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Spontaneous Settlements: Roles and Challenges to Urban Planning

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Abstract. Spontaneous settlements are referred to as an outward spread of built-up areas caused by expansion, with inadequate provision of facilities. The formation of spontaneous settlements is as a result of urbanization, where rents go high as the city evolves thereby moving the low income earners to the suburbs for easy access to places of opportunity for casual work at the same time not far away from the city. This study examines the characteristics of Spontaneous settlements, factors responsible for their existence, basic problems associated with Spontaneous settlements, their challenges to urban planning, efforts that have been put in place for checking spontaneous settlements and how effective they have been over time. The study specifically focuses on settlements in Iyana Iyesi, Mupin, Ayetoro areas in Ota, Ogun State. Data was collected through physical observations and questionnaires. Data was also obtained from published articles and from the National Population Commission census publication. Examination of an interpretation key, plotting of the study area, geo-referencing and editing of maps with ground data were done to have a precise view of the study area. From the analysis, the existence of high residential density, overcrowding, poor drainage network or lack of it and general poor basic infrastructure shows that, the study area is a typical depiction of a Spontaneous settlement. In concluding the paper, it posits making planning proposals and recommendations based on the findings, for upgrading of the Spontaneous settlement to be functionally effective. The paper also makes room for assisted spontaneous settlements to be considered as alternatives to administered settlements which will allow land to be invaded and then regularize the occupiers.

Keywords: spontaneous settlements, urbanizations, upgrading, suburbs, urban planning.

INTRODUCTION

1.0 BACKGROUND OF THE STUDY

The world is increasingly becoming urbanized and the rate at which city population grows and countries urbanize is indicative of the pace of social and economic change. In 1976, one third of the world's population lived in cities and thirty years later. This figure rose to one-half of the world's population and by the target year for the millennium development goals (MDG's) cities in the world are estimated to grow to two-third or six billion people by 2050 (UN Habitat, 2004).Urbanization is defined as spontaneous increase in proportion of national or regional population living in cities for the desire to improve one's socio-economic conditions. However, in most cities, it turns out that this population become disappointed and stranded in the urban centres. The migrant discover, for instance, that there are no such ready accommodation and even where they are available, the rent is far from what they can afford, thus, and they migrate to suburbs of the cities and built up areas within easy access to places with opportunities for casual work (Aluko et al 2006). Hence, Spontaneous settlement are becoming a major feature of the developing cities, Useful as these urban centre may be as demographic absorbers, urban areas by their sheer size, create complex and multifaceted problems on scales never experienced before, (Olujimi 2009). Udom, (2004) has opined that the growths of spontaneous settlements are by extension urbanization of new areas. Patton (1988) observed that major spontaneous cities in the world that witness spontaneous settlement on their fringes according to include Nongsamong, (Thailand), Darsalam (Tanzania), Manus (Brazil), Armuthu (Istanbul) and Ibadan (Nigeria).

Although the name spontaneous seems strange it is used interchangeable with squatter settlement despite the similarities it represents a growing change in attitude from outright hostility to that of support and protection. Noticeable features of spontaneous settlement are basically unplanned, unpretentious and apparently chaotic layout of

buildings characterised by high residential density, poor drainage network and overcrowding, criminality, increase aggression, abnormal behaviour, physical disorders and mental illness. It present a totally neglected declination of image of the city, while the settlers with very few exception have no security of tenure which deters them from investing in any standard housing improvement and development (Obiefuna et al, 1999).
The problem today is not the increase the size of labour force but the difficulty in providing shelter and adequate services (Obiefuna *et al* 1999). The principal dilemma of these areas which housed mostly low-income earners, is due to the fact of non-availability of vacant lands for further development, Also government renewal programs in urban areas with no planned resettlement program, has led to a conscious movement to where the engage in self-help and informal housing construction (Olujimi 2009).

On The aspect of land tenure security, land affordability, land accessibility and the ease with which land is acquired, Majority of the land are predominantly accessed through informal urban land delivery system. McGill,(2009), in his recent research identifies spontaneous development as a more political issue then that of technical or design-related one defined by government policies.

For this reason, extensive research has been directed to the specific settlement process as a way to understand whole housing process. This knowledge is considered important for future planning consideration. The emphasis necessitated this research and thus seeks to been to study patterns of settlement organization, layout and challenges on urban areas, and how they are influenced by spontaneous settlement development. The thrust of this work is to examine. The impact of spontaneous settlement in ota, specific objectives to identify the nature and pattern of spontaneous settlement with the study area. Assess the different method of land acquisition in these settlements. to assess the specific problem and challenges posed by these settlement to the orderly development of the study area and to recommend practicable measures towards overcoming challenges posed by spontaneous settlement.

This study focused on the existing environmental condition which is the housing condition and amenities, at Iyana Iyesi, Mupin, Ayetoro settlement in Ado-Ota L.G.A

CONCEPTUAL FRAMEWORK AND LITERATURURE REVIEW

2.1 THE CONCEPT OF SUSTAINABLE DEVELOPMENT

The term sustainability is defined by the United Nation World Commission on Environmental and Development (UNWCED, 1997) as "the arrangement of technological, scientific, environment, economic and social resources in such a way that the resultant heterogeneous system can be maintained in a state of temporal and spatial equilibrium. Development, under the context of sustainability involves the stimulation of self-help and citizens active participation in community affairs (Ekong, 1998). Sustainable development is understood as development that meets the need of the present generation without compromising the ability of future generation to meet their needs. (Raretz, 1998). The above view emphasizes on how decisions and actions taken today can affect the future generation especially in relation to natural resources (land), environment, health among others.

Sustainable urban development therefore entails developing our urban centers in such a way that it will be comfortable for living, working and recreating both at the present and in the future. For the purpose of convenience and focus, the related literature will be reviewed under the following headings

2.2 The Concept of Spontaneous Settlement

Urban Geography Glossary (2008) defines spontaneous settlement as the outward spread of built-up areas caused by the expansion with inadequate provision of basic facilities. Wikipedia (2010) defines it as the spreading of a city and its suburbs over rural land at the fringe of an urban area.

