

## Urbanisation of Peri-Urban Settlements: A Case Study of Aba-Oyo in Akure, Nigeria

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**Abstract:** There has been an increasing concern for the environment in many developing countries in the last half century as a result of the unplanned urbanization experienced by their cities and towns. Often times, big projects such as educational institutions, housing, scheme and industrial establishments are located at the periphery of the towns and cities without recourse to the master plan. This has been responsible for the extensive conversion of agricultural land into other uses, development of squatter settlements and over stretching of existing infrastructure among others. This study reports the (urbanization) effects of the establishment of the Federal University of Technology, Akure on ABA-OYO; a peri-urban farming village in Akure. The study utilizes the historical exploration approach to present the situation in the village and its immediate locality before the establishment of the Federal University of Technology, Akure. However, primary data were obtained through the use of a set of questionnaires designed in obtaining information from 125 randomly selected household-heads living in ABA-OYO. The findings among others revealed that initially, there was a change in the cultivation of cash crops to meet the food needs of the University Students and staff, rapid change of agricultural land to residential land use, peaceful eviction of the migrant tenant farmers to Aule village (another neighbouring village), overstretching of the inadequate infrastructural facilities and continuous threat to security of lives and property. In spite of the shortcomings, the residents still perceived positively the influence of the Federal University of Technology, Akure on the growth of Aba-Oyo. Finally, the study among others recommended the collaborating efforts between the University Authority and the Landlords' Association at curbing the unruling behaviour of FUTA students that resided in Aba-Oyo.

**Key words:** Urbanization, Federal University of Technology, infrastructure, industrial establishments

### INTRODUCTION

The world is increasingly becoming urbanized and the rate at which city populations grow and countries urbanise is indicative of the pace of social and economic change<sup>[1]</sup>. In 1976, one-third of the world population lived in cities and 30 years later (i.e., 2006), this rose to one-half of the entire humankind and by the target year for the Millennium Development Goals (MDGs), cities in the world are estimated to accommodate over 55% of the World population<sup>[2]</sup>. This will continue to grow to two-third or 6 billion people by 2050.

The reasons for this astronomical growth in population of cities and other urban settlements are not far fetched. For instance, cities are engines of growth, economic development and industrialization<sup>[3]</sup>. They are incubators of civilization and facilitators of the

evolutionary knowledge, culture and tradition<sup>[4]</sup>. These endless opportunities in cities continue to act as magnets to diversity of groups living in the cities which exacerbate the need to address social and physical development as priority areas particularly in the peri-urban areas of the cities of developing countries where majority of the newly urbanized and urbanizing population live.

As the size of the city gets larger; social and economic relations in the city get more complex. This has been creating increasing concern for the environment in many developing countries especially in Nigeria, in the last half century as a result of the unplanned urbanization experienced by their cities and towns<sup>[5]</sup>. Often times, big projects such as educational institutions, housing schemes and industrial establishments are located at the periphery of towns and cities without recourse to the master plan. This has been responsible for the extensive

conversion of agricultural land into other uses, development of squatters' settlements and overstressing existing infrastructure among others.

In Nigeria, the use of master plan to effectively monitor and guide the phenomena growth of towns and cities has been under a serious criticism in recent years<sup>[6]</sup>. This is largely due to the inability of the master plan to cope with the rate of urbanization. In line with these observations therefore, this study reports the (Urbanization) effects of the establishment of the Federal University of Technology, Akure on Aba-Oyo; a peri-urban farming village in Akure, Ondo State. This is with a view to identifying the associated problems and make feasible suggestions that could guide in monitoring the development and management of Aba-Oyo as well as serve as lessons to peri-urban settlements in Nigeria and in developing countries in general.

#### PERI-URBAN SETTLEMENT

**Definition and characteristics:** Abumere<sup>[7]</sup> and Habitat<sup>[8]</sup>, were of the opinion that cities are generally regarded all over the world as providing the engines of economic development both for the cities themselves and for their surrounding rural hinterland. The immediate area of the surrounding rural hinterland after the boundary of any urban settlement is referred to as the peri-urban zone. The peri-urban zone can broadly be defined as an interface where there has been a blurring of the rural and urban and is characterized by mixed land uses by a wide range of stakeholders. It seems that the countryside that immediately surround urban areas, or the peri-urban does not have a simple definition that is universally accepted by all scholars.

