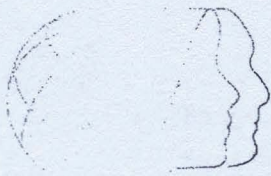


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BACKGROUND STUDY ON SECONDARY SYSTEMS OF CITIES IN SUB-SAHARAN AFRICA



June 2013

This document summarizes a study of the development of secondary cities in development in Sub-Saharan Africa and outlines framework for Cities Alliance to engage in a program of activities to support secondary cities development in the Region.

“Sustainable Development From The Ground Up”

Abstract

Secondary systems of cities in Sub-Saharan Africa (SSA) have become the subject of renewed interest by scholars and international development organizations. This Study, for the Cities Alliance (CA), investigates the role played by secondary cities in the development in the Region. It includes a literature review and discusses trends, influences, and challenges, including the forces of New Economic Geography, facing the development of secondary cities in developing regions of SSA using a systems approach examining urban governance, economic, development, social, and environmental systems. Six country case studies illustrate the way they have approached urbanization, decentralization, and other developments in support of secondary development. A case study is present on six cities: Humabo in Angola, Dire-Dawa in Ethiopia, Mombasa in Kenya, Ibadan in Nigeria, Touba-Mbackè in Senegal and Port Elizabeth in South Africa. The case studies were designed to gain data and knowledge about challenges facing the development of secondary cities. Learning outcomes are presented at the end of each country case study. The role of international development assistance agencies and organizations in supporting the development of secondary systems of cities in SSA is discussed. A framework for Cities Alliance to support the development of secondary systems of cities at a regional, national, and city level in SSA using a urban-systems approach is outlined, with the need for CA to focus on supporting urban governance, economic development, and urban logistical flow systems for a program of assistance to secondary cities in the Region.

Key Words: Sub-Saharan Africa, systems of cities; secondary cities; urban systems; urban development; development policy; international development assistance

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7 IBADAN, NIGERIA

7.1 Introduction

Nigeria, with a population of 162.5 million is the most populated country in Africa. It also has the largest GDP at US\$ 230 bn, with a GDP per capita around \$1500.¹⁰² Nigeria has an urbanization level of almost 50%. The annual urbanization growth rate is around 3.8%.¹⁰³ By 2050 Nigeria will be more than 70% urbanized. Urbanization in the country has been underpinned by an oil-rich economy that has brought many benefits to the country, which however has not been distributed evenly across the states and cities of Nigeria. The result is the significant differences in the level of development at a state and city level.

Lagos is the country's largest city with a population of over 10 million.¹⁰⁴ It is the second fastest growing city in Africa. Other state capitals and secondary cities are also experiencing high levels of urbanization. The rapid rate of urbanization has given rise to significant urban development and management challenges, with severe shortages of housing, land, basic urban services and jobs. In the secondary cities, poor urban governance, weak public sector finances, the inability to attract investment, and the unwillingness to manage peri-urban land development has resulted in inefficient land management and property markets. In many secondary cities more than 70% of the adult population is engaged in informal sector employment.¹⁰⁵

This chapter provides an overview of factors driving the urbanization process in Nigeria, the current state of urban policy and development, and issues associated with the development of secondary cities. The paper includes a case study of the city of Ibadan, as the case study secondary city, which is experiencing significant urban development problems.

Before the outline of Nigeria's urbanization, the following is a brief account of the structure and functioning of Federalism in Nigeria as the basis of informing the prospects of the development of Secondary cities in the country. Federalism has been perceived as an essential binding force in Nigeria both by past civilian and military governments. Nigeria is an artificial creation of colonialism and began as a Unitarian colonial state. At the time of negotiations for independence in the 1950s Nigerian leaders favored a Federal government system, which was ultimately adopted at independence in 1960. Federal States disaggregated after independence from an initial three and ultimately 36 States and Abuja Federal Capital Territory currently. In addition, today there are 774 local government areas that had function as a third tier of government.

Nigeria has gone through numerous transformations of the Federal, State and Local governments since independence in 1960, an expensive experience often referred to as 'a workshop of democracy'. However, in both civilian and military governments the Federal Government has always been the locus of power in Nigeria. The State governments consisted of a tier of governors, cabinets, the civil service, and the state judiciary. In most policy matters and in matters of finance, the state governments had to abide by federal directives. In the early government structures, the regions (States) were powerful and had their own constitutions, foreign missions and independent revenue bases. These came to an end with Federal militarism. The third tier has been that of the local government. There were civilian and military governments that made constitutional provisions to strengthen local government, but State governments that refused to permit local government autonomy thwarted these. Thus Nigeria has been characterized by a sea saw of struggle for

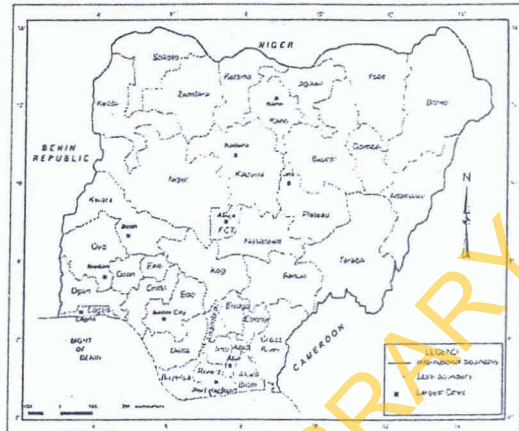


Figure 7.1 Map of Nigeria and Location of Ibadan

¹⁰² Urban Prospects Data Base 2012 <http://esa.un.org/unup/unup/p2k0data.asp>

¹⁰³ Urban Prospects Data Base 2012 <http://esa.un.org/unup/unup/p2k0data.asp>

¹⁰⁴ What is the origin of local government council in Nigeria?

http://wiki.answers.com/Q/What_is_the_origin_of_local_government_council_in_Nigeria

¹⁰⁵ UN-HABITAT-Cities Alliance (2006), Urbanization. In: Foundations for Urban Development in Africa-The Legacy of Akin Mabogunje, Chapter 2, pp. 7-40.

power and thus the devolution of decision-making has had a very complex with little continuity in any particular direction.¹⁰⁶

Because military federalism had been more common than civilian federalism in post 1960 Nigeria, the model of a single supreme decision making level of made the Federal Government the "master" in relation to the "dependent" state governments. The Federal Government controlled the national economy and possessed emergency power to intervene in any region to set up 'order'. By 1990 for example, the Federal Military Government expanded its control over the economy to the extent that states depended on it for up to 90% of their revenues. It is only when periods of civilian federalism that there were attempts to devolve power from the center.

The failure of the local governments in the area of service delivery has made Nigerians loose trust in government as an institution. Many Nigerians desire change in the local government system as presently constituted in order to not only bring it in conformity with present day realities but also meet the expectations of the people who have been yearning for grassroots development. However, further changes would require constitutional amendments, the contributions from the civil society and a change of mindset from Nigerians.¹⁰⁷

7.2 Urbanization in Nigeria

Urbanization processes in Nigeria are not unique in anyway, as it reflects the operations of much the same forces as have led to urban growth and development in other parts of the world (Cities Alliance, 2006:7-40)¹⁰⁸. Nigeria has the largest share of rising urbanization in Sub-Saharan Africa. Mabogunje's work, although dated, provides one of the best expositions of the evolution of urbanization in the country.¹⁰⁹ He provides the basis for pre-European and "modern" urbanization in Nigeria.

Historically, urban systems in northern and western Nigeria were substantially different from a central region because they were based on trade. By the beginning of the colonial period, these urban systems "had evolved some order of importance among themselves. Such an order was based on the favorable location for international and interregional trades or on levels of political pre-eminence or on both. The various kingdoms in the country had their metropolitan centers and their subsidiary towns, which were organized in a descending order of importance". Based on this, urban economic function and north-south differences in the urbanization processes emerged.

Colonial urban development began with the European partition of Africa as the present Nigeria fell into the hands of the British. The pursuit of British interests meant the institution of a new spatial order oriented towards service development of the colonial administration, and the rapid development of those old-pre-colonial towns such as Ibadan, Osogbo, and Kano and the decline of those pre-colonial towns such as Ile-Ife, Benin City, Maiduguri and Sokoto which were not fortunate to lie on the transportation network. New towns such as Enugu, Aba, Kafanchan and Kaduna also emerged as major node in the new spatial order.¹¹⁰

Urban development since the post-colonial era emphasized the patterns inherited from the British for a brief period. The creation of the Mid-West Region was a major act that brought about a change in the spatial configuration of the cities. This development ushered in the transformation of the ancient city of Benin into a modern metropolis. The Nigerian civil war, 1967-70, was the first major process that changed the sociological composition of towns and cities in the country. There were large-scale forced movements of people from all parts of the country especially to the eastern states. The creation of states and local governments became a major agent of urbanization process, as already pointed out above.