2.2.1 Contextual Underpinning of Urban Areas

According to Okpala (2003), there are two ways of defining an urban area.

(1) **Legal and Administrative Connotations**

The Nigerian Land Use Act (1978) thus defined an "urban area" as "such an area 0 the state as may be designated as such by the Governor, pursuant to section 3 of this Act" Also the use of minimum population thresholds. This threshold usually varies from country to country and within the same country, as well as from time to time for instance, the Nigerian national census of 1952, defined as urban any compact settlement of 5,000 people or more. The subsequent national census of 1963 redefined urban centers as localities with a population of 20,000.

(2) **Functional Definition**

This employs certain universally acceptable urban characteristics such as heterogeneity of the population, non-agricultural economic base density of physical development, occupational structure etc. These criteria of urban definition are not wholly or necessarily exclusive but the important fact, however that is with independence, a lot of economic and political development took place and much settlement got transformed from their rural character into an urban area.

2.2.2 Historical Development of the Term Spontaneous Settlement

The term "spontaneous settlement" is in fact a more recent western-initiated development, which came about by the writings of Charles Abrams and John Turner and particularly during and immediately after the habitat conference of 1976 in Vancouver, Canada. (Hari 1991). Spontaneous settlement is a delineation of "squatter" settlement which represents a growing change in attitude from outright hostility to that of support and protection. (Purton 1982) in his research illustrate the process of spontaneous settlement as a "conquest" of city area for the purpose of

shelter, defined both by the law of force and the force of law, Payne (1977) Similarly views the development of spontaneous settlement in the overall perspective of urban growth in the third world and its inevitability.

2.2.3 Alternative names of spontaneous settlement.

There are a number of names by which spontaneous settlement are described by various authors, which high-light the attitudes and approaches towards them, ranging from a positive to neutral to negative outlook There are: Squatter settlement, Informal settlement, Low-income settlement, Semi-permanent settlement, Shanty towns, unauthorized settlement, unplanned settlement, uncontrolled settlement, Urban sprawl. (Hari 1991).

Some of the local/colloquial names used in different part of the world Ranchos = Venezuela, Callempas, campamentos = chile ,Favelas = Brazil, Barriadas = Peru,Villas missriess =Argentina,Colonias Latenas = Mexico,Barong - Barong = Phillipines, Kevehits = Burma ,Gecekondu = Turkey, Bustea, Juggi - Johnmpri = India .(McGill 2009, Hari 1991)

2.2.4 The Evolution and Types of Spontaneous Settlement in Nigeria

In Nigeria, spontaneous settlement can be categorized into two man groups namely the illegally occupied settlement and illegally developed settlement. Spontaneous settlement can either at first begin as a, commercial or a residential enclave which at the latter stage would evolve into a settlement of mixed activity (Bello 2009). Spontaneous activities in illegally occupied land is peculiar with government acquired lands for reasons which include non-payment of compensation, project abandonment and change in government personnel, government often times do not put the acquired lands into use. Encroachment begins when the land are put to agricultural uses by the former owners and their tenants. The problem is further compounded by the insatiable desires of the original land owning families (who own it before government acquisition) who pounce on this land and sell it to upsweeping buyers (Bello 2009) Other groups of spontaneous settlement in this category

includes those located on less desirable areas of the city such as over pipe lines and under high tension electricity transmission line.

Spontaneous settlement on the other hand usually emerge at rural urban fringe as a result of land speculators buying agricultural land and laying it our without provision for adequate roads, facilities for health, education and recreation. The expectation is that government in the future would provide these basic infrastructure in this circumstance, plots were bought, developed and occupied without necessary approval from town planning authority (Olanrewaju, 2001)

2.2.5 Characteristic of Spontaneous Settlement

According to Patton 1980, olujimi, 2009, the following are features in spontaneous settlement

(i) Haphazard housing development in the urban suburbs where majority of the structures are without planning permit in uncoordinated layouts.

(ii) Improper co-ordination of the physical development which promotes high level of inaccessibility within the area.

(iii) The areas lack essential social and welfare infrastructure like water, electricity health care and education facilities among others

(iv) The unsanitary conditions in the area poses continuous threat to healthy living of the inhabitants and it's an area regarded as an area that is dangerously unsafe for living because of its associated social vices.

(v) Spontaneous settlement presents a repulsive outlook of the city.

2.2.6 Factors Responsible for Growth of Spontaneous Settlement

Different problems are responsible for the growth of spontaneous settlement in urban areas, they include the following

1. The unprecedented increase in the population in the Nigerian cities, continuously to put pressure in the existing housing facility.

2. The inability of the housing delivery to cope effectively with the housing needs has succeeded in pricing out majority of the low income earners from the housing market. (Olanrewaju, 2001)
3. Cities present unlimited socio-economic opportunities, particularly in area of landed property development. The operation of the economic forces in the supply of land for commercial development within the city centre area encouraging the acquisition of land at the suburb of the city for residential property development which has propelled the greed for land speculation and hoarding at the suburbs.
4. Most of the isolated parcels of land hoarded at the suburbs riot subjected to conventional design into layout that could seek planning approval even when such parcels of land are designed into layout are not linked to others for accessibility purposes. (Obiefuna et al 1999).
5. The inability of government to effectively develop their compulsorily acquired parcels of land in some cities. This is predicated in the non readiness of government to pay compensation on un-exhausted resources in the acquired land to the owners. Thus, the unwillingness of the land to individuals, that continues to develop, without reference to the planning authorities to seek planning permission.
6. The ineffectiveness of the planning authorities' tool or strategy at putting such sprawl at bay which is hindered by lack of political will to implement development control measures, insufficient planning staff to carryout effective monitory and lack of equipment such as development control monitory vehicles. (Obiefuna et al 1999).
7 Government renewal programs in urban area with no planned resettlement program as lead to a conscious gradual extension of the city whereby self-help is practice in the provision of houses. (Obiefuna et al .1999).