Nonetheless, the term peri-urban is usually used to convey the overlapping of rural and urban areas. Bryant *et al.*<sup>[9]</sup> have pointed out that the definitional problem lies mainly in the difficulty of delimiting the spatial extent of this dynamic region and in the interpretation of the notion of transition. It is a transition zone that is entirely rural on one end and urban at the other end. The peri-urban zone is perhaps best thought of as a transitional environment of mixed land-uses between a city's continuously built-up area and its rural hinterland where economic and social activities are directly affected (beneficially as well as to their detriment) by the presence and expansion of the city<sup>[10]</sup>.

In most cities in the developing countries, the peri-urban zone can be broadly characterized as a mosaic of different land uses inhabited by communities of different economic status in a state of rapid change with

a lack of infrastructure and a deteriorating environment. Birley and Lock<sup>[11]</sup>, have confirmed that the peri-urban zone is the most attractive area by migrants from rural areas as location to establish squatter settlements and camps with the intension of deriving benefits accruable to the city. An example of this is Modakeke, near Ile-Ife<sup>[12]</sup>.

Often times, the peri-urban zone has urban infrastructure and clear indications of an urban influence that remains a predominantly rural ambience. The characteristics of peri-urban settlements can further be espoused from submissions of other studies. The work of Binns and Fereday<sup>[13]</sup> recognized the enterprising efforts of peri-urban farmers in Kano, Nigeria and their considerable potential for enhancing urban food supply particularly horticultural produce. However, Binns and Lynch<sup>[14]</sup> have further established the role that peri-urban agriculture played in the improvement of livelihoods of the inhabitants. Thus, suggested that such intensive cultivation might indeed be the panacea for the urban food shortage.

Besides the use of the peri-urban zone for farming, the zone also serve as both resource extraction sites and depositories for urban wastes<sup>[15]</sup>. As pressures on land and the competition for key resources production and extraction mounted in the peri-urban localities; Briggs<sup>[16]</sup>, Rees<sup>[17]</sup> and Tanko<sup>[18]</sup> have differently identified increasing incidence of land degradation as a significant environmental problem in peri-urban zone of most cities.

The benefits derived from the use of the per-urban zone for farming notwithstanding; the zone requires an access to land, water and fertilizer to ensure enviable food production. Disappointedly, all these are scarce in supply in peri-urban environment and as a result out of desperation, waste bye-products and contaminated water are often used as inputs<sup>[15]</sup> and this had been differently linked to health problem particularly the causes of communicable diseases.

For instance, Lindsay *et al.*<sup>[19]</sup> and Trape and Zoulani<sup>[20]</sup> had differently linked the prevalence of malarial and other vector-borne diseases in the peri-urban areas of the Gambia and Brazzaville to water resulting from the stagnated water channels used for irrigation which increased the abundance of mosquitoes breeding sites.

In line with the preceding discussion, any settlement that exists within the peri-urban zone of any city is regarded as peri-urban settlement and by implication such settlement is usually a rural settlement (i.e., less than 20,000 people). Peri-urban settlement exhibits all the characteristics attributable to the peri-urban zone. Aba-Oyo, a peri-urban rural settlement our case study is a typical example.

