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Keywords: *correlates, urbanization, house rent, nigeria.*

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Correlates of Urbanization and House Rent in Ilorin, Nigeria

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Abstract- This paper examines the effect of urbanization on house rent in Ilorin Nigeria. It appraises the level of urbanization in Ilorin under historical periods of pre-colonial, colonial and post-colonial era. The data used for the study were obtained from random sampling of 150 household in the metropolitan area of Ilorin. The information on the trend of house rent for period of ten years (2003-2012) were obtained through structured questionnaire administered in the study area. Multiple regression analysis was used to examine relationship between urbanization and house rent. Findings from this study show that there was relatively slow urban growth in the pre-colonial era. Colonial period witnessed a relatively phenomenal growth, while post-colonial era recoded a high level of urban growth in terms of population and land consumption. Also, results from regression analysis shows a significant relationship between urbanization and house rent at F- value of 216.535 and P- value of 0.000 ($p < 0.05$). Moreover, with correlation coefficient (R) of 0.995 and coefficient of Multiple Determination (R^2) of 0.991, about 99% of variation in trend of house rent might be attributed to a magnitude increase in urbanization trend. The paper recommends among others that in order to arrest the rapid urbanization in urban centres government should place emphasis and a higher priority 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.

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I. INTRODUCTION

Urbanization, which refers to the expansion in the proportion of a population living in urban areas, is one of the major social transformations sweeping the globe. Nigerian urban centres are perhaps the fastest growing cities in Africa (Onibokun 1987). The country has many large urban centres with too few well-planned cities and towns. There were at least 183 urban centres with population of 20,000 and above (NPC, 1953). The number of such cities rose to 210 by 1980 (NPC 1980), 235 by the 1990 (Aderamo 2010) and 250 by the year 2000 (NPC 1991). The percentage of people who live in urban centres of 20,000 and more increased from 11 percent in 1953 to 35 percent in 1991 while it rose to 45 percent in year 2002. In terms of shared population of people, while the population of the country

increased from 30.4 Million to 81 Million between 1953 and 1991, the urban component in the same period increased from 3.2 Million to 32.2 Million. That is more than 10 folds within the 40 year period. (Aderamo,2010).

Unprecedented Urbanization has been a common feature of countries of developing world since the last century (Aderamo, 2010). This has been in form of rapid population growth and physical expansion of cities. Thus cities are no more able to provide the basic service especially housing to sustain their teeming population. While the situation in the cities are unsatisfactory in terms of housing requirement, the major problem of the rapid growth of urban centres in Nigeria is in the provision of basic facilities and services such as housing, water, electricity, transportation, sewage and drainage. When there is excessive pressure on urban service, the cities become inefficient, unworkable and unlivable (Aderamo, 2010). This study, however, seeks to examine the effect of urbanization on house rent in Ilorin Nigeria. It appraises the level of urbanization in Ilorin under historical periods of pre-colonial, colonial and post-colonial era.

II. LITERATURE REVIEW

Nigeria has a dense network of urban centres owing to a peculiar urbanization history - most of these cities having transformed in recent times, as a result of their political administrative reclassification. Many were recently designated as capital cities within the administrative structure of the country. Urbanization, a process of urban development, is marked by the relative increase in urban population as a proportion of the total. Its nature and consequences, which are well discussed in social discussions, are typified by large and increasing populations concentrated in the large cities. While Bish and Nourse (1975) for instance, see urbanization as the concentration of population and economic activities in large human agglomerations; Henderson (2002) sees it as an issue which in the last fifty years seems to have been accompanied by excessively high levels of concentration of urban population in very large cities.