7.3 Demographics of Primary and Secondary City Development in Nigeria

The most revealing of the population characteristics with regard to the economic development of the country is perhaps its rate of growth. Nigeria has experienced a population explosion for at least the last 50 years due to very high fertility rates, quadrupling its population.¹¹¹ Figures 7.1 and 7.2 illustrate the decline of Nigeria's rural population and the rise of its urban population that is projected to rise to 70% by 2050.

¹⁰⁶ Mabogunje, A.L. (1968), *Urbanization in Nigeria*. London University Press.

¹⁰⁷ *Businessday Newspaper* (2012), *Fixing Nigeria's Skills Gap*, September 10,

¹⁰⁸ Ayeni, M.A.O (1978), *Patterns, Processes and Problems of Urban Development*. In: Oguntoyinbo, J.S; O. Areola and M.O. Filani (eds): *A Geography of Nigerian Development*. Ibadan: Heinemann, Chapter 9, 165-167

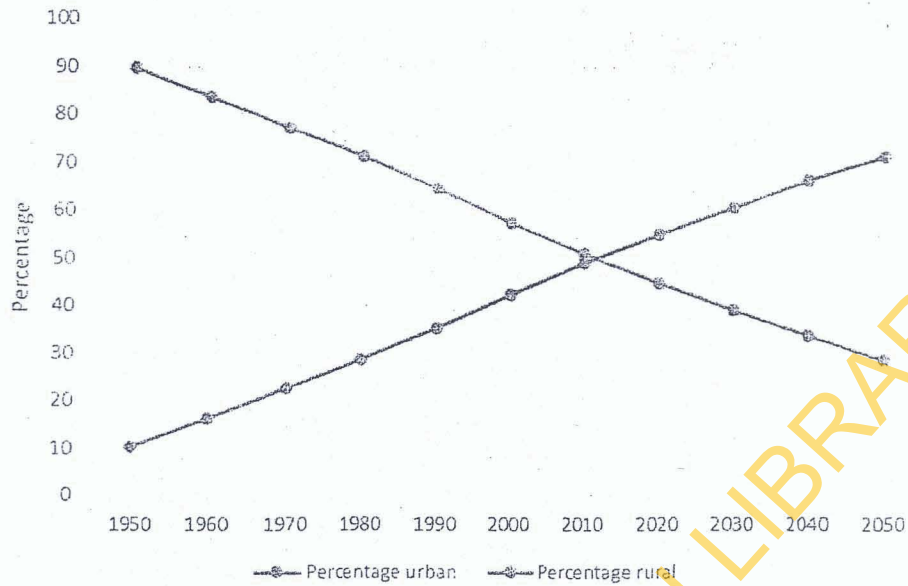
¹⁰⁹ Mabogunje, A.L. (1968), *Urbanization in Nigeria*. London University Press.

¹¹⁰ *CIA World Factbook - July 2011*

¹¹¹ What %? Get the reference

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Figure 7.1: Percentage of Population Living in Rural and Urban Areas: Nigeria 1950-2025



Source: World Urbanization Prospects, the 2011 Revision

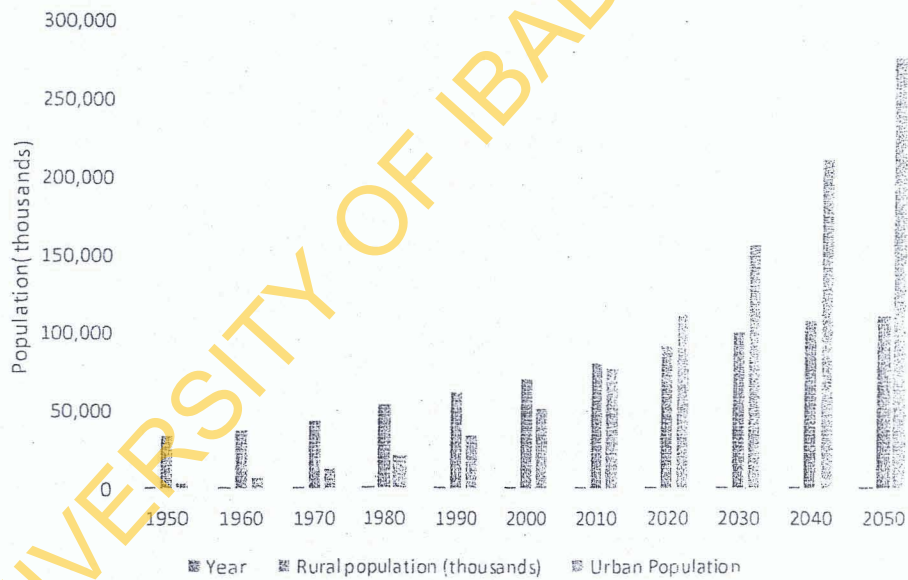


Figure 7.2: Total Urban and Rural Population (000) Nigeria, 1950-2050

Source: World Urbanization Prospects, the 2011 Revision

Table 7.1 illustrates the high rates of urbanization as well as the agglomeration of Nigeria's urban population as there is a clear shift to towns of populations of fewer than 500 000 to 5 million. Considering the number of cities by size and urban population and the percentage of population living in urban areas in Nigeria by 2010, there was only one agglomeration of 10 million or more inhabitants, and 14% urban population. The high rate of urbanization in Nigerian

cities means a doubling of their populations in less than 20 years' time. Due to the lack of data, total welfare index, the areas and densities of people were not readily available.

Table 7.1: Nigerian Secondary Cities

| Size class | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
|--------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|
| 10 million or more | | | | | | | | |
| Number of agglomerations | | | | | 1 | 1 | 1 | 1 |
| Population | | | | | 10 788 | 13 121 | 15 825 | 18 857 |
| Percentage of urban population | | | | | 14 | 14 | 14 | 14 |
| 5 to 10 million | | | | | | | | |
| Number of agglomerations | | 1 | 1 | 1 | | | | 2 |
| Population | | 5 983 | 7 281 | 8 859 | | | | 10 752 |
| Percentage of urban population | | 14 | 14 | 14 | | | | 8 |
| 1 to 5 million | | | | | | | | |
| Number of agglomerations | 3 | 3 | 4 | 6 | 7 | 9 | 17 | 21 |
| Population | 8 599 | 5 402 | 7 113 | 10 562 | 13 769 | 18 981 | 32 060 | 34 595 |
| Percentage of urban population | 25 | 13 | 14 | 17 | 18 | 20 | 29 | 26 |
| 500 000 to 1 million | | | | | | | | |
| Number of agglomerations | 7 | 9 | 11 | 12 | 19 | 22 | 21 | 22 |
| Population | 4 657 | 5 868 | 7 416 | 7 969 | 12 568 | 16 004 | 14 854 | 15 676 |
| Percentage of urban population | 14 | 14 | 14 | 12 | 16 | 17 | 13 | 12 |
| Fewer than 500 000 | | | | | | | | |
| Population | 21 163 | 25 481 | 30 573 | 36 579 | 40 504 | 45 514 | 49 421 | 53 228 |
| Percentage of urban population | 61 | 60 | 58 | 57 | 52 | 49 | 44 | 40 |

Source: Urban Prospects Data Base 2012 <http://esa.un.org/unup/unup/p2k0data.asp>

Table 6.1 illustrates the distribution of Nigeria's ten largest secondary cities. They are concentrated in the west, south, east and central north of the country. The following provide a brief profile of Nigeria's ten largest Secondary cities.

Kano had a population in 2006 of 2,163,225. It is an ancient settlement and the second largest city in Nigerian city after Lagos. Kano is a major center for the production of textiles, leather, grains and other agricultural products such as peanuts and cotton. It has an international airport that links it with Europe, the Middle East and Africa. It is also a major commercial hub serving neighboring Niger.

Maiduguri population was 1,197,497 -2009. Maiduguri is home to several markets. Maiduguri is the principal trading hub for northeastern Nigeria. Its economy is largely based on services and trade with a small share of manufacturing. It has a renowned Teaching hospital. It is connected with the rest of Nigeria via roads, railway and airways.