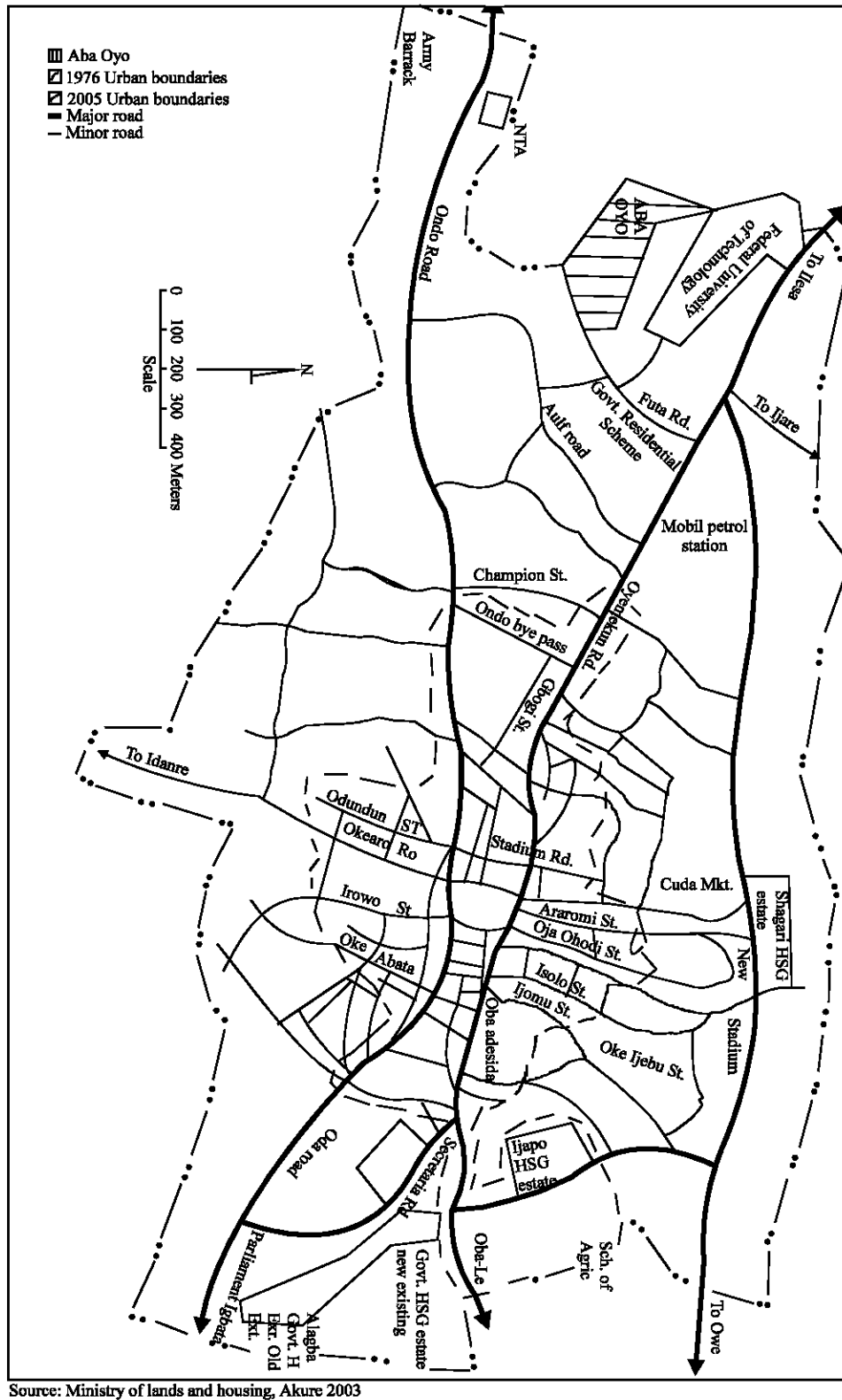


Fig. 1: Akure, showing the urban boundaries for 1976 and 2005

### **The study area:**

**ABA-OYO:** Aba-Oyo was originally known as ILOYIN farm; which belong to Chief Osho and his Kinsmen living around Obanla quarters of Akure. It was then a distant farm suitable for the growing of cocoa and is located about 10 km away from Erekesan market in Akure. The existence of Iloyin farm is as old as history of Akure.

However, the infiltration of Iloyin farm by migrant tenant farmers could be traced to the engagement of Mr. Lawal, an Oyo man from Ogbomosho as cocoa farm labourer in 1960. The political unrest in then Western region in 1965 led to the displacement of some people from parts of Osun and Oyo Divisions that took refuge among their Kinsmen that were engaged as farm labourers in Iloyin farm in the same year. Thus, creating increase in the population of the migrant tenant farmers that were living in Iloyin village. Subsequently, conflicts between the Ifes and Modakekes have been source of increase in the population of the migrant tenant farmers in Iloyin village near Akure.

By the time Ondo State was created in February 1976 and Akure was made the state capital; the event marked the change in the social, economic and administrative status of Akure. Akure then witnessed a massive influx of people particularly public servants and the population of Akure was 93,945<sup>[21]</sup>. The external boundary of physical development in Akure along Ilesha Road then was at the Okuta Elerinla area, where the then Police Headquarters was situated. It was about 8 km to Iloyin farm. (Fig. 1).