Furthermore, Wikipedia (2009) opined that urbanization is characterized by physical transformation of the rural or natural landscape into urban land uses owing to massive population migration and stabilization of this population. In the developing world, urbanization - a demographic process, progresses at a rapid rate

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with regional and national patterns displaying peculiar characteristics; prominent among which are the absolute level – i.e. percentage of population living in cities as well as its relative speed of accumulation. In an earlier study, Akinbamijo (1996) submitted that the colluding forces of urbanization, modernization and economic development bring in spatial and dynamic problems that plague urban dwellers in Nigeria and third world cities. The trend generates a series of problems of which housing, basic sanitation and environmental pollution are paramount (Akinbamijo, 1996; 2004). Henderson (2002) opined that third world urbanization involves cities of unparalleled sizes, presenting major problems in health and quality of life, management and institution building and social cohesion among others. The process in the last 50 years is prominently demonstrated in the Asian megacities where the externalities of congestion and pollution, though relatively underpriced, include traffic accidents and health costs arising from high levels of air and water pollution as well as time that is lost to long commutes (Henderson, 2002).

In developing countries like Nigeria, urbanization parameters progress at a phenomenal rate without any articulated policy to stem its tide. The dynamics of the scenario in Nigeria is typified by the fact that while less than 15% of the total population lived in cities of 20,000 or more population by 1950, 25 years later - in 1975, this proportion increased to 23.4% and by 2000, the proportion had risen to 43.3%. The prognosis is that by 2015, more than half of the nation's population will live in urban centres (Mabogunje, 2007). In the strict sense, this will result from the interaction of demographic forces (external and internal) acting on given settlements, in response to the socio-economic, psychological and physical development demands. This pace is further implicated in the dynamics presented across some developing countries.

The Republic of Korea attained a 78% benchmark over a span of twenty years and Brazil attained same benchmark over a 30 year span, while the United States rose from 40% urbanization to the 70% benchmark over a span of 70 years (from 1900 to 1970). This has its untold implications as the societal learning required to adapt rural institutions to urban ones in the developing world became a crash course, leaving little or no room for adjustments (Henderson, 2002). Therefore, and in agreement with Owusu (2010), one can say that in many of these cities, pace of urban growth has far outpaced the capacity of metropolitan and municipal authorities to provide basic services that include adequate sanitation. This situation has been further compounded by weak local government structures and the lack of transparency and accountability in city governance.

Much as these urban concentrations are necessary for infrastructural and economic gains, the

pace of growth is such that generates distortions in health and quality of life, social institution building, social cohesion, and urban governance. It also festers city management problems. Hence Okpala (1986) was forced to conclude that city administration hardly keeps pace with the scale and tempo of urbanization and its multifaceted implications in Nigeria. In this regard, health and other social services in existence are often neither equitably accessed nor distributed in manners that help those in greatest need; neither are they planned, designed or so implemented. The city growth dynamics has not allowed nor promoted societal learning required to adapt the emerging rural institutions and governance to urban one. Over time, population gains of urbanization have cumulated in various towns and urban spaces to drastically influence the population as manifestly seen in different forms of urban problems and maladjustments. Kreisel (1998) therefore cautioned on threats to human health that arise from the rapidly changing social and physical environments. These he says, have increased at unprecedented rates over the last couple of decades especially in the case of public health in the developing world.

III. MATERIALS AND METHODS

The data used for the study were obtained from cross-sectional surveys. Secondary and primary sources of information gathered for the study were from secondary sources. Some of these data include population growth of Ilorin, number of industry and land consumption. The data from primary sources were obtained from random sampling of 150 household in the metropolitan area of Ilorin. The information on the trend of house rent for period of ten years (2003-2012) were obtained through structured questionnaire administered in the study area. Multiple regression analysis was used to examine relationship between urbanization and house rent.

