Effect of Locational Attributes on Residential Mobility in Ikorodu Metropolitan Area of Lagos State, Nigeria

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ABSTRACT

This study assesses the effect of residential mobility in Ikorodu metropolitan area of Lagos State. Ikorodu was particularly selected because of its locational attributes and residential mobility. Residential mobility is inevitable in any society; it has become part of our urban growth. For one reason or another, residential mobility will continue to occur. Mixed system approach is adopted for the study in order to capture the necessary facts. One hundred and ten copies of questionnaire were randomly administered on landlords, landladies, estate agents and developers in the study area. The data obtained were analyzed with the use of frequency count, simple percentage and ratio. The findings reveal that the metropolitan area experienced residential mobility which resulted in high rental value and shops rental price rise as well as varied prices of residential houses (mini-flat). Despite the fact that some of these factors are known to the planning authorities as the reasons for the residential mobility in the area, little has been done to tackle them. It is hereby recommended that the planning authorities of Ikorodu metropolis should develop and adopt proactive planning policies with specific strategies that can guide land use development in the unplanned suburbs.
Keywords: *Building use, Ikorodu Metropolitan area, residential mobility, locational attributes.*

INTRODUCTION

Identifying the causes of residential mobility requires understanding both how people make land use decisions (decision-making processes) and how specific environmental and social factors interact to influence these decisions (decision-making context). It is also critical to understand that land use decisions are made and influenced by environmental and social factors across a wide range of spatial scales, from household level decisions that influence local land use practices, to policies and economic forces that can alter land use regionally and even globally. In this process, they have modified and are modifying land in various ways and intensities. Natural forests and grasslands are converted into agricultural and grazing areas for crop and livestock production, to urban and industrial land, and to infrastructure (roads, dams, etc.). Wetlands are drained and converted into agricultural, residential, recreational and industrial uses. Land is mined to obtain ores, minerals and stones (Briassoulis, 2000). Cropland undergoes intensification, marginalization, abandonment, or conversion to urban and recreational (tourist) uses. Abandoned land may be reforested or it may be degraded further. Settlements may experience urbanization, suburbanization, or de-urbanization. Residential areas can be converted into commercial

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areas and vice versa, high-income neighborhoods may turn into slums, and so on. Land degradation is an extreme form of land-cover change that results from uses of land that over exploit its resources. Turner, Clark, Kates, Mathews and Meyer (1990) report that changes in earth's natural land cover have been taking place since time immemorial, and have been associated with both natural phenomena and human interference. However, "land-cover changes have been reported as being human-induced changes, and these have caused diverse, mostly adverse, impacts on both society and the environment". Several ancient writers have documented the destruction of natural areas from salinization, overgrazing, fire, and other human activities. In his 1864 seminal essay "Man and Nature; or, the Earth as modified by Human Action," Marsh (1965) describes how people used and modified land to serve various purposes, altering, thus, the environment. After the 1960s and 1970s, numerous studies documented the detrimental impacts of human activities that began to cause worldwide concern and action, the quest for sustainable use of land resources became an important policy and planning goal. This was translated into a search for a policy and planning approach to direct land-use change towards sustainable pathways.

The increase in population, naturally, creates adjustment and re-adjustment of human and land use activities in space within urban system thus causing lateral and structural changes. The pressure on land orchestral by increase rate of urbanization brought with it intractable urban problem, such as poor environmental sanitation, pollution, crime, unemployment and overcrowding among others in Ikorodu metropolis of Lagos State (Adebayo, 2009). Akinmolodun and Oduwaye (2004) argue that Nigeria is faced with rapid urban growth and development which leads to change in the use of buildings. Ikorodu metropolitan is presently characterized by commercial ribbon street development such that virtually all high density and major road areas are in a chaotic state, with an indiscriminate mix of commercial, industrial and transportation activities. This phenomenon of chaotic land use mix deserves special attention, the spate of change in use of building has been a major challenge facing resident of Ikorodu metropolis, and the conversion of building from residential use to other uses has become worrisome.