**The Federal University of Technology, Akure:** In 1980, the Federal Polytechnic Akure was established on a part of Federal government land acquisition situated at the Northern boundary of Iloyin farm and Ibule-soro village. Shortly after the establishment of the Federal Polytechnic, at Akure; it was re-located to Ado-Ekiti to give way for the establishment of the Federal University of Technology, Akure. Thus, the Federal University of Technology, Akure took over all the physical development of the polytechnic in the site and started its operation as a University on 1st January, 1982.

At the inception of academic programmes in the University in 1982, the student population was 149 and the staff was 25 while the population of Iloyin farming village was about 116 people and 8 temporary farm-houses were in existence<sup>[22]</sup>. By 2005, the population of Akure city was estimated at 484,984 and the student population of the Federal University of Technology, Akure has increased to 12,695 while its staff strength was 1,228. Aba-Oyo has witnessed tremendous changes that constitute the focus of the investigations of this study.

### **MATERIALS AND METHODS**

An historical exploratory approach was used to assess the physical situation in Aba-Oyo and its immediate localities before the Federal University of Technology, Akure was established in 1982. The University is a major land use that shares boundary with Aba-Oyo in its Northern end.

As a means of getting insights into the influence of the University on Aba-Oyo, a structured questionnaire was designed and used in the collection of data from randomly sampled household-heads residing in Aba-Oyo. The questionnaire among other contains questions that probed into the socio-economic activities of the household-heads, environmental-related issues, land tenure and community development. In the conduct of the household survey, a systematic sampling technique was used for the selection of a household-head from every fifth building. In all, 125 household-heads were selected from the 927 habitable buildings existing in Aba-Oyo. However, there are 104 buildings that are at different stages of construction which are not habitable. Thus, they were ignored in the conduct of the household survey. Data obtained from the survey were subjected to chi-square test ( $X^2$ ) in testing the perception of the respondents on the influence of the University on Aba-Oyo. In addition, a housing survey was equally conducted in Aba-Oyo. The survey focused among others on the use and condition of buildings, ownership, rental value and inventory of available infrastructural facilities.

### **RESULTS AND DISCUSSION**

#### **Physical development in Aba-Oyo**

**Pre-1976:** Before 1976 when Akure was made the Ondo State Capital, Aba-Oyo was known as ILOYIN farm, with few huts that belonged to Chief Osho and his Kinsman. Traditionally, Chief Osho and his kinsmen were the owners of the Iloyin farm. Iloyin farm was about 10km to the Erekesan market which is the centre of Akure and situated in the North West part of Akure. The distant location of Iloyin farm to Akure urban development boundary along Ilesha road was about 4 km away. Thus, Iloyin was purely a peri-urban farming camp. The Oyos were mostly engaged as farm labourers and shared-croppers' farmers.

**At the establishment of the Federal University of Technology, Akure (FUTA) IN 1982:** Before the establishment of FUTA, the Federal Polytechnic, Akure which was established in 1980 had been existing on the

site operating its academic programmes. When the Polytechnic was re-located to Ado-Ekiti, FUTA then took-over all the physical structures of the Polytechnic and few of the Polytechnic staff transferred their services to the University and they formed the core of the University staff in 1982. At Iloyin farm, while the natives would only come to farm and returned home in the city after the day's work; the migrant tenant farmers were working and living permanently on the farm. There were 116 people and 8 temporary farm-houses (huts)<sup>[22]</sup>. Iloyin farm served as a major source of raw-food supply to the students and the prominence of the Oyos in the farm made the students to re-named Iloyin farm as Aba-Oyo. (meaning Oyo's camp or village); the name which the village is popularly known till date.

**Pre-2006:** Since the establishment of the University 24 years ago, Aba-Oyo a peri-urban farming camp which shares boundary at its northern-end with the University (Fig. 1) had witnessed noticeable physical developments; and its urbanization implications on the environment and the inhabitants of the village are discussed in subsequent parts of the study.