2.2.7 Problems posed by Spontaneous Settlement in Urban Areas

1. High Residential Density Area in spontaneous settlement is entire built up in directing absolute lack of control in its development.
2 Over-Crowding: The specified number of person per habitable room by the United Nation is 2, but most rate in spontaneous settlement, has an occupancy rate of 4.7 person per habitable room. The effect of overcrowding increase stress, poor development of a sense of individuality, sexual conflict, intra-familiar tension and lack of adequate sleep which contributes to poor work and school performance.
3 Poor Drainage Network: It has been observed that drainage network in these settlements are mostly blocked by household refuse. Surface run-off indiscriminately flows between buildings, eroding the walls in most instances; it creates a deep gully which is security problems.
4. The problem of violence and crime much has been written on urban violence and crime in general, and the majority of the studies seen to be in agreement that majority of the studies seen to be in agreement that no single factor can be identified as the underlying cause of urban violence.

Similarly, (CBN, 1999) observed that the environment influences behavior in least two ways - exerting generalized effect on broader system of response within the individual and by instigator behavior in a variety of ways.

In specific term; the psychological effect of density and crowding can environment often associated with urbanization as enumerated by (Idemudia 1994). They include conditions such as criminality, increase aggression, abnormal behavior, physical disorder and right mortality, mental illness.

2.2.7 Challenges to Urban Planning

The aim of planning urban settlement is to secure the right of use of land in the interest of the community and enable the settlement to

function as efficiently as possible (Burke, 1980). Its purpose is to do everything possible to ensure that development takes place in a planned, orderly and effective manner (Obiefuna *et al.,* 1999). In order to integrate this settlement and similar ones into the urban center has lot of challenges on physical planning. These challenges are under listed below. The preplanning of a spontaneous settlement is difficult because apart from the social, cultural and economic diversity of the inhabitant, there is dearth if planning data. House's are without numbers and so closely built and inaccessible that many of them could be omitted in well planned housing census. This situation has kept planner find themselves in the unpalatable game of population projection for which authenticity is neither here nor there because, growths are very erratic. The planners have no valid assumptions and accept the blames of over or under planning each which imposes a definite effect on urban services (Obiefuna 1999, Olujimi 2009).

These settlements do not comply with official standards. They have neither respect for housing density nor occupancy rate. The building materials are mostly substandard with highly reduced room sizes and floor to ceiling height, not left out are the standard set back from the main access and plot average. But as upgrading, involves physical works on settled and, there is a great problem of extending the accepted urban planning concept with respect to street alignment, demanding now layout for public utilities- this defeats the primary objective of the replanning exercise.

Furthermore, two different patterns of housing satisfaction have been established. The informal social relations that exist in the immediate environment, also an attitude about how the present life situation compares with the time before movement into the estate. (Olanrewaju, 2001; Obiefuna et al 1999). Okoye (1979) has established that in developing countries, demolition seems to be the only answer to the problems posed by rapid growth of spontaneous settlement in recent years. The people displaced in this exercise easily go to other slum areas

intensity the conditions or create fresh slums in other parts of the city. It is never the intention of upgrading program to proffer a solution in one settlement and transfer the same problem elsewhere (Bello 2009). Upgrading process apart from improving the settlement should be able to contain at least the existing population so that they do not constitute another problem in that the society will appreciate the contributions of this form of planning activity (Okoye, 1979).

2.2.8 Overview of Efforts made at Checking Spontaneous Settlement in Nigerian Cities

According to (olujimi,2009) the United Nations Development Programme (UNPP) and United Nations Center for Human Settlement (UNCHS) have subsequently initiated strategies to evolve a participatory approach to the development and management of urban environment hinged in the principle of sustainable development. Popular among this is the Sustainable City Programmes (SCP) which promotes a positive vision where all human have adequate shelter, health and safe environment, basic services freely chosen in Nigeria. The Sustainable City Project (SCP) was first applied in Ibadan, i.e. Sustainable Ibadan City Project (SICP) in 1992 and subsequently replicated in Kano and Enugu, while the sustainable Ibadan city project had been abandoned due to non readiness of the major stakeholder, those in Kano and Enugu only started with skeletal ground works. Under the state urban development programme in 1985, each of the 36 state governments in Nigeria acquired and paid full compensation on the acquired parcels of land at different locations in their respective state capitals. With the aim at improving the housing conditions of the urban poor through the physical improvement (upgrading) of communities in greatest need and the development of serviced land for low-income groups (DHV consulting engineering 1985). The implementation of the Abuja master plan under the administration of the former President Olusegun Obasanjo (1999- May 2007) controlled physical development in the city in spite of the political obstacles introduced by the previous administrations at bastardizing the master

plan (Kalgo and Ayileka 2001),(Olujimi and Ayeni 2006). Another effort at checking spontaneous settlement in Nigeria is the use of the provisions of the Nigerian land use act of 1978. One of the objectives for the promulgation of the Nigeria land use act in 1978 was to check urban sprawl and land speculations which compulsorily acquire land by any tier of government within their area of jurisdiction for development in the overall interest of the people. In spite of all these efforts, cities in Nigeria are ridden with spontaneous settlement and this calls for people oriented strategy at addressing the problem of spontaneous settlements.

2.2.9 The Integrated City as a Tool for Sustainable Development

Urban areas in developing countries are faced with similar challenges, including economic' viability, deteriorating infrastructure environment pollution, social disintegration, loss of community, crime and violence, urban alight, and population growth. In fact, they represent the challenges of maintaining quality of life while facing increasing fiscal constraints, resource limitations and population growth (WCED, 1987). Frequently, these challenges are seen as the result of growth and development traditional approaches o planning and development are seen by many as creating or contributing to these problems, rather than solving them community discussions about growth and development tend to portray environmental quality and economic prosperity as mutually exclusive goals (Danmole, 2004).