The economic factors of demand and supply of urban land also play a significant role in this process of land use pattern. Learn and Goodall (1996) cited by Adebayo (2009) report that the patterns of land use in any urban centers is a replication of competition for sites (building) between various uses operating through the process of demand and supply. Similar pattern of land use emerges in different urban areas because of competition between different potential users for given sites (Oduwaye, 2009). The person who is willing to pay the highest sum for the site is likely to be the person who will eventually occupy and use it. He will be able to compete it away from other potential users, by this mechanism, sites in urban area will tend to be used for that purpose from alternative uses of that site, this result in the highest and best use for that building.

Factors Influencing Residential Mobility in Ikorodu Metropolitan Area
The individual land unit is a parcel of land of any size that may belong to an individual, a group of individuals, or to the State. This parcel may be unused, or more commonly, it may

be under agriculture (crops, pastures, etc.), forest, housing, recreation, or other use. The particular ownership, current use, and the geographical setting in which this parcel is located determine the associated land decision process and, consequently, the factors that enter into play and influence land-use change. Frequently, farm units are considered as making most land-use (and change) decisions, as agriculture is often the most extensive user of land, though this is not always and exclusively the case.

Land use is influenced by the characteristics of the local biophysical environment that determine, to a considerable extent, land suitability for a range of uses. In the case of contemplated or planned changes of use, these factors act as constraints on the range of choices considered by land managers and determine the final decision. The most important of them include: local climate and weather conditions (temperature, rainfall, snowfall, wind, moisture), local topography (slope, aspect), bedrock type, soil type (and associated physico-chemical characteristics), water resources (surface and groundwater, access to water), current state of the quality of land (for example, erosion, contamination and salinization).

Other site-specific characteristics of the individual land unit influence the decision. Accessibility figures prominently among them, referring to: access to road networks and other transport infrastructure (airports, ports, etc.), access to markets, sources of raw materials, and suppliers of needed inputs such as labour (of the required skill level), capital, agro-chemicals, technical assistance, and know-how in general. For agricultural land uses, the existence and state of landesque capital such as irrigation and land drainage works, water supply networks, etc., are important decision factors. The uses of land and trends in their changes in the neighbouring land parcels and the greater region play an important role also, especially in the case of small property (Turner, Clark, Kates, Mathews and Meyer, 1990). Numerous interdependent demographic, economic, socio-cultural, organizational, technological, and institutional factors affect the decision of land managers to maintain or change the current use and utilization of the land.

Demographic traits such as age, gender of the head of the household, family status, size of the household, age and gender of household members also influence the decision making towards land uses. Older, male heads of household exhibit a greater inertia to change, in general, than younger ones. Single (and frequently female) heads of household have different outlooks and life expectations than those married and with many children. In the latter case, the actual number of "decision makers" may be more than one and may affect the overall decision. The socio-cultural characteristics of land managers are also influential; they include education, place of living (urban vs. rural), employment status (single or multi-employment), attitudes, values, and personal traits (e.g., perception of problems, of alternative uses of land, of external influences on land and its productivity). Economic considerations are critical land-use determinants as von Thunen's "land rent theory" emphasizes (Akinmolodun and Oduwaye, 2004). Most important among them is the transportation cost to markets and the sources of primary inputs, a function of distance or accessibility and of anticipated profits from the exploitation of a particular land parcel. The latter depend on the demand for the goods and services associated with a given land-use type. Changes in demand trigger changes in land use as they affect the associated profits.

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Profits are determined also by other factors such as cost (and availability) of labour, capital, and primary inputs (raw materials), the substitution potential among factors of production, the prices of final products and services associated with a particular land use, and state support (price supports, subsidies, tax exemptions, various economic incentives). Finally, the size of the land parcel and the competition from other (usually, neighbouring) land parcels affect the expected profits and, thus, the land-use change decision. In cases of keen competition, small parcels are usually the first to be bought out by strong land development interests.