Ibadan population was 1,338,659 – 2006 census and is the third largest metropolitan area by population. Ibadan is located in southwestern Nigeria. Ibadan is a great center for learning with many specialized tertiary institutions. It is a center for trade in agricultural products, agricultural processing and forestry products. The city is connected by road and rail. It also has an airport

Benin City with a population in 2006 census of 1,147,188 was the center of Nigeria's rubber industry and the processing palm nuts for oil is also an important traditional industry. Benin is a leading cultural center in Nigeria. It also offers tertiary educational institutions.

Jos has a population of 900,000 - 2006 census. Jos is an important national administrative, commercial, and tourist center. Tin mining has led to the influx of migrants has made Jos a cosmopolitan city

Ilorin population was 847,582 in the 2006 census. Ilorin has commerce, but at a poor standing compared to other cities. It is an important agricultural processing center. It has an airport with scheduled domestic flights. Arising from its placement at the cross roads of several cultural groups, Ilorin is an important cultural center in Nigeria.

Kaduna has a population of 760,084 in the 2006 census. It is a trade center and a major transportation hub for the surrounding agricultural areas with its rail and road junction. Kaduna is a center of learning with several tertiary

institutions as well as a military academy and specialized research centers. Kaduna is an industrial center of Northern Nigeria, manufacturing textiles, machinery, steel, aluminum, petroleum products and bearings. Kaduna pottery is highly prized and has a large market. Kaduna has good recreational facilities and two airports.

Enugu (population of 722,664 – 2006 census) was a major coal mining area but this declined and by 2005 it was of no economic significance. It saw civil war during the Biafra Republic in the 1960s. Currently industries in the city include urban markets, bottling and filming location for the rapidly growing Nigerian movie industry, "Nollywood". Enugu's has an airport and a university.

Aba has population estimate of 423,852 – 2006 census) is a major regional trading center in southern Nigeria. It is a pre-British settlement. A railway connects it to Port Harcourt on the Atlantic Ocean, making it an agricultural collecting center.

Onitsha (population 390,509 - 1991) is the gateway to eastern Nigeria and economic nerve of the center of Nigeria. Onitsha has a large market. About 20 % of the workforce is engaged in the secondary sector (industry and manufacturing) while nearly 80 % are engaged in the tertiary sector (sales and distribution). The primary sector (agriculture, fishing and mining) to the economy is almost non-existent. Onitsha has the largest agglomeration of industries in the state. Onitsha is one of a few secondary cities in Nigeria without an airport

7.4 Economic Geography of Nigeria's Secondary Cities

The different phases of urban development in Nigeria have had much influence on the spatial patterns of the cities. Many of the larger cities are thus characterized by a dual structure (i.e. a traditional and a western city), while a number of them have continued to retain the traditional pre-colonial outlook. These are important factors that have led to what Ayeni referred to as "selective planning" in different parts of the same city.¹¹² This also, perhaps, explains why introducing modern forms of transport in Nigerian cities has proved a physical and financial challenge, especially if it involves the demolition of family houses and structures. These factors account for the difficulty of exercising a uniform land tenure system in the cities. These are critical elements of the problems of urbanization in Nigeria today.

As at present, most urban residents live in squalid and congested environmental conditions.¹¹³ Poverty is widespread and underemployment and unemployment are high¹¹⁴. Many urban inhabitants lack access to adequate health services, potable water, good roads, and electricity. Crime rates are high, and residents lack security with regard to their lives and properties. Continued rapid growth of the cities will make it increasingly difficult, if not impossible, to provide adequate social services and infrastructure for the urban populace.

The spatial pattern of development in Nigeria today reflects the existing pattern of population distribution and natural resources. Afolayan showed that the heavy concentration of people in cities is associated with both physical and historical factors. The metropolises of pre-colonial politics formed nodes for dense population concentrations especially among the Yorubas of southwest and the Hausas in the north¹¹⁵. The 'republican' type of government and the fissiparous tendency among the Igbo people in the pre-colonial times promoted, compound type settlements which, among other factors, resulted in high rural population density in the area. Major commercial activities in the country are concentrated in the urban centers of Lagos, Onitsha, Aba, Kano, Port Harcourt and Ibadan. These centers serve as important internal and inter-national markets, handling not only agricultural products but also imported semi-finished or manufactured goods. Indeed, the bulk of the country's industrial activities are concentrated in these cities.

7.5 Policies on Nigeria's Urbanization and Secondary City Development

Fifty per cent of Nigeria's population lives in urban areas (UN 2011). Nigeria's urban growth rate of between 5-7 per cent makes it one of the most rapidly urbanizing countries of the world. This very rapid rate of growth has overwhelmed the capacity of urban management agencies, and compounded by cumbersome land allocation system, inappropriate planning techniques, and low resource allocation for the provision and maintenance of infrastructure. Urban centers in Nigeria have become chaotic. Government efforts at managing urban centers appear inadequate.¹¹⁶

¹¹² Ayeni, B. (1998), Urban Geography. In: Areola, O. and S.I. Okafor (eds): 50 Years of Geography in Nigeria: The Ibadan Story, Chapter 4, 75-97.

¹¹³ Afolayan, A.A. (1978), Population. In: Oguntinyinbo, J.S; O. Areola and M.O. Filani (eds): A Geography of Nigerian Development. Ibadan: Heinemann, Chapter 7, 147-157

¹¹⁴ Nigerian Bureau of Statistics, 2011

¹¹⁵ 2012 Ibrahim Index of African Governance (IIAG) , Nigeria. <http://www.moibrahimfoundation.org/interact/>

¹¹⁶ Nigeria: Vision 2010 Report (1997), State of the Nigerian Environment. In: Report of the Vision 2010 Committee, pp. 95-96.

Nigeria Vision 2010 was an economic plan for the support and to guide the economic development of the country. On urban development it states that "Nigeria should attain a controlled and manageable urban growth; and an improved urban economy to support poverty alleviation and create employment. It recommended the immediate establishment of the Nigerian Urban and Regional Planning Commission in line with the provision of Decree 88 of 1990. This was premised on the excessive pressure on available urban resources, infrastructure and space evident in cities such as Lagos, Port Harcourt, Ibadan, Umuahia, Kano, Kaduna, Maiduguri, and, Abuja-FCT and its satellite towns.

Municipal solid waste heaps dot several parts of Nigerian cities, blocking motorways and making passages along alleys and pavements difficult. Municipal waste disposal and sewage problems are particularly serious in all urban centers. These wastes are characterized by the various non-bio-degradable household petrochemical products such as polythene bags, plastic containers, Styrofoam packages and tyres which litter Nigerian cities; and the about 80 million liters of crankcase oil disposed from mechanic workshops, industries, power stations and commercial houses, discharged carelessly into drains and ground surfaces in cities.¹¹⁷

In 1984 Government introduced a monthly Environmental Sanitation Day and in 1988, the Federal Environmental Protection Agency (FEPA) was established. In 1992, FEPA's mandate was expanded by Decree 59 to cover conservation of natural resources and biological diversity. This agency has been replicated at all levels of government through FEPA's capacity building initiatives. This initiative includes assistance to all the states of the federation for the establishment and strengthening of State Environmental Protection Agencies (SEPA) to initiate and co-ordinate the development of State Environmental Action Plan (SEAPs).

In addition, capacity building in the area of environment has been vigorously pursued in a number of initiatives on public awareness, training, institutional strengthening and infrastructural development through the establishment of non-governmental organizations (NGOs) and community based organizations concerned with the environment. One per cent of the Federation Account is set aside for the amelioration of ecological problems such as soil erosion and flood control, desertification, drought and general environmental control (refuse, solid waste, water hyacinth, industrial waste).

7.6 Problems and Issues Affecting Nigeria's Secondary City Development

The primary problems and issues facing the development of secondary cities and the consequences in Nigeria are briefly outlined in the following paragraphs. These issues cover (i) governance (ii) finance (iii) infrastructures (iv) investment (v) human capital development (vi) land (vii) environment and (viii) social issues. A section will throw some opinions on how do these matters affect the competitiveness, economic efficiency and sustainability of development of secondary city development?¹¹⁸

7.6.1 Governance

In terms of the Ibrahim Index of African Governance (IIAG) 2012, Nigeria with an overall score of 42, is ranked 43 out of the 52 African countries on the annual survey. The African average is 51.2 with Mauritius leading at 82.8. However, Nigeria improved by 0.2 points in the past six years. In Safety and Rule of Law (Rule of Law, Accountability, Personal Safety and National Safety) it scored 40.6. In participation and human rights (Participation, Rights and Gender) the score was 38.5. In sustainable economic opportunity (Public Management, Business Environment, Infrastructure and Rural Sector) Nigeria scored 41.1. Finally in Human Development (Welfare, Education and Health) the score was 47.8.¹¹⁹ Nigeria from a Governance point of view still has room for improvement.