**Change in the cultivation of cash crops to food crops:** The focus of the farming population in Aba-Oyo up to the time the university was established was cultivation of cash crops. However, the increasing population of the students and staff of the University made the demand for food crops such as yams, maize, sweat potatoes, cassava (gari) on the increase. This was responsible for the diversion of the attention of migrant farmers from the intensive cultivation of cash crops to food crops. The undeveloped residential plots in the state government acquisition for housing scheme along Ilesha road which is very close to Aba-Oyo were additionally used for the cultivation of food crops by the migrant tenant farmers. In addition, most of the junior staff in the University secured farming sites in and around Aba-Oyo for food crop farming. However, rapid urbanization continued to reduce the tempo for farming activities in and around Aba-Oyo as reflected in the change of land use.

**Rapid change of land use in Aba-Oyo:** The continuous expansion of urban boundaries of Akure and the development of the government residential housing scheme along Ilesha road continuously shift the attention of most staff working in the University from engaging on part-time farming to acquiring residential plots in and around Aba-Oyo. For instance, few of the staff farming in

**Table 1: Uses of buildings in Aba-Oyo**

Use	No. of building	% of total
Residential	820	79.53
Mixed uses	82	7.95
Public	20	1.94
Commercial	5	0.49
Under construction	104	10.09
Total	1031	100.00

Source: Field survey, 2005

Aba-Oyo renegotiated the tenural terms on their farming sites for residential plots acquisition. A site that accommodated two residential plots (40×36 m) was disposed for just ₦100.00 as at 1989.

The continuous pressure mounted on the Osho family (the native owner of Aba-Oyo); both by some staff of the University and speculative property developers for acquisition of residential plots was responsible for the preparation of the Alaba residential layout scheme designed in 2 different phases. Phase one prepared in 1985 while phase two was prepared in 1988. The total land area for the village was about 200 hectares while the two phases is made up of 1,521 proposed residential plots and other proposed supporting community facilities like schools places of worship etc. Even when the approval of the Alaba residential layout scheme had been granted by the planning office, residents still refer to the locality as Aba-Oyo. The existing land use in Aba-Oyo is reflected in the uses of the buildings and about 80% of the buildings are used for residential purposes (Table 1).

However, our sampled survey revealed that Aba-Oyo which was originally dominated by migrant tenant farmers; the inhabitants are now made up of 80% FUTA students and 10% FUTA staff while the remaining 10% are dependants of FUTA staff, workers in neighbouring places of work, retiree and others. Apatapiti family land located adjacent to Aba-Oyo Aba-Oyo had equally been designed as residential layout scheme. Land markets and land uses in many rural localities particularly at Aba-Oyo and around the University campus have become increasingly influenced by real estate developments. The demand on land means absorption of adjacent agricultural land for urban development by implication more agricultural land are lost to urban development. By 2005, the agricultural land use in Aba-Oyo has transformed largely to residential land use and a residential plot is being disposed between ₦350,000.00 and ₦450,000.00.

**Eviction of the migrant tenant farmers:** The rapidly land use changes in Aba-Oyo are caught between 'push' factors such as expansion of housing especially for student accommodation leading to escalating land prices, which push out the migrant tenant farmers and the pull factors such as increasing student population and urban

job opportunities in and around the University Campus. The land owners re-negotiated the tenural terms with the Oyos and redesigned their land for residential layouts. The eviction of the Oyos was peaceful (i.e., without any conflict that results either into arson or blood-shed) because their willingness to leave the village was based on three major factors:-

- Alternate farming sites (equally fertile for cash crop cultivation) at Aule village were provided for the migrant tenant farmers.
- The introduction of domestic animals in and around Aba-Oyo and the trespassing of students on their farm lands and privacy continuously threatened their safety and harvests.
- Prospective residential plot buyers were made to pay separately for the cash crops on their plots through the land-owners to the farmers. At the end, the migrant farmers were not at loss and these three major reasons/factors promoted their gradual disengagement peacefully from Aba-Oyo.

**Provision of infrastructure:** The urbanization process in Aba-Oyo is characterized by an infrastructure that is under severe stress as a result of rapid growth in population, inadequate supply of housing units, improper coordination of physical development due to poor planning and dearth of basic infrastructure. Electricity is supplied to Aba-Oyo by the Power Holding Corporation of Nigeria (PHCN) and over 95% of the buildings are connected (Table 2). Extension of electricity lines into new development areas was by individual developer's efforts.

