	Lagos Municipality
1974	178.36	Metropolitan Area
1976	271.20	Metropolitan Area
1991	405.53	Metropolitan Area
2001	571.60	Metropolitan Area
2006	999.60	Metropolitan Area

Source: Population of Lagos, 1950 p. 1 and Ayeni, 1991, Fieldwork 2008