7.6.2 Finance

The African Development Bank Group's Report on the economic outlook for Nigeria states that growth in the Nigerian economy was robust in 2011.¹²⁰ This growth was driven mainly by the following sectors; telecommunications, construction, wholesale and retail trade, hotel and restaurant services, manufacturing and agriculture. Also noted was

¹¹⁷ Nigeria Economic Outlook, African Development Bank Group. <http://www.afdb.org/en/countries/west-africa/nigeria/nigeria-economic-outlook/>

¹¹⁸ Vivian Foster & Nataliya Pushak, Nigeria's Infrastructure: A Continental Perspective. African Infrastructure Country Diagnostic Country Report. <http://www.infrastructureafrica.org/system/files/library/2011/07/CR%20Nigeria.pdf>

¹¹⁹ Information on the infrastructure spending of State and local governments was not available, and so could not be assessed. Vivian Foster & Nataliya Pushak

¹²⁰ Jude Uzonwanne, Investing in Nigeria: A Brief Strategic Guide. Monitor.

<http://www.monitor.com/Portals/0/MonitorContent/imported/MonitorUnitedStates/Articles/PDFs/Monitor Investing in Nigeria Jan 10 2011.pdf>

that the outlook for the mid-term remains positive. To mitigate the negative impacts of the global economic crisis, the government pursued an expansionary fiscal policy to maintain growth and social sector spending that led to pressure on consumer prices.

The report noted that a major challenge to increasing the absorptive capacity of the Nigerian economy is the dilapidated state of infrastructure, in particular power, road transport and railways; and the overdependence of the economy on the oil and gas industry. These are priorities for the transformation agenda of the current administration and are being addressed through the creation of an enabling environment for private sector participation in infrastructure development, and through the development of the non-oil sector. In spite of the dominance of the oil sector, agriculture plays a significant role in the national economy, accounting for the largest single share of Gross Domestic Product (GDP). Sustainable growth in the agricultural sector is a principal factor in promoting inclusive economic growth, reducing poverty and ensuring the nation's food security.

Finally, it notes that in spite of its robust growth the Nigerian economy has failed to generate employment opportunities and poverty is widespread. The unemployment rate has increased and is currently 23.9% compared to 21.1% in 2010. The unemployment rate among the young is 37.7%, one of the highest in sub-Saharan Africa. Poverty is also very high and persistent. Social indicators in health and education remain weak.

7.6.3 Infrastructure

The Africa Infrastructure Country Diagnostic Country Report provides a perspective on Nigeria's infrastructure. It is estimated that infrastructure has made a net contribution of around 1 percentage point to Nigeria's improved per capita growth performance in recent years, in spite of Nigeria's unreliable power supply.

Nigeria made important improvements in its infrastructure such as power, road, rail, and ICT. In recent years, Nigeria has conducted important infrastructure sector reforms that include (i) The ports sector has a 'landlord model', and concessions now attract private investment on a scale unprecedented for Africa. (ii) The power sector is undergoing a restructuring, for performance improvements and towards raising tariffs to recover a larger share of costs. (iii) Liberalization in the ICT sector has resulted in widespread, low-cost mobile services. (iv) A mushrooming domestic air transport sector has emerged, with strong private carriers that have rapidly attained regional significance.

Noted too were the negatives in Nigeria's power, water and sanitation infrastructure. These include the power sector that is the cause of most concern. The challenges are (i) inoperative generation capacity, (ii) lack of investment, (iii) an extremely unreliable supply; (iv) social costs can be conservatively estimated at 3.7 % of gross domestic product (GDP); (v) power users have been charged a fraction of the true cost of production, and (vi) the utility's operational efficiency is among the worst in Africa.

The water and sanitation sector is said to (i) lack of development, (ii) Piped water coverage is only a fraction of the nation's need (iii) access has been declining steeply in recent years, even as the practice of open defecation continues to rise (iv) water utilities appear no more efficient than the power utility. (v) Irrigation development also remains low relative to the country's substantial potential (vi) Nigeria's road networks are in relatively poor condition, due to inadequate maintenance (vii) The country's poor air transport safety record is reason for further concern.

Meeting Nigeria's infrastructure challenges require sustained expenditure of almost \$14.2 billion. It was noted that Nigeria already spends \$5.9 billion per year on federal infrastructure, equivalent to about 5 % of GDP. Existing spending patterns are heavily skewed toward investment, with little provision for operations and maintenance. A further \$2.5 billion a year is being lost at the federal level due to inefficiencies of various kinds, most of them associated with the power sector. The underpricing of electricity is by far the single-largest source of inefficiency, even though cost-recovery tariffs would be affordable for the majority of the population. Low capital budget execution is also an issue across the infrastructure sector. With its abundant oil revenues, Nigeria is well placed to raise additional public finance for infrastructure in the domestic as well as the international markets.

7.6.4 Investment

With regards to investments in Nigeria the Monitor points out the following. Nigeria's young population (72% of a national population of 160 million), and economic growth (7.3% in 2011 IMF forecast) make it the largest high-potential consumer market in Africa and fertile ground for companies looking for growth opportunities. Growing demand for electricity, housing and retail goods—key industries, which represent the diversification of Nigeria's economy—provides a field for new entrants to explore. Challenges and risks to overcome include unfinished distribution networks and a shortage of skilled labor. Entering Nigeria (ranked low by the World Bank for doing business), whether through organic growth, joint venture or acquisition, requires assessing a company's desired speed to market, threshold for risk and desired control. Whichever path one takes, strong and clear governance structures are a must.

7.6.5 Human Capital Development

It is argued that human capital development is something that must exist or happen for a nation's development to take place. Human capital development teaches people how to utilize the power of diverse thinking styles i.e. analytical and intuitive so that holistic and best practical solutions are attained.¹²¹

Two Nigerian educationalists argue that the challenge of developing human capital in Nigeria with a global comparability and competitiveness remains far from appreciable levels despite very feeble attempts by successive governments to address this problem.¹²² They argue that the most crucial avenue for training and developing human capital is in the educational sector and in Nigeria the system of education has not been able to harness the different aspects of training that includes the vocational, the practical, or the cognitive and the effectual, to prepare recipient for competition in the global market. Arising from Nigeria's situation, it becomes a challenge to provide or develop human capital that will enable the country catch up technologically and at the same time compete favourably with their counterparts anywhere in the world.

The recommendation is that developing the Nigerian human capital is for government to provide an all-embracing education for Nigerians, through a curriculum that provides an all-round training that is comprehensive, exhaustive and competitive educational curricula locally and globally.

An indication where Nigeria stands in Human Capital Development (HCD) is to consider the UNDP's Human Development Indicators. The data available is from 2005 to 2011. In 2005 the Nigerian HDI was 0.422 and in 2011 it was 0.456. These figures are considered as low human development. Nigeria's figures were identical to those of Sub-Saharan African countries.¹²³

7.6.6 Land Management and Administration

Land and its use as a productive asset require the establishment of a legal and institutional framework for land management. In Nigeria that framework has exercised very little influence on the way property rights to land have developed over the years.¹²⁴ The reason advanced is the emotive attachment people have on issues related to land. The reasons for this are (i) the supply of land is finite; yet it is required to provide security (productive, investment or both) in several forms (food, shelter and as a base for the rapid transformation of the Nigerian economy. (ii) Land management in Nigeria comprises a multitude of irregular units in the ownership, use and management by different stakeholders (individuals, corporate bodies and even the State). The major decisions taken by any stakeholder has implications not only for the other groups but also society at large.

Land is the focus of much wealth, power and status. Indeed, the current concern in the use of land as a vehicle for investment gain as well as a hedge against inflation under conditions of economic turbulence, points to the centrality of land in present day Nigeria, and more importantly how it is managed.

Briefly the management of land in Nigeria is no less complex than in any modern society. The following is a short outline.¹²⁵ After independence in 1960, the Government of Northern Nigeria enacted the 'Land Tenure Law 1962.' It bestowed all lands in northern Nigeria were under the control and subject to the disposition of the Governor and were to be held and administered for the use and common benefit of the Natives of Northern Nigeria. These led to titled land that were recognised, as evidenced by certificates of occupancy (COO) for periods of up to 99 years for a specific purpose.