Integrated city planning incorporates understanding about how nature works into the ways we design, build and live. It should be a part of our designs of farms, houses, neighborhoods, cities, transportation system, technologies economics, energy policies and just about anything that directly or indirectly requires energy or material or govern their use when human artifacts and systems are well designed the undermine those large patterns, creating pollution, higher cost, and social stress. (Ravezts, 1998).An integrated city ensures that cities resources, recycle or reuse at least 100% of their materials, encourage rather than assault biodiversity, and use compositor to help create rather than destroy soil. The possibility

and importance of having integrated cities cannot be over emphasized as showered in Curitiba Brazil, Midrand- South Africa, Davis-California, Cleveland Ohio and Adelaide Australia amongst others. City of Vancouver (2001)

2.3 TOWARDS ACHIEVING SUSTAINABLE CITIES

Many cities are not planned and therefore people keep moving in without any plan or projection. It is the opinion of many that cities are not ecologically viable because of their high consumption and high wastes levels unless they are adequately planned and managed. (Ravetz, 1998). Sustainable urban development is the greatest challenge of the 21^{51} century. The key questions are how to deal with the high appetites of cities and large messes of waste from them, also can waste be turned into a resource and energy used more efficiently? There is a need to develop a whole new range of environmentally sound technologies to be used in the cities. Cities are centers of economic growth doughtiest start of human achievement. They energize the entire system. They also show how malfunctioned our system. They also show how malfunctioned our systems are 'black holes in the atmosphere' traffic congestion in the plan less urban landscape, (2007). They are centers of degradation and in a way swallowing most of resource and affect areas longer then themselves. Achieving sustainable cities implies reconciling the two sides of this coin (the city. that is striking a balance between the 'brightest stars' aspect and those of 'black holes in the atmosphere, traffic congestion in the plain less urban landscape, (Obot 2007). They are centers of degradation and in a way swallowing most of resources and affect areas larger than themselves. Achieving sustainable cities implies reconciling the two sides of this coin (the city). That is striking a balance between the 'The brightest star' aspect and those of 'black holes on the environment (Obot, 2007). To achieve this there is a need to change the way cities functions. Most cities have a linear metabolism i.e. inputs are processed into products. There is need to change this linear metabolism into a circular one to have sustainable cities this will imply more from biocidic cities to biogenic cities.

They need to have a circular rather than a linear metabolism where every output can be used as an input in the production system, thereby reducing their ecological first print.

METHODOLOGY

3.1 RESEARCH DESIGN

The method adopted for this study was non-experimental deductive and descriptive in nature. The descriptive approach was employed to provide a clear picture of the incidence, occurrence and spread of spontaneous settlement in Ota Urban area with a view to giving a succinct analysis the threat to its existence and survival. Practically, the research design involved and in-depth reconnaissance survey and careful observation of the activities of spontaneous settlement together with other development activities within the urban center. The study focused mainly on selected settlement, namely – Iyana Iyesi, Mupin, Iyetoro settlement in Ado-Otta L.g.A (see figure 3.1). The above mentioned settlements were thus sampled for the administering of questionnaires.