IV. STUDY AREA: ILORIN METROPOLIS

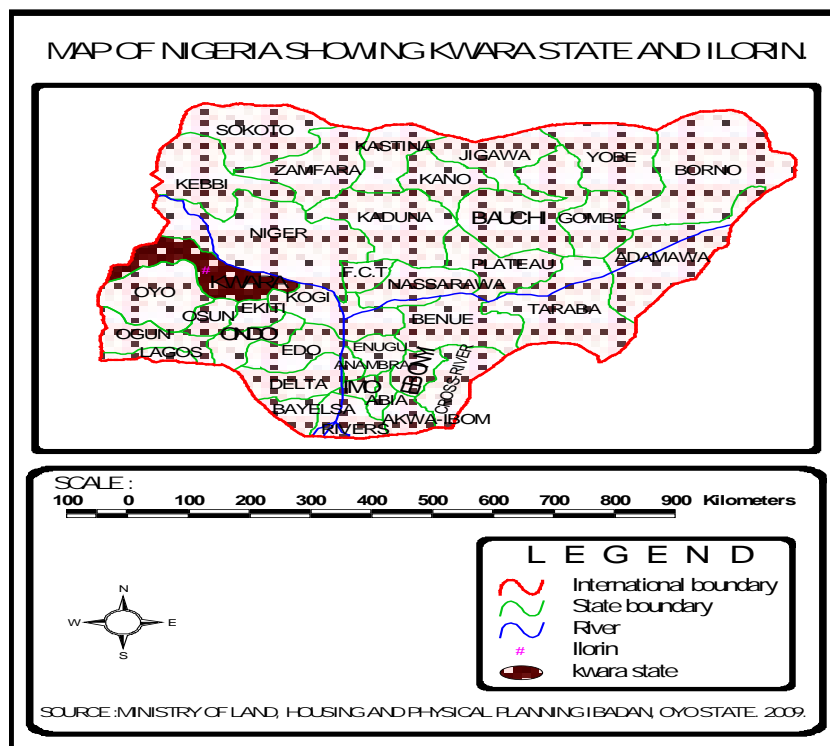


Figure 1 : Map of Nigeria Showing Kwara state and Ilorin.

a) Location

The study area for this study is Ilorin Metropolis. It is the capital city of Kwara State, Nigeria. It lies approximately $8^{\circ}07'$ North of the equator and $4^{\circ}15'$ East of the Greenwich meridian. It also lies 306km Northeast of Lagos and 500km Southwest of Abuja. The population of Ilorin is 777,667 in which male constitute 296,821 and female is 386,886 (National Bureau of Statistics, Abuja, 2007).

V. RESEARCH FINDINGS

a) Urbanization of Ilorin: The Growth and Development

Urbanization is a complex phenomenon. It is believed to be the major surrogate for growth and development characterized by population growth, industrial growth and pluralism of the population for the purpose of this study, the quantitative measurement of urbanization involved: the average rate of growth of the city over the period of 30 years (1991-2020). The average yearly additional land consumed in the city and pluralism of both the human and industrial population measuring the state of anomie and anonymity.

b) Level of Urbanization in Ilorin

The level of urbanization in Ilorin can be appraised under the following historical periods:

i. Pre-colonial Period

Ilorin was founded around 1600 to 1700 A. D. In 1911, the population of Ilorin was 36,000 and in 1921 it was 38,700, an increase of seven percent (7%) in ten years. In 1931, Ilorin had a population of 47,600 while in 1952 it was 41,000 (Evan krapf- Askari, 1969: Kwara state Government 1977). During this period there was relatively slow growth.

ii. Colonial Period

During the Colonial era, Ilorin was a provincial headquarters of Kabba province. The first estimate of the population of Ilorin after the establishment of the British colonial administration was made in 1911 and this put the population of Ilorin at 36,343. The 1953 census indicated the town's population to be 40,994. This period witnessed a relatively phenomenal growth.

iii. Post-Colonial Period

The most important factor that has influenced the urban development of Ilorin after the colonial period since 1960 is its selection as the capital of Kwara State when the latter was created in 1967. Thus the public administration has been one of the major functions of Ilorin since then; Ilorin experienced a relatively slow growth rate before it was made a state capital city in 1967. Ilorin is one of the fastest growing cities with highly heterogeneous population in Nigeria. Her population of 40, 994 in 1952/53 was found to have

increased to 208,546 in 1963 (NPC, 1963) about 408 percent increase in 10 years. By 1982 the population was estimated to have reached over 400,000 (Adedibu, 1989). The population figure according to the 1991 population census however puts it as 532,088. It has also been estimated to have reached 743,867 in 2000 (Ogunsanya and Aderamo, 1993). With a growth rate of 2.6%, however, the year 2003 figure was estimated to be 801,888 (Salawu, 2004). Moreover by the year 2020 the projected population of Ilorin will be about 3,518,771.

Table 1 : Population Growth of Ilorin 1931-2020.