The above Northern Nigeria Land Tenure Law of 1962, evolved into the Land Use Act of 1978. Prior to the latter's enactment, private individuals and the Government increasingly faced difficulties in acquiring land for development purposes. Demand for land had arisen from increasing urbanisation and the growth of the national economy due mainly to revenues derived from oil. Although legislation exists empowering Governments to acquire land compulsorily

¹²¹ Enyekit, E.O, Amaehule, S, & Teerah, L.E. Achieving Human Capital Development in Nigeria Through Vocational Education for Nation Building. Proceedings of the 2011 International Conference on Teaching, Learning and Change (c) International Association for Teaching and Learning (IATEL) <http://www.hrmars.com/admin/pics/113.pdf>

¹²² Ugal D.B. and Betiang P.A (2009) Challenges for Developing Human Capital in Nigeria: Global-Local Connection. http://papers.ssrn.com/sol3/papers.cfm?abstract_id=1513945

¹²³ UNDP International Human Development Indicators, Nigeria Country Profile <http://hdrstats.undp.org/en/countries/profiles/NGA.html>

¹²⁴ Mamman, A.B Land Management in Nigeria. Online Nigeria. Community Portal of Nigeria <http://www.onlinenigeria.com/land/?blurb=526>

¹²⁵ Land use polices since the 1960s. Online Nigeria. Community Portal of Nigeria <http://www.onlinenigeria.com/land/?blurb=529>

for public purposes, it has become difficult to do so at reasonable cost in some of Nigeria's urban centres. Several projects in the Second Development Plan (1970-1974) failed to take off because of the difficulty of obtaining land in major urban centres. Equally too, many private projects must have also run into similar obstacles. Where land was readily available, the prices are often prohibitive, and compensation claimed and paid by Governments have been generally much higher than the true opportunity cost of land. Land speculators have aggravated the situation.

Many attempts have been made by both military and civilian governments to set up commissions and panel of experts to recommend on ways to overcome the above difficulties. In spite of these, the difficulties on the acquisition of land for development persisted. There were radical suggestions such as the nationalization of land, streamlining tenure systems, the pursuit of 'one fits all' policies etc. Muhammad Bashar depicts the latest situation of land viz investment.¹²⁶ He states that "Doing Business in Nigeria" – 2010 reveals that Nigeria falls far behind out of the 183 countries in which census was taken. This shows real difficulty in having access to land for business (investment) in Nigeria. The findings are the pointer to the obstacles a developer would face in Nigeria. Three recommendations are made (i) Long bureaucratic process involved in allocation of land should be streamline in order to ensure timely approval of land allocation and subsequent transactions in land should be faster (ii) The (transaction) cost incurred should be reduced to a minimum amount. (iii) Experts and high technical skilled manpower should be employed to minimize the problems of double allocation.

7.6.7 Environment

In a large country the size of Nigeria - 923,768 sq km (356,669 sq mi), the Nigerian ecology varies from tropical forest in the south to dry savanna in the far north, yielding a diversity of flora and fauna. Human population pressure and development pose serious threats to both the ecological and the human environment.¹²⁷

Environmental issues in Nigeria include (i) Desertification that is a major problem, made worse by massive water impoundment and irrigation schemes. (ii) Uncontrolled grazing and livestock migration put tremendous pressure on the environment in some areas. Other environmental threats include (iii) poaching and (iv) settlement within protected areas, (v) brushfires, (vi) increasing demand for fuel wood and timber, (vii) road expansion, and (viii) oil extraction activities.

Nigeria has in place a system of nature preserves, game reserves, and national parks in addition to a forest management system. However, management is carried on at the state and not at the local level. Legal enforcement and protection infrastructure are lacking, and abuses of protected land are common.

Several Nigerian environmental groups have campaigned for environmental causes, but with little success. The Government set up the Federal Environmental Protection Agency (FEPA) to address problems of desertification, oil pollution, and land degradation, but the FEPA has had only a minor impact. In other parts of Nigeria the country, farmers have practiced indigenous environmental protection for centuries.

Nigeria is party to the World Heritage Convention (WHC), although no sites have been recognized. One biosphere reserve has been designated under the UNESCO Man and the Biosphere Program. Nigeria has ratified international agreements concerning biodiversity, climate change, endangered species, hazardous wastes, law of the sea, marine dumping, marine life conservation, nuclear test ban, ozone layer protection, and whaling etc. There also regional cooperation with neighboring countries in the joint management of the environmental resources.

7.6.8 Social issues

In a county of over 160 million people like Nigeria one is bound to find a full spectrum of social issues. The People of Nigeria, Social Issues is a brief and adequate summary.¹²⁸ The starting point is that wealth and power are distributed very unevenly in Nigerian society. The majority of Nigerians are focused with daily survival, have limited resources and little chance of improving life situation. Meanwhile, the elite often accumulate and flaunt massive wealth. What is strange is that these contrasting circumstances is expected and accepted in Nigerian society! The elite maintain power through networks of patronage and political support in return.

¹²⁶Muhammed Bashar, Land Reform in Nigeria: The Nigerian Institute of Estate Surveyors and Valuers Perspective – Challenges and Prospects. http://www.fiq.net/pub/fiq2011/papers/ts09b/ts09b_nuhu_5321.pdf

¹²⁷Environmental Issues in Nigeria Land and Resources http://www.countriesquest.com/africa/nigeria/land_and_resources/environmental_issues.htm

¹²⁸The People of Nigeria, Social Issues in Country Quest <http://www.countriesquest.com>

Economic inequality has a severe effect on health, especially for Nigerian children. 20% of the children die before the age of five, primarily from treatable diseases that can be controlled. Adult Nigerians are also affected. For example 20% of rural Nigerians and 52 % of urban Nigerians have access to safe water. 30% have no access to health care as a result of living too far from clinics or they afford the fees charged by clinics.

Compounding the social situation is the urban – rural divide. The average urban incomes are higher, however (i) urban poverty is as inescapable as rural poverty (ii) Employment opportunities are scarce, even for the educate, (iii) Food is expensive, (iv) Housing, too, is pricey, (v) Sewage disposal systems are at most basic or primitive, and (vi) Polluted streams, wells, roadside drains, and other bodies of water increase the risk of infectious disease (vi) Industry, automobiles, and wood fuel pollute air and water.

Crime is also at the center of social issues and pressures in Nigeria. Crime rose in the mid-1990s as a result of a combination of (i) Unemployment, (ii) Economic decline, and (iii) social inequality, which was fueled by inefficient and corrupt police and customs forces. (vi) Nigeria is a major conduit for international drugs moving from suppliers to consumers, (vii) there are large-scale Nigerian fraud rings have targeted business people in other parts of the world. It is concluded that although there have been periodic campaigns to root out corrupt politicians and attack crime, they have had little lasting effect.

7.6.9 Competitiveness of Nigerian cities

The Global Competitiveness Index for 2012/2013 as reported by World Economic Forum ranked Nigeria 148 out of 196 countries while the country maintained a 3.50 score, same as what it recorded in 2011/2012 review behind other sub-Saharan African countries of South Africa, 4.34; Kenya, 3.82; Benin, 3.78; Ghana, 3.65; and Cameroon, 3.61.¹²⁹ The ranking was based on such basic requirements (comprising institutions infrastructure, macroeconomic stability, health and primary education); efficiency enhancers (which include higher education and training, goods market efficiency, financial market sophistication, technological readiness, and market size) and innovation and sophistication factors (consisting of business sophistication and innovation) which are currently fall short of by standard parameters.¹³⁰

The 3.50 score for Nigeria shows an abysmal low performance compared to other countries. This poor performance, no doubt is a result of the decline in the country's basic requirement of its macroeconomic stability, health and educational outcomes. Nigeria displayed weak public institutions and governance indicators compared to other African countries. The country's financial market was also seen not to be well-developed. Educational levels continue to lag behind international standards at all levels, whilst the country's labor market is still characterized by inefficiencies. New technologies for productivity enhancement such as ICT are not being harnessed. All these are not in recognition of the nation's battle with fixing critical infrastructure such as power and transportation network that suffered *decades of neglect*. Nigeria has lost critical investment opportunities to some other countries of Africa given this scenario. This is not to suggest that efforts are not being geared towards improving the situation. There is considerable room for improvement no doubt.