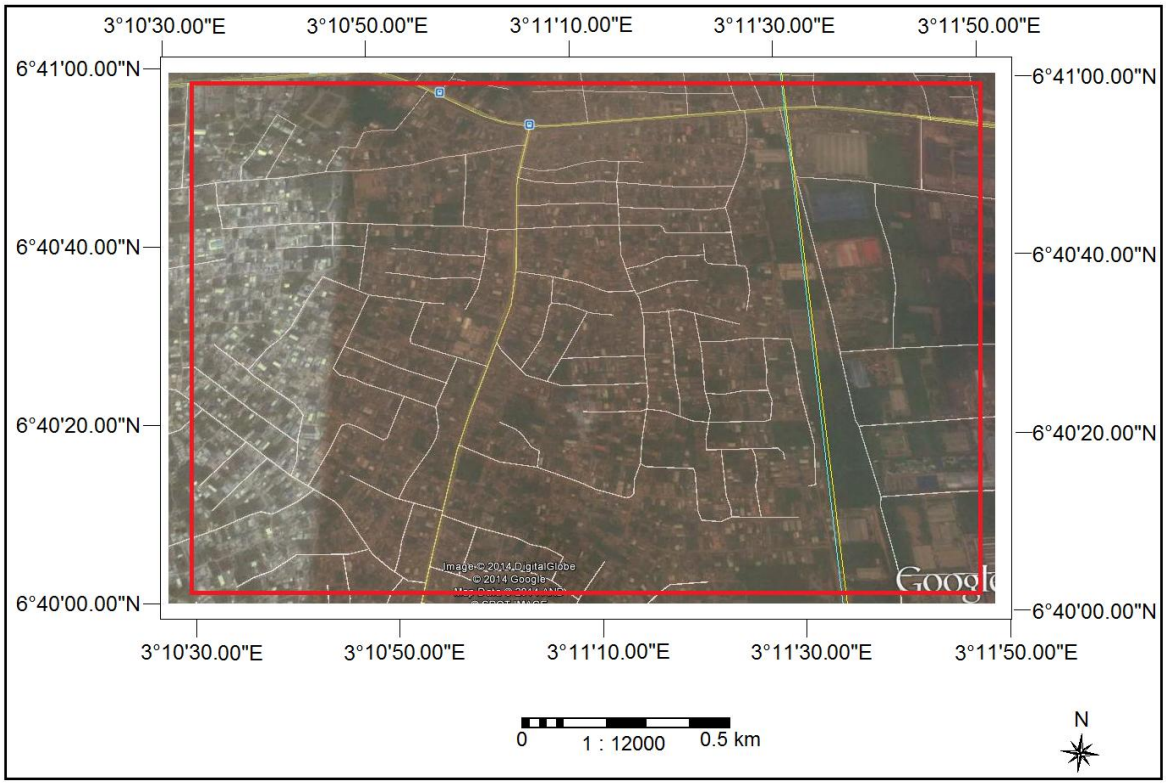


FIGURE 3.0; MAP SHOWING THE STUDY AREA

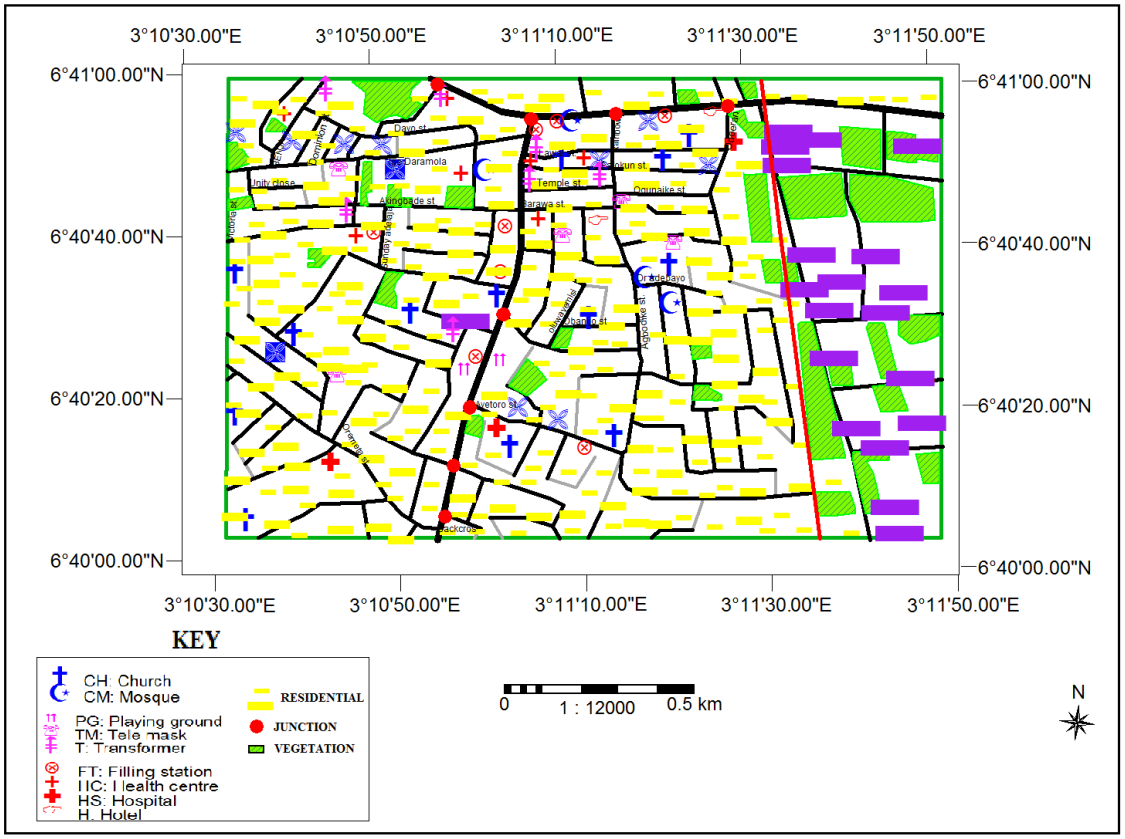


FIGURE 3.1; MAP SHOWING THE STUDY AREA

3.2 SOURCES OF DATA

Data from primary source were obtained through observation. This also include a careful examination of an interpretation key, plotting of the Ado-Ota urban area boundary, geo-referencing of Ota digital data, interpretation of the data, collection of ground data, editing findings of maps and extraction of statistical data for the different land use and land cover types. The key informants were traders, business operators and the resident of the settlements selected for the study. These constitute fundamentally primary data. Also interviews with the Assistant director in charge of town planning head of development control , at Ado-Ota and the socio –economic characteristic if the urban areas. Also data was collected mainly through published sources such as the natural population commission census publication 2006. It also included published materials posted by many authors , Also texts and many other related literature on spontaneous settlement, housing, urbanization were used to supply information.

3.4 THE STUDY POPULATION

The population of the study area was derived from the Nigerian National population commission report 2006 which are:

1. Iyano iyesi - 3,245
2. Mupin - 1,864
3 Ayetoro - 1,136

The following is therefore a projection from 2006 population census figures, to 2014 (8 year period) with a 3.5 percent growth rate, using the formula stated below

Pt = Po (1+r) n

The same calculation for other settlement

Total population = 6,245 x (1+3)8 = 224,820

Total **=** 224,820

From our projection for 8 years, the population of the study area is placed at 224,820.

3.5 THE SAMPLE SIZE

The sample size was derived from the total population of the selected settlement as shown above. However, the "Taro Yamene" formula was adopted to arrive at the sample population

$$N = N/1 + N(e)^2$$

$$n = N/1 + N(e)^2$$

$$n = \frac{224{,}820}{1 + 224{,}820\ (0.5)^2}$$

$$n = \frac{224{,}820}{56206}$$

$$n = \frac{224{,}820}{563} = n = 399$$

From the above calculation, the sample size is 399. This is the population which was served with questionnaire.

3.6 DATA COLLECTION PROCEDURE

The collection of data for the study was done primarily through the distribution and administration of structured questionnaires. Thus apart from the observation of the incidence and occurrence of spontaneous settlement, questionnaires were issued by hand to the target members of the resident of the area. There was a one-on-one interaction with the target audience. This was seen to be the best approach as if offered an opportunity to explain the requirement of the structured questionnaires to the respondents where that was necessary A wait and collect kind of arrangement was adopted for this exercise. Though in some cases there was need to go back and collect the questionnaires 399 questionnaires were completed properly.