Year	Total population	Rate of growth (%)
1931	100,592	1.4
1952	136,704	1.9
1963	208,546	2.5
1970	254,094	
1980	324,937	
1991	532,088	2.8
2006	2,365,353	3.2
*2010	2,682,963	
*2015	3,059,149	
*2020	3,518,771	

Sources: *Census under colonial Administration 1930, Population census of Nigeria 1963, 1991, 2006, *Projected figure based on 1991 census at the rate of 2.6%.*

Table 1 shows that pace of urban growth is historically unprecedented with rates of growth typically increasing in late 19th century. For instance the 1991 National Census shows that Ilorin had a population of 532,088 while the 2006 census figures shows that the figure had increased to 864,755. Thus within 15 years the city's population had increased by 75% showing annual rate of 2.6% and it is believed that by year 2020 the population of Ilorin will reach 1,272,908.

c) Relationship between Urbanization and House Rent

For the purpose of this study, population figures of Ilorin were projected linearly for the period of ten years as shown in table 2. The trend of industrial development was also obtained as well as the land consumption rate for the period under study. All these were used as independent variable of urbanization. For the trend of house rent, as shown in table 3, rental fee was obtained for 1 Room, 1 Room self-contained, 2 Bed room, 3 Bed room and 4 bedrooms. This were summarized into a single variable of house rent and was used as dependent variable for the computation of multiple regression analysis, which explains relationship between urbanization and house rent in Ilorin metropolis.

All the data for the aboved mentioned variable were standardized using percentages before they were entered into the regression models.

Table 2 : Annual Growth Trend of Urbanization in Ilorin.

Year	Population	Percentage (%) of total Population	Number of Industry	Percentage (%) of total number of Industry	Land consumption	Percentage (%) of total Land consumption
2003	20187	8.80	9	5.96	0.0054	7.28
2004	20751	9.05	9	5.96	0.0056	7.55
2005	21333	9.30	12	7.95	0.0061	8.22
2006	21931	9.56	14	9.27	0.0067	9.03
2007	22554	9.84	14	9.27	0.0076	10.24
2008	23176	10.10	15	9.93	0.0079	10.65
2009	23824	10.40	17	11.26	0.0083	11.19
2010	24492	10.70	18	11.92	0.0086	11.59
2011	25177	10.97	20	13.24	0.0089	11.99
2012	25883	11.28	23	15.23	0.0091	12.26
Total	229,308	100	151	100	0.0742	100

Source: *Author's Fieldwork, 2013.*

Table 3 : Trend of House Rent 2003-2010 in Naira (Housing Characteristics).

Year	1 Room	(%) of total for 1 Room	1 Room self-contained	(%) of total for self-contained	2 Bed room	% of total for 2 bed room	3 bed room	% of total for 3 bedroom	4 bedroom	% of total for 4 bedroom
2003	200	2.48	10,000	2.85	2,4000	4.21	30,000	4.36	36,000	4.45
2004	200	2.48	15,000	4.28	28,000	4.91	36,000	5.24	40,000	4.95
2005	250	3.11	20,000	5.71	36,000	6.31	48,000	6.98	50,000	6.18
2006	500	6.21	25,000	7.14	40,000	7.00	55,000	8.00	60,000	7.42
2007	700	8.69	30,000	8.57	48,000	8.41	60,000	8.73	72,000	8.91
2008	800	9.93	40,000	11.42	60,000	10.50	64,000	9.31	85,000	10.51

2008	800	9.93	40,000	11.42	60,000	10.50	64,000	9.31	85,000	10.51
2009	900	11.18	45,000	12.85	65,000	11.38	84,000	12.22	95,000	11.75
2010	1,000	12.42	50,000	14.28	80,000	14.01	90,000	13.10	100,000	12.37
2011	1,500	18.63	55,000	15.71	90,000	15.76	100,000	14.55	120,000	14.85
2012	2,000	24.84	60,000	17.14	100,000	17.51	120,000	17.46	150,000	18.56
Total	8,050	100	35,0000	100	571,000	100	687,000	100	808,000	100

Source: Author's Fieldwork, 2013.

i. *Regression Analysis of the Effect of Urbanization on House Rent*

To determine the effect of urbanization on housing in Ilorin metropolis, the trend of house rent was regressed (Multiple Regression) on the three identified components/factors of urbanization (i.e. (i) annual growth rate; (ii) industrial growth; and (iii) Land Consumption. The results of Multiple Regression Analysis are shown in tables 4.1, 4.2 and 4.3 below:

Table 4.1 : Regression Model Summary.