Out of the 95% buildings connected with electricity, 40% of the buildings were illegally connected to electricity main by the occupants which are mostly FUTA students<sup>[23]</sup>. The illegal connections are characterized by substandard workmanship coupled with overloading which affect the power outputs as reflected in low voltage most of the time. Unfortunately, Aba-Oyo is no-going area for PHCN meter-readers because of the brutality that awaits them whenever disconnection of illegal connections and defaulting electricity consumers are carried out. Thus, maintenance-crew of the PHCN is not favourably disposed to carrying out maintenance repairs at Aba-Oyo when reports of damage or faults on electrical installations are made.

Residents of Aba-Oyo depend on streams and hand-dug wells for their domestic water supply. Most of the residents suffer during the peak of dry season every year, when the streams in Aba-Oyo are dried and water in most of the wells are low. The effort of the Landlords' Association in Aba-Oyo at attracting the siting of a

**Table 2: Infrastructural facilities available in buildings in Aba-Oyo**

Sources water supply	Sources	No. of Buildings	% of Total
	Hand-dug well	853	92.02
	Streams/Brooks	69	7.44
	Boreholes	5	0.54
	Total	927	100.00
Electricity supply	PHCN	881	95.04
	Kerosine	46	4.96
	Total	927	100.00
Toilet facilities	Water closet	46	4.96
	Pit latrine	232	25.03
	No toilet	649	70.01
	Total	927	100.00

Source: Field survey, 2005

solar-powered borehole in Aba-Oyo is commendable. The borehole is currently being sunk by Ondo State Water Corporation.

Sanitation in most of the housing environment in Aba-Oyo is very poor. Only 30% of the buildings are provided with toilet facilities of which 25% are pit toilets (Table 2). Even few of the buildings that were initially designed and approved to construct in-built toilet facilities were later converted to bedrooms for students to lease or rent.

Residents in the remaining 70% buildings without toilet are either using their backyard bush or undeveloped plots nearer to their buildings for disposing-off their faeces (Table 2). None of the buildings in Aba-Oyo is serviced by the Akure Waste management Authority. Residents disposed-off their wastes in any available vacant plots, backyard bushes and setbacks to streams in their vicinity.

Worried by the frustrating decay in infrastructure particularly electricity supply in Aba-Oyo; the Landlords' Association unanimously agreed that every landlord in the estate should pay electricity connection levy of ₦10,000.00 and road construction maintenance levy of ₦5,000.00. Thus, new developers were made to pay the road construction and maintenance levy at the commencement of construction work on their sites. The electricity connection levy is paid before electricity is connected (either legally or illegally) to any building in Aba-Oyo. While road construction and maintenance levy had been very easy to collect because developers are directly involved; the levy for electricity connection had been very difficult. This is because most of the landlords (90%) are not residing in Aba-Oyo (absentee landlords); and it has not been very easy to collect any levy from the occupants, who are mostly FUTA students (Table 3). Nonetheless, the Landlords' Association had been using the proceeds in the grading and re-grading of the road and replacement of few damaged electricity poles and wires in the estate.

Table 3: Occupational structure of residents of Aba-Oyo

Occupation	No. of respondents	% of total
Schooling (FUTA student)	100	80.00
Civil servant (FUTA staff)	12	9.60
Workers in other establishments	8	6.40
Pensioners		
Dependant of FUTA staff	2	1.60
Others	2	1.60
	1	0.80
Total	125	100.00

Source: Field survey, 2005

**Rental value of houses in Aba-Oyo:** Rent is the periodic payment for the use of another person's property<sup>[24]</sup>. Rent paid on housing depends on factors that determine the supply and demand of accommodation. These include the location of the property and available infrastructure among others. However, the limitation in the supply of accommodation for FUTA Students on the campus because of the increasing number of students continuously forced rent of houses around the University Campus particularly in Aba-Oyo to be too high. Even when the basic facilities like electricity, water, kitchen, toilet and bathroom are not available yet the rent keeps on increasing. For instance, a bedroom of about 12 ft by 10 ft is rented out between ₦2,000.00 and ₦2,500.00 per month.