7.6.10 International Development Agencies and Banks and Nigeria

In general, international development assistance to Nigeria is not aligned with the fiscal system. Most of the official development assistance to urban sector projects is ad hoc, using different instruments ranging from grants, soft loans and other modalities. With the exception of World Bank and African Development Bank loans, there has been little direct government management of donor funds into the urban sector. Until recently, outside of the international development banks, official development assistance agencies have argued that off-budget support has been the most practical approach, given accountability weaknesses, the absence of effective financial management and persistent 'disjuncture's' between policies, plans, and budgets and subsequent releases and expenditures.¹³¹

In 2005 DFID and the World Bank developed a new Country Partnership Strategy for Nigeria, which involved a three level approach to development aid: investment lending at federal level, SWAP type arrangements in 'good performing' states, and highly focussed community issue-based project approaches in poorly performing states. It did not include instruments to use the fiscal transfer system more effectively to introduce better incentives for state and local government service delivery, system strengthening and greater accountability. This has been a general failure of the aid program into the urban sector overall in Nigeria. In 2010 the DFID Multilateral Aid Review findings resulted in the

¹²⁹ The Global Competitiveness Index (2012/2013) World Economic Forum

¹³⁰ Coker, B. (2012), Competitiveness of Nigerian Cities http://www3.weforum.org/docs/WEF_GlobalCompetitiveness_Report_2012-13.pdf

¹³¹ Eldon, J. and C Waddington (2007), Federalism, Sub-national Financing and Aid Effectiveness, Technical Approach Paper, HLSP Institute, London

switch of policy so that more money would be allocated to international organizations which are seen as critical to delivering the UK's development priorities.¹³² Other official development agencies have also begun to switch to direct bilateral support in order to improve aid effectiveness and delivery. The extent to which the switch to bilateral aid support will flow into the urban sector in Nigeria remains to be seen, the given past experience it does not look promising.

7.7 Initiatives and Policies are Necessary to Support Secondary City Development in Nigeria

The call for changes in the methods and practice of urban planning initiated by planners reached its peak at the World Urban Forum 4 in Vancouver, Canada in 2006 and in UN-HABITAT's work of repositioning urban planning (UN-HABITAT-Global Report on Human Settlements: Planning Sustainable Cities, (2009). Hague, noted that rapid urbanization has rendered obsolete the techniques and instruments of much traditional town planning.¹³³ Planners have been slow to recognize the imperatives of poverty alleviation, community empowerment, and to create opportunities for women in development. Neither has planning practice been sufficiently involved in the knowledge economy and informed by research.

The call for changes in urban planning is not new in Nigeria.¹³⁴ Koenigsberger observed that "planning profession as at present constituted has little or no power to influence development action in the poorer of the third world nations.¹³⁵ It cannot control self-help (informal) development and it has not yet learned how to encourage, assist and guide it" Similarly this debate was started by Falade in a paper presented at the Mandatory Continuing Professional Development Program in Kaduna in 2002. The debate and dialogue have continued particularly during such workshops as that on the state of urban and regional planning in Nigeria organized by the Nigerian Institute of Town Planners in Abuja in 2011.¹³⁶

To this end, there are calls and moves to refocus the profession and retrain planning practitioners. New Urban Planning here means being proactive, focused on sustainability, and making the connections between people, economic opportunity and the environment.

The Global Planners Network has indicated that new urban planning must look and integrate the followings: (i) Reduce vulnerability to natural disasters, (ii) Create environmentally-friendly cities, (iii) Reduce new slum formation, (iv) Build sustainable economic growth and (v) Ensure conflict Resolution and Safer Cities

Planning should also follow certain principles and methods. Ten principles recommended for New Urban Planning are: (i) Sustainability; (ii) Integrated planning and budgeting; (iii) Planning with partners; (iv) Transparent and accountable planning; (v) Subsidiarity; (vi) Market responsiveness; (vii) Access to land; (viii) Pro-poor and inclusive; (ix) Use of appropriate tools; and (x) Allowance for cultural variations in how the principles are applied.

It is apparent from the foregoing that reformed urban planning will no doubt contribute significantly to good urban governance and management. In order to do this, Yari (2012), encouraged town planners to push forward with the reforms being initiated under the Report of the State of Urban and Regional planning in Nigeria. Specifically, attention must be paid to the followings: (i) Ensure that all settlements have plans to guide their growth and development; (ii) Introduction of participatory planning. All plans and planning schemes must be prepared through participatory and all inclusive process; (iii) Planning should be inclusive. It should devise ways of supporting, guiding and protecting the informal sector, the poor and their economic activities; (iv) Methods of raising and leveraging additional resources

¹³² Eldon, J. and C Waddington (2007), Federalism, Sub-national Financing and Aid Effectiveness, Technical Approach Paper, HLSP Institute, London

¹³³ Hague, C; P. Wakely; C. Crespin and C. Jasko (2006), Making Planning Work: A Guide to Approaches and Skills, Rogby: Intermediate Technology Publications.

¹³⁴ Yari, K.M. (2012), Good Governance and Urban Planning, Paper Presented at the International Conference on Promoting Good Urban Governance for Effective Service Delivery in Nigeria, Organized by the Foundation for Development and Environmental Initiatives, October 11 – 12, 2012, Lagos, Nigeria, 17 pages.

¹³⁵ Koenigsberger, O. (1981), The Role of Planner in a Poor and not a Quite so Poor Country, Journal of the Nigerian Institute of Town Planners.

¹³⁶ Falade, B. (2002), The State of Urban and Regional Planning in Nigeria, Conference on Mandatory Continuing Professional Development Programme, Kaduna, Nigeria.

through stakeholders, as demonstrated by the Sustainable City Program should be sought; and (v) Planning should find ways to achieve access to serviced land and decent housing at affordable cost.

7.8 The Case Study of Ibadan

As a means of developing a deeper understanding of some of the problems and issues facing the development and management of secondary cities, a brief case study of Ibadan was selected as a good example of a secondary city in Nigeria

7.8.1 History

Ibadan is the largest indigenous city in West Africa and is located in the South Western part of Oyo State of Nigeria. It is the capital city of Oyo State and is located about 145 km north-east of Lagos. Its population is 2,550,593 according to 2006 census results, including 11 local government areas. The population of central Ibadan, including five Local Government Areas (LGA), is 1,338,659 (see table 7.2). according to 2006 census, covering an area of 128 km². Ibadan has grown to become a large sprawling city with no discernible pattern of development. Developed land increased from only 100 ha in 1830 to 12.5 km² in 1931, 30 km² in 1963, 112 km² in 1973, 136 km² in 1981, and 214 km² in 1988 (Onibokun and Kumuyi, 1999). Recent examination of the areal extent of the city from satellite imageries indicate that the urban development has extended significantly in the last three decades. The developed land area for the city in 2012 had reached 401 km² (Figure 7.4).

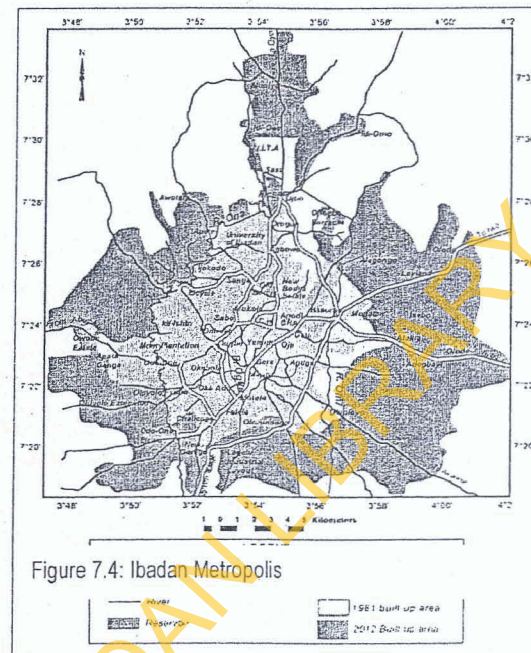


Figure 7.4: Ibadan Metropolis

Table 7.2: Population Characteristics of Ibadan Metropolis, 1991-2006.

| LGA | Area(Km ²) | 1991 Population | 2006 Population | Population Increase (%) | Growth Rate (%) |
|-------------------------------------|------------------------|--------------------|--------------------|----------------------------|--------------------|
| URBAN Local Government Area | | | | | |
| Ibadan North | 145.58 | 302,271 | 306,795 | 1.5 | 0.1 |
| Ibadan NE | 81.45 | 275,627 | 330,399 | 19.9 | 1.2 |
| Ibadan NW | 31.38 | 147,918 | 152,834 | 3.3 | 0.2 |
| Ibadan SE | 80.45 | 225,800 | 266,046 | 17.8 | 1.1 |
| Ibadan SW | 124.55 | 227,047 | 282,585 | 2.0 | 0.1 |
| Sub-total | 463.33 | 1,178,663 | 1,338,659 | | |
| PERI-URBAN Local Government Area | | | | | |
| Akinyele | 427.26 | 140,118 | 211,359 | 50.8 | 2.8 |
| Egbeda | 136.83 | 129,461 | 281,573 | 117.5 | 5.3 |
| Ido | 865.49 | 53,582 | 103,261 | 92.7 | 4.5 |
| Lagelu | 283.92 | 68,901 | 147,957 | 114.7 | 5.2 |
| Ona-Ara | 369.37 | 123,048 | 202,725 | 121.5 | 5.4 |
| Oluyole | 577.10 | 91,527 | 265,059 | 115.4 | 5.3 |
| Sub-total | 2,659.97 | 606,637 | 1,211,934 | | |

Source: National Population Commission (2007), Survey Department Ministry of Lands, Housing and Survey, Ibadan

The city growth of Ibadan has largely been through transport development and the establishment of several educational and research institutions. The passage of the Lagos-Kano railway through Ibadan in 1901 contributed significantly to the development of the city (Onibokun and Kumuyi, 1999), while the convergence of the two major trade routes, through Ijebu and Abeokuta on the city encouraged the migration of large numbers of people who established trading activities in the city in the 1950s and 1960s.