Technological factors condition land-use decisions by influencing the profits accruing to land managers. The availability of new technologies and the ease with which they can be applied to land affect significantly the productivity of labour and capital employed. For example, mechanization is difficult in mountainous areas, and this constrains the types of land-use changes in these areas. The ease and rate of adoption of available technologies by land managers influence the potential for land use changes of some kind. In a broader sense, knowledge resources that land managers possess (as in the case with traditional knowledge) or are able to obtain (e.g., technical assistance) largely affect land-use decisions networks, etc. Although land managers may make direct decisions, biophysical and socio-economic factors operating on higher, aggregate, spatial and organizational levels exert a significant influence on both local land-use change and the patterns of changes observed on regional and higher levels. The scenario above becomes a continuous process of one use giving way to higher valued use where the optimum realizable could attain. This is the exact situation that has been observed in Ikorodu. It is on this note that this study investigates the effect of locational attributes on residential mobility in Ikorodu metropolitan area of Lagos State, Nigeria. Land use changes as common in urban areas are very much noticeable along the major roads in Lagos. Apart from the routes, there is no other area of the metropolis where such changes occur at a very significant level except Ikorodu. This area is therefore, chosen as a focus of the study because of high level of its locational attributes and residential mobility witnessed in the area.

Ikorodu, the study area is a peri-urban and local government area in Lagos State, Nigeria located along the Lagos Lagoon. It shares a boundary with Ogun State. As of the 2006 Census, Ikorodu had an enumerated population of 535,619. Ikorodu was founded by Yorubas who settled in the area. It is significant to note that the trade of Ikorodu early women was cloth dyeing, which followed from the discovery of the dyeing power of ODU plant. The area in question - initially a massive forest that lies on a few kilometers North of the Lagos Lagoon and less than 10 kilometers North of the Atlantic Ocean was once a walled City. By itself, Ikorodu was bounded in the East by both sides of Ota-Ona, Awolowo Road, including Ojoru and Agbele up to Itamaja. On the west side are Aiyeluja, both sides of Ayangbure road up till Oke-Oriya extending to Solomade, Etunrenren, Lowa and Olori and both sides of Lagos Road up to Owutu junction. Extension to the North covers both sides of Sagamu Road up to Sawmill and beyond to Odogunyan. Southwards covers Gbasemo in Aga linking up with Ipakorodo-Igbogbo road up to Owode, Oriwu road and Solafun (in Ijomu ward).

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MATERIALS AND METHOD

A mix system approach was adopted for this study. Oral interview, observation and structured questionnaire were used to extract information and fact about the causes, effects, result and residential mobility on resident, house rent and the settlement in general. A physical inspection of the metropolitan area was critically undertaken to obtain firsthand information on various uses coming up in Ikorodu. The questionnaire was randomly distributed to resident in the study area. In all, 110 copies of the questionnaire were administered on the respondents of which 100 were retrieved. The 90% response achieved is usually rare but the success is attributed to the caliber of the target sample. Data from the retrieved questionnaire were analyzed using descriptive statistics particularly, frequencies, percentage and ratio.

RESULTS AND DISCUSSION

Ikorodu was until recently a predominantly residential area with pockets of commercial and institutional uses. The continuous infiltrations of commercial use over the past ten years have turned Ikorodu into an area of mixed use for commercial and residential activities. Today, the neighborhood is characterized by first class development of modern commercial plaza. Residential property abound all over Ikorodu but most of them are already converted into commercial uses. Most streets, closes and avenues are opening up to commercial activities and trade. Purposely built resident buildings here include high-rise luxury flats, block of flats, duplexes, semidetached and bungalows are legally and illegal changed to commercial uses. Some houses are purposely built for commercial use while some are converted from residential use to banking halls, offices and supermarkets. The predominant commercial buildings include: offices, supermarkets, banking halls and institutional buildings.