Landlords demand for at least one year rent advance payment. These high rents have been encouraging landlords in embarking on illegal conversions of in-built toilets and bathrooms into letable bedrooms for students. This exploitative rent is responsible for many students teaming-up to pay such rent and eventually leading to overcrowding of rented bedrooms between 4 and 6 students per bedroom. Thus, it becomes extremely difficult to maintain good sanitary environment in the face of overcrowded bedrooms that promote oversteering of the already inadequate infrastructural facilities provided by the landlords.

**Housing environment:** The residents in Aba-Oyo is dominated by enlightened group (i.e., FUTA students 80%, FUTA staff 9.60%) and much is expected from the residents in terms of keeping a clean environment that is beautifully landscaped with ornamental plants and flowers and maintenance of sanitarly safe environment. Since most of the buildings are occupied by tenants; they care less about maintaining a sanitarly safe environment.

The housing environment is mostly ridden with overgrown weeds and generally unkempt. The belief of the tenants is that landlords are bound to take care of their housing environment from the exploitative rents collected from their tenants. However, it is unfortunate that tenants failed to realize that the resultant effects of poor housing environment would be suffered by the

Table 4: Most prevailing diseases/ailments among residents in Aba-Oyo

Diseases/Ailments	No. of respondents	% of total
Malarial fever	106	84.80
Diarrhea	13	10.40
Typhoid fever	4	3.20
Yellow fever	NIL	-
Others	2	1.6
Total	125	100.00

Source: Field survey, 2005

tenants and not the landlords that do not live among the tenants. Hence, the needs for the tenants to ensure at least minima safe sanitary housing environment that would guarantee their safe living.

**Prevailing diseases among residents:** There is always a direct linkage between poor environmental sanitation coupled with deficient social infrastructure and health outcome of residents<sup>[25,26]</sup>. Without mincing words, the sanitary condition in Aba-Oyo can be described as poor. Sampled respondents were asked to indicate the most prevailing disease from which they suffered within the last six month of the survey. Over 85% indicated malaria fever, 10% indicated diarrhea and 3.5% indicated typhoid fever (Table 4). Although malaria fever is a common ailment in Nigeria but this is more pronounced in sanitarly poor environment as it exists in Aba-Oyo. The problem of diarrhea is mostly linked to the use of water fetched from doubtful sources; the habits that featured prominently in Aba-Oyo.

**Security of lives and property:** As noted by Falade<sup>[27]</sup> and Hague<sup>[28]</sup>, crime and insecurity constitute a major problem due to uncontrolled and uncontrollable urbanization. Hence, there are fears that settlements of the urban poor constitute a threat to security. Therefore, crime, fear of crime and violence has long been associated with urban living<sup>[29]</sup>.

Aba-Oyo can be described as no man's land; where residents mostly FUTA students that reside there are not subjected to any statutory rules and regulations similar to those that guide behaviour and activities of students living in University halls of residence. For instance, expelled students mostly seek refuge with colleagues in Aba-Oyo throughout the period of their expulsion without making it known to their parents or guardians of their expulsion. During such period, affected students might be lured into joining bad gangs. Submissions of investigation panels into cult activities in the University revealed that locations in Aba-Oyo are used as meeting joints for cultists.

There were reported cases of house breaking in Aba-Oyo during afternoons on weekdays and when students are on vacations. Often times, intruders from the city

Table 5: Extract of the summary of data used

Response	Yes (Beneficial)	No (Not beneficial)	Total
Observed $O_i$	110	15	125
Expected $E_i$	62.5	62.5	125

center (i.e., Isolo area of Akure) do impassionate as FUTA students to carryout house-breaking. On many occasions, residents in some areas in Aba-Oyo were disposed of their valuables at gunpoint.

**Development control in Aba-Oyo:** The rapid rate of change from agricultural land use to urban land use (especially residential) development in Aba-Oyo is noted by Akure Area Planning Office as depicted in the preparation and approval of Alaba Family Layout phases I and II. Despite the existence of an approved layout, often times, cases of access blockage by developers are brought to Landlords' Association meetings. Fortunately, most of the cases were quickly resolved by the Association than those taken to the planning office for settlement. In handling such cases, planning staff gives unfulfilled appointments for joint site visitation due to one complaint or the other.