Model Summary				
Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.995 ^a	.991	.986	.59519

a. Predictors: (Constant), Land consumption, Industrial growth trend, Annual Population growth trend

Table 4.2 : Test of Significance of Regression model.

ANOVA ^b						
Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	230.120	3	76.707	216.535	.000 ^a
	Residual	2.125	6	.354		
	Total	232.245	9			

a. Predictors: (Constant), Land consumption, Industrial growth trend, Annual Population growth trend

b. Dependent Variable: Housing Characteristics

With F- value of 216.535 and P- value of 0.000 in table 4.2, it is observed that the relationship between urbanization and housing is significant. Moreover, with correlation coefficient (R) of 0.995 and coefficient of Multiple Determination (R^2) of 0.991, as shown in table 4.1, one observes that about 99% of variation in trend of house rent may be attributed to a magnitude increase in urbanization trend. In other words, close to 99% of the variability in observed trend of urbanization is explained by trend of house rent in the study area. The remaining 1% as observed here may be due to other factors that affect housing characteristics like socio-economic, quality of neighbourhood among others.

$$Y = a + b_1x_1 + b_2x_2 + b_3x_3$$

$$Y \text{ (i.e. Trend of house rent)} = -0.362x_3 + 0.263x_2 + 1.087x_1$$

That is, the regression coefficients for factor 1, factor 2 and factor 3, as obtained from table 4.3 are 1.087, 0.263 and -0.362 respectively, which shows that factor 1 (Annual Population growth rate trend) is of more effect than factor 2 (industrial growth trend), while factor 3 (land consumption) is of less effect than the two above in explaining trend of house rent in the study area. And with P-values of 0.027, 0.317 and 0.145 for factor 1, factor 2, and factor 3 respectively. It is also observed that with probability of 0.027, only factor one (population

Table 4.3 : Regression Coefficients.

Coefficients ^a					
Model	Unstandardized Coefficients	Standardized Coefficients	t	Sig.	
	B	Std. Error	Beta		
1	(Constant)	-50.604	14.567	-3.474	.013
	Annual Population growth trend	6.607	2.261	1.087	.027
	Industrial growth trend	.445	.408	.263	.317
	Land consumption	-.992	.592	-.362	.145

a. Dependent Variable: Housing Characteristics

To determine the weight of each of the components/factors of urbanization, reference is made to their regression coefficients as shown in table 4.3. Using the standardized beta coefficients, the constant "a" would disappear and the regression equation is of the form:

Becomes:

growth trend) has a significant relationship with housing characteristics in terms of increase in trend of house rent in the study area.

Findings from multiple regression analysis as observed above shows that housing problem is prevalent in many of Nigerian urban centres. This is an enduring feature of urbanization process. As a result of urbanization, there is now tremendous pressure on housing so much so, that the gap between housing supply and demand in Nigeria continues to widen.

According to Megbolugbe (1983), the most outstanding of all urban problems, caused by the rapid expansion of urban population, is that of providing housing facilities for the teeming urban population in Nigeria.

VI. CONCLUSION AND RECOMMENDATION

This study has shown that the rapid increase in population of Ilorin has contributed to the physical growth of the town in term of spatial expansion. Also, most visible and obvious consequence of urbanization in Ilorin is rapid deterioration of housing and living condition, high cost of rentage and this is traceable to the fact that urbanization leads to explosive population growth.

In order to arrest the drift from rural areas to urban centres government should place emphasis and a higher priority 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.

Also 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 National plan which will make provision for a more equitable system of distribution of development in all areas.

In addition, rural areas should be made attractive with incentives to site industries, provide conducive environment for the enjoyment of other basic necessities of life.

It is noteworthy at this juncture that all 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, therefore urban areas will be depopulated and the visible consequence of urbanization will be reduced.

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