Ibadan thus became a commercial focus of the entire Western Region. Many new developments took place after 1973 which initiated the outward growth of the city in almost all directions.¹³⁷ A major one is the construction of the Ibadan-Lagos expressway which generated the greatest urban sprawl, east and north of the city, in the 1980s. The Eleyele expressway in the west of the city also generated significant expansion in this part of the city. Since then the city has extended further into the neighboring local government areas of Akinyele and Egbeda (Fourchard, 2003).

Table 7.3 is a summary of the Profile of the City of Ibadan

Table 7.3: Ibadan City Profile

| Indicator | Details | Unit Measure |
|----------------------------|---|---|
| Urban Area | What is the estimated urban area in the City | 463.33 km ² |
| Demographics | What was the Estimated Population in 2010? | 2,835,000 |
| | What was population in 2000 or last census | 2,550,593 |
| | Is the city's share of the national population growing? | Yes @ 2.35% |
| | Estimated Density of Population | 455.7 pers/km ² |
| | Has population density in the city increased or decreased? | Increased |
| Economic Strength | What is the city's estimated GDP? | \$ US 2010 |
| | Estimate of how fast is the economy growing pa? | 11.1% |
| | What are fastest growing sector of the Economy? | Trade (Commerce) and Craft |
| | What does it export | Agricultural produce |
| Income Levels | What is the estimated average income per month? | \$US est. |
| | How much higher are incomes in the capital city compared to city? | % |
| Employment | How many people are employed in the city by industry Sector? | No (000) |
| | How big is informal sector employment? | Trading 70%, Craft 39%, Agriculture 2% |
| | What is the unemployment rate? | 8.6% |
| | Is there a reliance of remittances to supplement household income? | Yes/no % ? |
| Poverty Rate | Estimate % of households living below the poverty line. Is there any gini Coefficient data? | 78.1% |
| | What is the gin coefficient | 0.43 |
| | Public Finances | What is the budget of the municipality? |
| | What are the primary sources or funds and expenditure? | State Allocation and Internally Generated Revenue (IGR) |
| | How much money does the municipality spend/ capita? | N32.33 Billion capita |
| | What % of the City population has access to potable water? | 94.5% |
| | What % of the City population has good sanitation? | 70.8% |
| | What % of the City population has waste management collection | 24.4% |
| | What is the length urban roads | 515.99 Km |
| | What is the distance and travel time to the nearest largest city? | 145km/1 Hour |
| | How many intercity flights or buses is there a day? | 3 Airlines |
| | Does the Municipality have a GIS with an inventory of infrastructure? | No |
| Other facts about the city | Presents additional indicators that say something useful about the city. | Access to Electricity in the city is 89.6% |
| Governance | How competent is local government? Very competent = 5 not Competent = 1 | 1 |
| | Transparency of Local Government: Very transparent = 5 not transparent = 1 | Not transparent |
| | Housing and Land | What % of the city's residents lives in slums? |

¹³⁷ Areola, O. (1994), The Spatial Growth of Ibadan City and its Impact on the Rural Hinterland. In: Filani, M.O; F.O. Akintola and C.O. Ikporukpo (eds), Ibadan Region, Published by Rex Charles Publishers, Chapter 19, pp. 98 -106.

| Indicator | Details | Unit Measure |
|-----------------------|---|---------------------------------------|
| | What % of households rent | % |
| | What is the cost of land on the fringe | N400,000 (\$2,564) per 1 Plot of land |
| Education | Number of students who finish primary education.....No Number of students who complete secondary education...No Number of students who complete tertiary education....No Number of people enrolled/ participating in adult education.....No | |
| | What is the total public spending on education.....\$ | |
| Health Infrastructure | How much is spent per student (all education)\$ Number of doctors per 10,000 people = 2.3:10,000 in the entire Ibadan region. Number of Public Hospitals = 16 Number of Private Hospitals = 237 Number of beds in Public Hospitals =4038 No of beds in Private Hospitals = 1434 Primary health care spending per person.....\$ per person | |

7.8.2 Infrastructure

Ibadan faces a multitude of infrastructure challenges. These vary from its power supply, road conditions, housing deficit, and sanitation infrastructure.¹³⁸ A major problem facing Ibadan today is its water supply infrastructure. Areola and Akintola (1994) submitted that the problem of water supply in Ibadan city can be viewed from two perspectives: that of the Water Corporation that is mandated to supply water and that of the consumers, the general public and end users.¹³⁹ Some of the water infrastructure problems include:

- Incessant power failure and fluctuations at the water-works and booster stations which, apart from causing frequent interruptions in water supply, lead to pipe bursts when subjected to frequent alternating stoppages and gushes of water flow;
- Inefficient plumbing by contractors who connect water pipes crudely and tap water illegally;
- Frequent damage to water pipes by road construction companies;
- Long delivery dates given by overseas manufacturers for water pumping and treatment equipment and other essential materials;
- Increasing demand exceeds supply, especially in the newly developing parts of the city.

The foregoing suggests inefficiency on the part of support services: irresponsibility on the part of some professionals and lack of adequate forward planning on the part of Water Corporation itself.

7.8.3 Investment

Investment in Ibadan is reflected in its physician and economic fabric. In general, trading is the primary economic activity in the Ibadan Metropolitan Area. More than 70 % of active women are involved in trading activities, while the craft and industry sectors have become the major sectors of employment for men. This is the consequence of the development of small-scale craft and trade since the implementation of SAP in 1986. In fact, these two activities are related to the development of informal sector.

The increase in employment in the informal economic sector of the city since the 1980s especially petty trading and petty craft activities was the first consequence of the economic crisis and the development of urban poverty in Nigeria (Fourchard, 2003).¹⁴⁰ Over the years, the number of people engaged in agriculture practices has been on the decline. In 1953, about 35% of the population of the region was engaged in agriculture but by 1963, the percentage reduced to about 20.3% and only 3.3% in 1980/81 was engaged in various agricultural practices. By 2006 the population of those engaged in farming had further declined to 2.3%.¹⁴¹

¹³⁸ Fourchard, L. (2003), Urban Slums Reports: The case of Ibadan, Nigeria. In: Understanding Slums: Case Studies for the Global Report on Human Settlements 2003.

¹³⁹ Areola, O. and F.O. Akintola (1994), Water Supply. In: Filani, M.O; F.O. Akintola and C.O. Ikporukpo (eds), Ibadan Region, Published by Rex Charles Publishers, Chapter 19, pp. 208-219.

¹⁴⁰ Fourchard, L. (2003), Urban Slums Reports: The case of Ibadan, Nigeria. In: Understanding Slums: Case Studies for the Global Report on Human Settlements 2003.

¹⁴¹ Oyejide, O.T. (2006), Urban Agriculture as a Poverty Reduction Strategy in Nigeria: The Case of Ibadan, Oyo State. Unpublished M.Sc Project, Department of Urban and Regional Planning, University of Ibadan, 167pages

The earliest industrial establishments were located in the older sections of the city, particularly Bere, Adeoyo, and Dugbe. Establishment of manufacturing and processing industries on an intensive and sustained scale is a recent phenomenon as the city did not succeed in attracting many big industries until after the 1970s. Only 47 industrial establishments employing over ten people and 2,000 small-scale industries employing fewer than ten people existed in 1963 (Mabogunje, 1968). By 1973, the number of major industrial units rose to about 86.¹⁴²

The location and spatial distribution of major industrial concerns in Ibadan do not however follow any organized pattern although there are a few major industrial estates e.g. Oluyole, Lagelu, and Oke'badan. Subsequent major industrial units came up in Onireke, Apata-Ganga, Oke-Bola, Oke-Ado, Eleiyele, Challenge and other newly developed areas. In more recent times, industries have sprung up in the urban periphery along the major highways connecting Ibadan with other towns like Lagos, Abeokuta, Ife, Iwo and Oyo. Oluyole Industrial Estate located in the metropolis consists of different types of industries including food and beverage processing, organic chemicals manufacturing, basic steel production, agricultural produce processing and production, auto repair workshops, concrete production, pharmaceuticals, agro-allied chemicals and manufacturing.