There are cases of marked structures regarded as contravening the planning laws and regulations in Aba-Oyo. The illegal structures have neither be removed nor modified to comply with the planning regulations. If decisive planning attentions are not given to Aba-Oyo, it may end up to be another slum in the University campus vicinity.

**Perception of residents of Aba-Oyo on the influence of FUTA:** Residents of Aba-Oyo generally believed that the noticeable activities of cultists in few locations within Aba-Oyo were perpetrated by FUTA students. Nonetheless, the residents still perceived the existence of FUTA as beneficial to the growth of Aba-Oyo (Table 5). It is not unlikely that this position must have been influenced by the fact that majority of the residents are FUTA students.

**Chi-square ( $X^2$ ) test of the perception of residents of Aba-Oyo on the influence of FUTA on the growth of the village:** Hypothesis  $H_0$ : The existence of FUTA has not been beneficial to the growth of Aba-Oyo.  
 $H_1$  It has been beneficial

$$X^2 = n \frac{(O_1 - E_1)^2}{E_1} = \frac{(110 - 62.5)^2}{62.5} \times \frac{(15 - 62.5)^2}{62.5} = 72.2$$

Table value of  $X^2$  at 0.005 and  $df = 10.83$

Since the test statistic 72.2 is higher than table value at 99% confidence level,  $H_0$  is rejected and  $H_1$  is accepted indicating that the residents perceived the influence of FUTA on the growth of Aba-Oyo as beneficial.

## RECOMMENDATIONS AND CONCLUSION

This study has identified that Aba-Oyo, a peri-urban settlement which was originally a farming village dominated by migrant farmers has transformed to a settlement which is significantly inhabited by FUTA students. The physical development is not properly monitored by the Area Planning Office, thus ridden with illegal structures coupled with poor housing environment; a situation that could be described as growth without governance. The available infrastructural facilities are grossly inadequate and over-stretched, thus could not guarantee healthy living. Even when the security of lives and property in the area are threatened by activities of cultists; the residents perceived positively the influence of the Federal University of Technology, Akure on the growth of Aba-Oyo.

The Akure Area Planning Office needs to intensify its development control mechanism particularly in Aba-Oyo and other parts of the peri-urban zone. The town planning site-inspectors should be assigned to this zone for prompt detection of contraventions. It is not sufficient to assign more-site inspectors without given them working tools e.g., motor cycles to facilitate their movement into the hinterland of the peri-urban settlements. Furthermore, the proposed review of Akure master plan should cover Aba-Oyo.

The problem of poor housing environment and the conversion of inbuilt toilet and bathroom to bedrooms for student tenants should be discouraged. First, sanitary inspectors should intensify their sanitary inspection of the housing environment in Aba-Oyo; with a view to search for poor housing environment with overgrown weeds and houses without toilet and bathroom facilities. Erring occupants along with their landlords should be prosecuted and fined heavily to serve as deterrent. Second, the owners should be mandated to provide functional toilets and bathrooms within a specified period of time (e.g., 2 months).

For the provision of safe sources of water to Aba-Oyo, the solar-powered borehole under construction should be complimented when completed. Thus, the Landlords' Association should jointly provide additional borehole to serve the remaining part of the estate. In addition, the Association should make contacts with Non-governmental Organistions such as Rotary Club and Lion Club for consideration in the siting of community projects. The effort of the Landlords' Association in the



maintenance of the estate roads is commendable. This should be complemented by the assistance from the Akure South Local Government Council by providing drains on both sides of major roads in the estate. The local government council should carryout the house numbering in the estate to facilitate collection of tenement rates.

The issue of security of lives and property needs a deserved attention. The Landlords' Association should ensure that FUTA students that want to reside in Aba-Oyo are made to sign undertaken to be of good behaviour and a column to be counter-signed by the Dean of Students' Affair of the University. Therefore, representatives of the Landlords' Association should consult with the University authority in the implementation of such agreement. This is likely to bring an end to unruly behaviours of the FUTA students in Aba-Oyo particularly engagement in illegal electricity connection and cultism. The peaceful disengagement of the migrant farmers from Aba-Oyo is highly commendable. This should serve as lesson to other migrant settlements in Nigeria.

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