Office buildings are purposely built buildings of high rise and residential block of flats of over 3 floors. The payment of such building is based on office-spacing i.e. per square metre measurement to determine the rental value. The trend towards large supermarkets with free parking lot has caused many parcels of isolated lands in Ikorodu to be developed/put to use. These stores and eateries seek locations with adjoining vacant and for parking by their customers. Banking halls are found and heavily concentrated on the major streets and road in the study area. Their locations are surrounded by heavy commercial activities, which is one of the reasons for high rental values in the area. The banks occupy bungalows and ground lower floors of high rise office buildings. Other commercial land uses in Ikorodu includes hotel, recreational garden and park, fire station, beaches petrol service station and open market space. Institutional buildings include educational land for the building of primary, secondary and tertiary institutions. Others are police stations, barracks, military camp and settlements. Table 1 shows the factors that determine change in buildings use in Ikorodu. It shows that demand and supply factors with the highest score of 64.0% are mostly responsible for the land use pattern in Ikorodu. The factors of complementarity are also considered by some respondents due to concentration of uses. It is discovered that many house occupants used part of their residences as offices. With regard to the activities of the law governing land use in Ikorodu,

3% of respondents believe that the laws are ineffective considering the rate that take within ten years. It is agreed that there have been a drastic change in use of building in the last ten years. However, table 3 shows the types of changes that took place. This has resulted in serious environmental challenges such as, population, pollution (noise, air water, soil), traffic management challenges, over-stretching of existing social and physical infrastructure, high rent and social vices. The effect of the building use change on residential neighbourhood on Ikorodu can be appreciated from table 2 and 3. Table 3 and 4 show the rental values of both residential and commercial buildings in the study area between 2011 and 2014. Table 3 shows that the rental value of mini-flat ranges from 160,000 in 2011 to 240,000 in 2014, within a period of three years. The same trend goes for bedroom flat, duplex house and detached house. In 2011, the value was 300,000, 340,000 and 550,000 respectively, which has now jumped to 420,000, 620,000 and 750,000 respectively.

Table 4 shows the analysis of change on the rent of commercial buildings. It suggests that there is change in value of commercial buildings, shop, super-market and office buildings go for 3,500, 9,000 and 12,000 respectively in 2011 by 2014; it has jumped to 15,000; 30,000 and 25,000 respectively. The study observes that the factors of demand and supply are the major determinants of change in building use in Ikorodu metropolitan area of Lagos State. Exactly 64% of respondents have attested to this fact. Increase in demand for commercial spaces has led to conversion of residential building to commercial which automatically change the land use of the area. The ineffectiveness of planning regulations could not stop this illegal conversion. Three per cent of respondents confirmed this assertion. A speedy change of land use has therefore occurred in Ikorodu in the last four years. The major changes is the conversion of buildings in Ikorodu from residential to commercial uses (table 3) which has brought about a corresponding changes in property values. Table 3 and 4 show the trend of change on property of residential and commercial buildings from 2011- 2014. Due to increase in economic activities in the study area, business activities soared and led to increase in demand for commercial property.

Table 1: Land Use Determinant in Ikorodu

Factors	Frequency	%
Planning law	3	3
Demand and Supply	64	64
Infrastructural Facilities	5	5
Accessibility	13	13
Complementarity	15	15
Total	**100**	**100**

Source: Fieldwork, 2014

Table 2: Effect of Change on the Study Area

Effect of change on the study area	Frequency	Percent
High rental	63	63
Environmental dis-order	22	22
Insecurity	8	8
Pollution	7	7
Total	**100**	**100**

Source: Fieldwork, 2014

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Table 3: Analysis of Change on Rent Value Residential Neighbourhood