7.8.4 Land Management

Before 1970 Ibadan city was surrounded by rural villages with virtually no peri-urban development around the city limits. Since the oil boom era of the 1970s, the growth in the national revenues and economic development has had significant influence on the urbanization processes of the city. Ibadan has grown both in physical size and population. Extensive areas which were earlier characterized by rural features have either been incorporated into the city or transformed into its peri-urban areas, in transition between predominantly rural and urban features. Former rural areas such as Lalupon, Alakia, Olodo, Ogbera, Odo-Ona, Bode-Igbo and Moniya, are now part of peri-urban Ibadan. Extensive peri-urban developments have taken place along the major roads and highways leading to major towns in the region.

7.8.5 Environment

The impact of human numbers can be expected to vary over Ibadan with the highest intensity being attained in the city where population density is highest. Human needs for air, food, water, shelter and other necessities of life are greatest in the city.

Also, there we have a great variety of human activities which all contribute to the modification of the natural environment. There is a distinct 'urban climate' over the city of Ibadan from the climate prevailing in the surrounding rural region especially in terms of temperature, humidity and air pollution. Human impact is also evident in the levels of pollutants found in the city atmosphere. Through various activities, man has made noticeable impact on the environment of Ibadan.¹⁴³

The impact on the environment has largely been negative and undesirable and has varied in intensity according to the degree of population concentration and urbanization.

7.8.6 Social Stress

The City of Ibadan has experienced phenomenal population increase over the years with population growth extending rapidly to the sub-urban areas in recent years. While the average population growth rate per annum in the metropolis was a mere 0.5% between 1991 and 2006, the average growth rate for the peri-urban areas was 4.8% during the same period. The above great number of people in a relatively confined area does cause social stress.¹⁴⁴

7.9 Lesson Gained form the Ibadan Case Study

Nigeria is the most highly and densely populated a country in Africa. It is also a country which has enormous petroleum reserves which has underpinned the countries physical and economic development since independence. It is also a country which has one of the most developed systems of cities, with generally good inter-city road infrastructure and airline services connecting many of them. However it is a country with many urban poor, some of whom live in some of the worse housing conditions in SSA.

¹⁴² Vagale, L. (1974), Industrial Environment of a Nigerian City: Case Study of Ibadan, Nigeria.

¹⁴³ Onibokun, A.G. and A.J. Kumuyi (1999), Waste management in Ibadan, Nigeria. In: Onibokun, A. G. (Ed). (2004), Managing the Monster: Urban Waste and Governance in Africa. Canada, International Development Research Centre (IDRC). www.idrc.ca/publication/online books.

¹⁴⁴ Mabogunje, A.L. (1974), Cities and Social Order. Inaugural Lecture, University of Ibadan, [Ibadan.olicy%20narrative%20pdf.pdf](#)

Urbanization is now a prominent issue on the national and provincial government's agenda. There is a more serious commitment to managing urbanization problems; however, there are many challenges to be overcome. Recent civil disturbances in the northern part of the country, have added uncertainty in attracting investment, and will only result in the extension of the differences in the pattern of regional development within the country.

The Development of Abuja as the new national capital in the 1980's was a momentous step in fostering greater decentralization and support for the development of the northern provinces of the country. Decentralization and devolution of administrative, finance and economic development functions is probably stronger in Nigeria than any other SSA country except South Africa. However, provincial and local governments are still slow to embrace reforms. Central Ministries are still taking much of the responsibility for planning, economic and land development. While the political reform processes have not led to a significant increase in capacity in secondary cities and regional towns to provide effectively essential public services and manage the pressure of urbanization - especially informal land settlement and economies.

However, weak enforcement of development regulations and administrative capacity of government agencies has not led to significant improvement in the quality of the built environment and the quality of life of cities like Ibadan. Land and property markets are not transparent or efficient because of the weak land administration systems where less than 5% of property is formally registered. Efficient and equitable land markets are a prerequisite to well-functioning cities in Nigeria and all other countries of SSA. However, Nigerian cities suffer from severe land market distortions caused by poor land development and management policies including the slow provision of infrastructure and services, poor land information systems, cumbersome and slow land transaction procedures. Market prices are severely distorted also by expatriate purchases of property, which has made land and housing altogether unaffordable to all but a few wealthy locals. Urban dwellers need secure access to land on which to develop houses, live and be productive. Addressing distortions in land markets will be a considerable challenge for government in stabilizing land values and providing land for affordable development.

The lessons from the Ibadan case studies demonstrate that informality-formality in governance, economic, labor and land market systems operating in the city. However, there is a need for the city to become more self-sufficient, efficient and competitive. This will require central government to formulate national urban policies incorporate basic principles to foster greater competition for investment practices especially with planning and land administration processes regularize informal land transactions. Reform of land public sector financing and revenue collection systems are also essential for Ibadan to raise the capital that is necessary to improve and extend infrastructure to the growing peri-urban and existing informal settlement areas which are occurring around the city. Through policies and laws that promote a more equitable society, policy makers have the responsibility to legitimize good practices of working with communities in ways that will benefit the poor and marginalized segments of the population.

Informality will, for some time, continue to be a feature of Nigeria's land, labor, and capital markets. Hence, the 'boundaries' between the formal and informal systems need to be understood. Hybrid systems need to be developed to support the development of the system of cities in the country to effect an accelerated progression from informal to more formal planning, economic development and governance systems. These are some of the many challenges that need to be addressed in the country and in the secondary systems of cities.

7.10 Priorities to Improve the Management and Development of Ibadan

It has been many years since the last master plan was prepared for Ibadan. The previous Structure plan failed to deliver sustainable development outcomes for the city to manage the urbanization process effectively. There was little engagement with the community, and vision for the development of the city was unrealistic. There was neither the human resource capacity nor the financial resources available to build and provide the physical and social infrastructure needed to implement it.

The National Development Plan for Nigeria (2010) provides the overall framework for the development of the country. It gives priority to economic development, infrastructure, and investment and enhance competitiveness of governance systems. Rebuilding destroyed infrastructure and competent corporate governance and leadership in the public and private sectors are a high priority for creating a stable and open business environment to attract investment and win the trust of communities which the provincial and city governments will have to rely upon to continue rebuilding and repairing many of the city's essential services. With much of employment in the city being informal and based on local trade and commerce, the city does not have a strong wealth base to draw on to raise large amounts of capital needed to develop, restore and maintain essential infrastructure and public services.

Several actions are needed to strengthen the capacity and capability of Ibadan City to develop its economy, enhance its competitiveness and improve the well-being of its population. Some recommendations are listed below. These are not set out in any order of priority. They draw upon the findings of the case study by the local consultant that prepared

the case study. A new city development strategy is needed to guide the developed for Ibadan. This needs to be realistic in the outcomes that can be achieved by the city in addressing matters such as formalizing the informal sector economy and urban settlements, reform of local governance especially measures to enhance the limited financial and human resources capital bases base of the city.

1. Prepare a new integrated development strategic plan for the city, incorporating physical development, social, economic, environmental planning and governance arrangements. Such a plan must include engagement with a wide range stakeholders, especially the informal and business sectors, in setting the vision and strategic directions for the development of the city. If necessary, this may require international development agency technical and capacity building support.
2. Improve the urban information systems and data need to support the planning, management and monitoring of development and to support the development of investment and development in the city.
3. Improve the Land management and administration systems, especially improvements to planning, land registration, building and construction approvals and standards, property valuation and taxation mapping. This is essential to ensure clarity and certainty of land tenure, stability and transparency of the local property market, and property regulated and manage land and housing development
4. Focus on the development of extending urban services and upgrading of informal settlements areas, especially the need to improve housing and access.
5. Urban financial systems be improved, including improve local tax revenue collection systems, participatory budgeting, public asset evaluation and improve auditing and financial management practices at the city and provincial level
6. The establishment of a business partnership between government and the private sector to focus on areas of improvement needed to the city's urban systems to create efficiency and productivity gains that drive down externality costs to business and government to make Ibadan more competitive and attractive to local and external investors. This is needed to transform the predominantly informal employment base and the economy to a formal one. This is essential in increase the income, level of production and wealth base of the economy to increase the prosperity of the city and address the growing problem of urban poverty.