3.7 SAMPLING TECHNIQUE

This sampling technique used for this research is the stratified random sampling. This system takes into cognizance identified characteristic or subcultures relevant to the study. The sub-cultures tend to exhibit a degree of heterogeneity. Administration of questionnaire in the study area will be carried out after 4 building with a ratio of 1:8 building.

DATA PRESENTATION AND ANALYSIS

4.1 DATA PRESENTATION

This chapter involves the presentation and analysis of the data in tabular form and with the use of simple percentage.

It provides answers to the research questions put forward in chapter one. A total of 399 structured questionnaires were distributed over a three week period. This made it possible for information to be collected. The following constitute the data presentation.

4.2 Table 4.0 shows that 399 questionnaires were administered and 303 were recovered. This represents a response rate of 79.2%. It is an indication of good response from respondents.

Table 4.0 RESPONSE RATES OF RESPONDENT.

Questionnaire administered	399
Questionnaire received	303
Percentage rate of response	76%

4.3 SOCIO-ECONOMIC DATA OF RESPONDENTS

Table 4.1: Sex Distribution of Respondents

SEX	**NO. OF RESPONDENTS**	PERCENTAGE
Male	196	64.6
Female	134	35.4
Total	303	100%

Source: Field Survey 2014

Table 4.1 shows that 196 (51.6%) respondents were males while 184 (48%) respondents were female. This means that the male respondents were more than the female respondents by 3.2%.

Table 4.2: Age Distribution of Respondent

AGE STRUCTURE	NO. OF RESPONDENTS	PERCENTAGE
0-14	10	3.3
15-25	64	21.1
26-35	106	34.9
36-45	86	22.1
46-55	92	28.4
60 and above	22	7.3
Total	**303**	**100%**

Source: Field survey 2014

Table 4.2. above shows that age structure of the respondents. This becomes necessary as age influence ones thinking and action from the table, 10 (3.3%) respondent claimed to be between 15 years of age while the age range of 26-35 years recorded the highest number of respondents of age representing 34.9% of the sampled population .

Table 4.3 Marital Status of Respondent

MARITAL STATUS	NO. OF RESPONDENTS	PERCENTAGE
Single	230	75.9
Married	67	22.11
Widowed	6	1.9
Total	**303**	**100%**

Source: Field survey, 2014

The table below, outlining the marital status, shows that single people constitute the highest number of respondent 230 (75.9%) while 67 (22.1%) respondent were formed to be married. Also 6(1.9%) were widowed. These are people who might have lost their partners due to poor health facilities in the area to the fact that early marriage still prevalent in the area due to high level of illiteracy.

Table 4.4 Education Level of Respondents

EDUCATION LEVEL	NO. OF RESPONDENTS	PERCENTAGE
Primary Education	39	12.8
Secondary Education	167	55.1
Diploma/ Tertiary	97	32
Total	**303**	**100%**

Source: Field survey, 2014

Table 4.4 Illustrates the level of academic attainment of the respondents do not have formal education which is the least among the respondent while 164 (43.9%) respondents are those that have passed through secondary school.

Table 4.5: Occupational Structure

OCCUPATION	NO. OF RESPONDENTS	PERCENTAGE
Workers	31	10,2
Business	170	56,1
Artisans	82	27
Schooling	10	3,3
Unemployed/others	10	3.3
Total	**303**	**100%**

Source: Field survey, 2014

Table 4.5 indicates that 31(10.2%) respondents were civil servants, 170 (56.1%) of them were business men who are involved in various forms of business such as petty trading, motorcycles and motor repairs, carpentry work etc. 10 (3.3%) respondents were unemployed. The predominance of artisans on the area is a result of low level of academic attainment and absence of employment opportunities in the other sector of the economy such as industrial sector, civil services, etc. This is also evident in the fact that 10 (3.3%) respondents were employed. The infrastructural facilities in the area make business unattractive in the area.

Table 4.6 Monthly Income of Respondent

INCOME STRUCTURE MONTHLY	NO. OF RESPONDENTS	PERCENTAGE
N 1 000-N1 5,000	110	36.3
N16,000-N30,000	101	33.3
N31,000-N60,000	92	30.4
Total	**303**	**100%**

Source: Field survey, 2014

Table 4.6 shows the distribution of respondent with different monthly earnings. Those who are earning less than N15, 000 were 110 (36.3%), while those earning between N16, 000 to N30, 000 were 101 (33.3%) people in these class are mostly business men etc. Similarly 92 (30.4%) respondent earn N31, 000, -N60, 000 which are mostly the renounced business men and civil servants.

Table 4.7: House Ownership

OWNERSHIP	NO. OF RESPONDENTS	PERCENTAGE
Personal	99	32.6
Landlord	150	49.5
Government	Nil	-
Family House	54	17.8
Total	**303**	**100%**