Location	Rental Value			
Beach Road/ Hospital Road	2011	2012	2013	2014
Mini- flat	165,000	200,000	220,000	240,000
One bedroom flat	210,000	250,000	270,000	300,000
Two bedroom flat	315,000	375,000	405,000	425,000
Duplex house	340,000	460,000	600,000	620,000
Semi-detached house	400,000	540,000	600,000	650,000
Detached house	550,000	600,000	650,000	750,000
Lagos/ Ikorodu Road				
Mini- flat	160,000	210,000	230,000	250,000
One bedroom flat	220,000	260,000	280,000	310,000
Two bedroom flat	300,000	380,000	420,000	425,000
Duplex house	350,000	465,000	615,000	620,000
Semi-detached house	410,000	545,000	615,000	645,000
Detached house	560,000	610,000	650,000	755,000
Sagamu Road				
Mini- flat	150,000	190,000	200,000	230,000
One bedroom flat	210,000	250,000	270,000	290,000
Two bedroom flat	300,000	370,000	400,000	420,000
Duplex house	340,000	460,000	600,000	620,000
semi-detached house	400,000	540,000	600,000	650,000
detached house	550,000	600,000	600,000	700,000
Ijebu- Ode/ Itokin Road				
Mini- flat	160,000	200,000	220,000	240,000
One bedroom flat	210,000	250,000	270,000	300,000
Two bedroom flat	300,000	370,000	400,000	420,000
Duplex house	340,000	460,000	600,000	620,000
Semi-detached house	400,000	540,000	600,000	650,000
Detached house	550,000	600,000	650,000	750,000
Agric/Owutu Road				
Mini- flat	160,000	200,000	220,000	240,000
One bedroom flat	210,000	250,000	270,000	300,000
Two bedroom flat	300,000	370,000	400,000	420,000
Duplex house	340,000	460,000	600,000	620,000
Semi-detached house	400,000	540,000	600,000	650,000
Detached house	550,000	600,000	650,000	750,000
Ebute/Ipakodo Road				
Mini- flat	160,000	200,000	220,000	240,000
One bedroom flat	210,000	250,000	270,000	300,000
Two bedroom flat	300,000	370,000	400,000	420,000
Duplex house	340,000	460,000	600,000	620,000
Semi-detached house	400,000	540,000	600,000	650,000
Detached house	550,000	600,000	650,000	750,000
Ibesha Road				
Mini- flat	160,000	200,000	220,000	240,000
One bedroom flat	210,000	250,000	270,000	300,000
Two bedroom flat	300,000	370,000	400,000	420,000
Duplex house	340,000	460,000	600,000	620,000
Semi-detached house	400,000	540,000	600,000	650,000
Detached house	550,000	600,000	650,000	750,000

Source: Fieldwork, 2011-2014

Table 4: Analysis of change in Value of Commercial Property in Ikorodu

Location	2011 Value	2012 Value	2013 Value	2014 Value
Lagos/ Ikorodu Road				
Shop	3,500	5,000	7,500	15,000
Super Market	9,000	12,000	18,000	30,000
Place Built for Office	12,000	12,500	12,500	25,000
Ebute/Ipakodo Road				
Shop	3,500	5,000	7,500	15,000
Super Market	9,000	12,000	18,000	30,000
Place Built for Office	12,000	12,500	12,500	25,000
Beache/Hospital Road				
Shop	3,500	5,000	7,500	15,000
Super Market	9,000	12,000	18,000	30,000
Place Built for Office	12,000	12,500	12,500	25,000

Source: Fieldwork, 2011- 2014

CONCLUSION AND RECOMMENDATIONS

This study revealed that Ikorodu metropolitan area have witnessed changes of residential mobility from one particular uses to another due to different factors such as: economical, institutional, infrastructural, socio-cultural and physical uses. This change is due to corresponding increase in both rental and capital value of the property in the study area. The influx of commercial activities from Lagos mainland, Lagos Island, Ogun State as well as Oyo State has been a major contributor to these changes and the advantage of complementarity becomes the factor attracting more business activities into the area. The increase in demand for commercial use to increase in property value. This change leads to higher property values also leading to problems of traffic congestion, over stretching of infrastructural facilities and reduction of land area for parking, open space etc. In addition, change in any form and in any society is inevitable, it has become part of an urban growth for economic reasons, and property (land and buildings) will continue to change in use from lower order to a higher one in order to attain optimal use. It is important that before the status of towns change, adequate land use planning must be put in place to cater for such change and development control mechanisms should be positioned for maximum effectiveness of land. Although physical planning offices exist in the study area, their effectiveness has been called to question. The physical planning should be restructured in order to enforce planning law to allow substainable land use. Further studies should also be conducted on various land use development factors highlighted in this study including suitable land use planning approaches, housing situation with related infrastructure and stakeholder approaches to suburb planning.

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