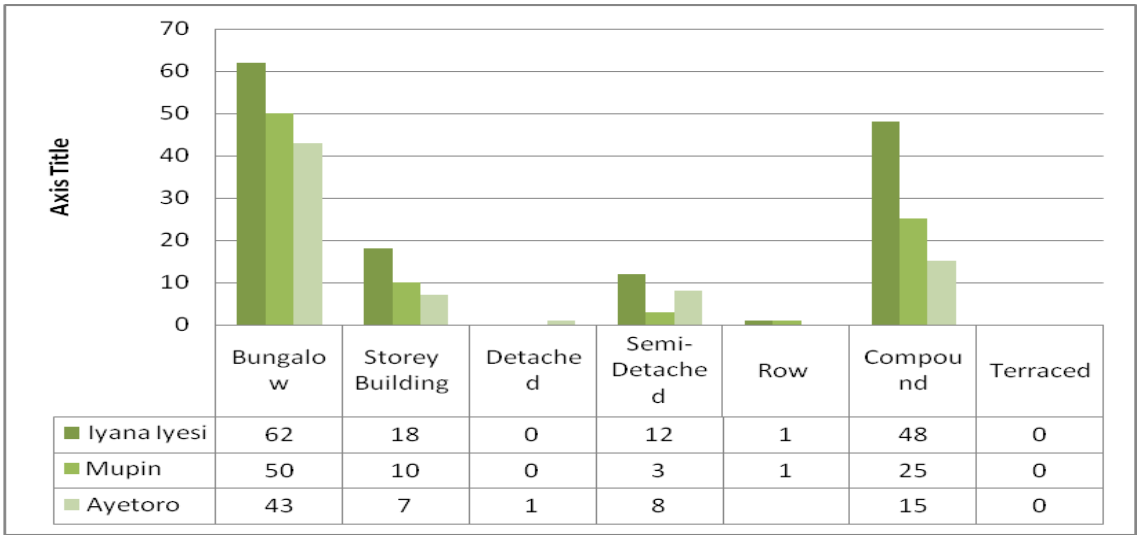
Source: Filed Survey 2014

Table 4.7 shows home ownership distribution of respondents 99 (32.6%) where personal houses owned by respondent and 54 (17.8 %) were family house. Government recorded Nil which shows that absence of Government in these areas.

Table 4.8: Amount Spent on Rent

AMOUNT	NO. OF RESPONDENTS	PERCENTAGE
N5,000-14,000	130	34.2
N 15,000-N24,000	106	27.8
N2,500-N30,000	64	168
N35,000-N40,000	70	18.42
N50,000 and above	18	47
Total	**303**	**100%**

Source: Field survey, 2014



Housing Characteristics

Fig.4.1 Source (field study 2014)

The bar chart overleaf shows the dominance of bungalow building more in all the settlement but highest in Iyano Iyesi with, 62 (40%) and least at Ayetoro 43 (27%). This has indicated that bungalow is preferred.

Building Materials

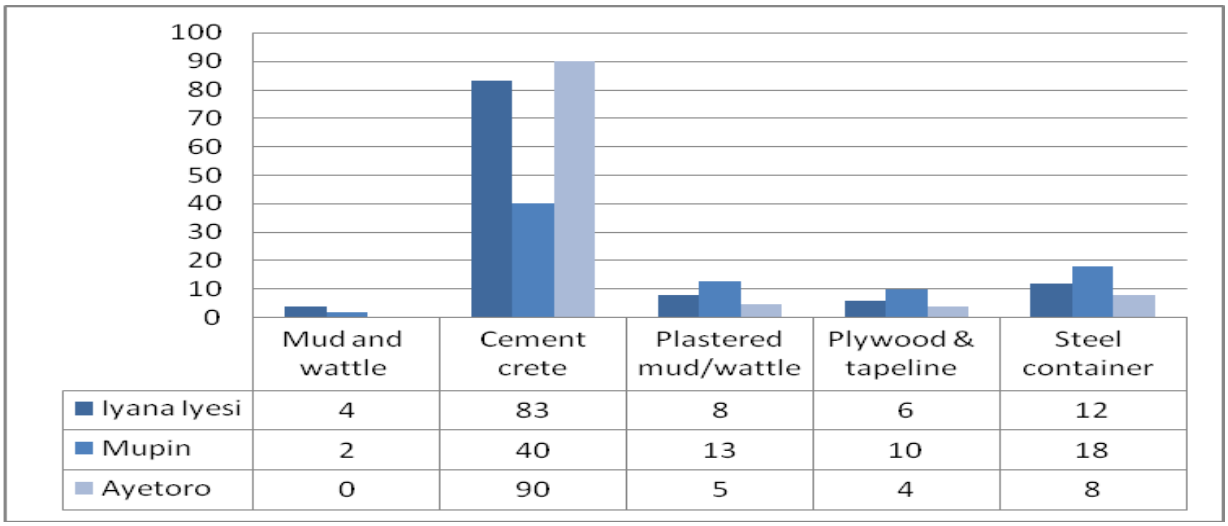


Fig.4.2 Source (field study 2014)

The bar chart shows that cement block have more dominance in all the settlement mostly found at Ayetoro 90, followed by steel container, dominant in Mupin 18, which have been used especially for commercial activities, plywood

and tap line are also been used in houses to demarcate courtyards, create more apartment for kitchen, and other uses. Also in most uncompleted building this material are been used to make the house habitable for living.

Table 4.9: Classification of building by roofing materials

Materials	Iyana Iyesi	%	Mupin	%	Ayetoro	%	Total
Thatch	-	-	-	-	-	-	-
Corrugated sheet	47	44.7	45	42.1	37	33.3	352
Asbestos	56	53.3	61	57	66	59.5	25
Concrete	2	1.9	1	0.9	8	7.2	3
Total	105		107		111		380

Source: Field survey (2014)

Table 4.10: Survey of Amenities

Amenities	**Iyano-iyesi**	**Mupin**	**Oyetoro**	**Total**
Tarred road	1	1	1	3
Covered drainage	-	-	-	-
Nur/Primary sch.	5	7	4	16
Sec. School	2	1	1	4
Water supply	-	1	-	1
Health centre	2	3	1	6
Religious centers	25	28	16	46
Tele mask	1	1	1	3
Children playground		-	-	-
Park	-	-	-	-
Transformer	3	1	3	7
Refuse collection	-	-	-	-

Market		1		1
Foot path	8	13	4	25
Youth center	-	-	-	-
Police station	-	-	-	-
Total	**47**	**57**	**31**	**112**

Source: Field survey, 2014

The analysis shows Asbestos based roofing sheets is the most popular roofing materials, may be due to its availability and cost while the low application of concrete could be due to technical deficiencies and high cost. Corrugated sheet, although the use is not significant. Market survey has also shown that corrugated sheet are more expensive.

From the survey of amenities has shown that the settlements have more facilities of Nursery and Primary school, which are mostly own by private owners. Iyana Iyesi has more nursery and primary school, most of the school facilities are not to standard. Water supply is not available only private boreholes, also transformer for electricity are erratic in supply. Religious house have been seen to be more dominant in all settlement. Facilities such as police, postal service, and are far from the settlement.

4.4 DISCUSSION OF FINDINGS

The data analyses have confirmed that there has been very significant effect of spontaneous settlement in the urban area. The one- to one encounter with the members of this study revealed that the situation is most regrettable and pathetic. Although each area has similar problems, settlements with high planning implication under study will be discussed.

1. High Residential Density

Findings from the study has shown that there is high residential density, this is mostly found in Iyano Iyesi and Mupin which have a residential density of 52 and 43 dwelling unit per area when the maximum acceptable standard is only 20 dwelling units (Burke,1980).

The entire study area is totally built up indicating absolute lack of control in its development. See maps of the settlements at (fig 3.3)

2. Over-Crowding

The number of persons per habitable room mass is identified as the best index of the general standard of national housing needs. Hence that occupancy rate of the settlement below shows overcrowding in the area.

Table 4.11: Occupancy Rate

Neighborhood	Average Occupancy Rate Neighborhood	Percentage %
Iyana Iyesi	4.1	38.0
Mupin	3.5	32.4
Oyetoro	3.2	29.6

From the table, Iyano Iyesi (4.1), Mupin (3.5) have the highest rate of overcrowding in the study area as compared to the specification of the United Nation of a maximum of 2 person per-room (Canadian housing observer, 2012). In most instances overcrowding increases stress, poor mental development, sexual conflict, intra-families tension and lack of adequate sleep which contributes to poor work.

3. Inadequate road network and poor drainage system

The finding from the study area has shown that all settlement under study lack proper network in all the settlement. The major arteries road is the only constructed road. All Settlement has erosion problem and poor accessibility to residence also security problems to children and night walkers.

4. High incidence of dilapidated structures

The findings from the study shows that at least 80% of the wall element is made of cement but most buildings have structural defaults disintegrating and due to un conventional standards. Also the use of substandard material such as Plywood, tapoline which makes the area

blighted. Settlement such as Mupin, uses these materials to divide areas for kitchen, store, room apartment and also religious houses and food centers are built from the materials.

5. Lack of Parking Spaces

From findings, they have been lack of parking spaces for automobiles, visitors and few ones that have cars mostly park along the streets. Most house or compound in the study area, has 80% built up area. This obstructs vision, the cars are sometimes vandalized.

6. Lack of Educational Facilities

The study has shown that at least 26% of the population of the sentiment is within the pre-primary age. The non-availability of nursery school that should introduce the children early enough to formal education as indicated by over 70% of respondents should be undertaken. The obvious consequence is either delay in introducing the children to formal education or adults wasting reasonable man-hours to take them to the nearest school in the urban center.

On the aspect of services rendered such as medical, education, production etc. have shown to be substandard. Patent shops or existing clinics in the area are run by quacks, private and government schools not well-equipped. Places for eatery are not ideal health wise. This shows that the level of government monitoring is very low in the study area.

Other important requirement include, children's play ground, youth center and refuse collection center. The former makes children to play on the street exposing them to accidents. The absence of the next denies the youth the forum to assemble, know each other and plan towards a concerted goal. The absence of the latter encourages indiscriminate dumping of refuse in open gutters which undermines proper drainage. At other instances such refuse dumps litter the environment while the smoke emitted by burning them generates atmospheric pollution.

SUMMARY, RECOMMENDATION AND CONCLUSION

5.1 SUMMARY

The study has shown that spontaneous settlement exists in Ota, especially at the fringes of the urban areas and the sector has contributed enormously to the growth of the economy. This study has also shown that there has been negative effect on the sector by the activities of spontaneous.

5.2 RECOMMENDATION

The basic focus of the recommendation for this study attempts to suggest various ways of achieving a planned orderly and effective urban environment, but even with the reality of the conditions presently, comprehensive redevelopment is socially barbaric as if not only defeats self-help initiatives, but results in net loss of housing at a large economic loss (Angel and Benjamin, 1992). Recommendation for upgrading that ward and similar settlement could be tackled in two ways, in the following ways:

(i) The introduction of some necessary urban facilities into the ward, to accomplish this, the study area should be replanned clusters, using access road as demarcation. The roads should be flexible, meandering along the existing foot paths to minimize housing demolition and reduce speeding by motorist and consequent accidents in the crowded settlement. (Obiefuna et al, 1999)

(ii) New immigrants add to and aggravate existing severe urban problems. A possible way of reversing this trend should start from the provision of social facilities that exist in the urban areas to rural areas also with the provision of employment opportunities through labor intensive agro based industries.

(iii) The introduction of phased programme a process of incremental improvement fulfilling design objective which the authority through the planners and the community jointly determine, those that are

displaced should be resulted immediately to prevent them from initiating another spontaneous settlement.

(iv) The alertness of planning agency to their responsibilities by identifying before hand, fast developing settlement adjacent to form centers and layout they are as in conjunction with land owners. Monitor without much interference land sales, offer in expensive statutory files and guide their development so as to present the development of similar settlements.

(v) The use of effective advocacy in physical development activities. State planning agencies saddled with the responsibility in the state need to adopt approach of planning with the people and not necessary planning for the people with a view to collaborate the people with that of the government in their physical development bids. The use of advocacy in the enlightenment of the communities and land-owners residing relevance in accepting sound physical planning.

(vi) Community and Private real estate developer should be mandated to provide land for the provision of basic amenities.

5.3 CONCLUSION

This research work therefore concludes that spontaneous settlements near urban centers are real; this should be a recognized and legally accepted as a genuine technique by which the urban poor voluntarily contribute in providing minimum shelters for themselves without waiting for the government. It is now belief that if they are encouraged, they can even do more and further alleviate the problems of inadequate housing.

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