

Layout Plans and Its Implications on Land Use in Ifon, Ondo State, Nigeria.

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ABSTRACT

The research appraises layout plan and its implications on land use in Ifon, Ondo State, Nigeria. It identifies all the existing families and corporate organization's lands big enough for subdivision, it also examine the impact of non-approval of layout on land use. Information and data were collected from inhabitants, using structured questionnaire, personal observations and in depth interview. Questions provided in the questionnaire were directed to households in the area. Personal observations were complemented with the use of photographs. 150 residential buildings representatives were sampled with the use of systematic sampling techniques. Univariate techniques were employed for data analysis, in form of tables, and photograph. The findings revealed high number of respondents who said financial constraint is the reason they built without approved layout. The research recommends among others that, Ondo State government should find a way to re-install the Ceramic industry in Ifon to reduce unemployment in the study area and that the Land Use Decree of 1978 be used to back up the study with development control carried out by Planning Authority in the State. The research concluded that, workable formulation and effective control of developments will go a long way at alleviating the seemingly intractable problems of layout plan and approval in order to ensure that population growth and urbanization does not infringe on the sustainability of Ifon people.

INTRODUCTION

Land is a free gift of nature to mankind, and the most important valuable resource of any nation. It remains the most essential item not only for major industrial and commercial development project, but for the overall human survival in terms of the provision of shelter, agricultural production and other basic infrastructural facilities (Omole and Ejokema, 2012); it is a property which ownership is protected by the constitution and which its development has to be guided by law. Thus, the need for spatial ordering of land use in line with land subdivision necessarily has to do with the sitting of buildings and communication routes with objectives of achieving equilibrium between convenience, beauty and cost. This requires adequate planning and control to ensure harmonious development and functional efficiency for the sustainability of the settlements.

Ifon is one of the many urban settlements in Nigeria that have witnessed rapid urbanization in the recent time. This is largely explained by its transformation from an average size town to a Local Government Headquarter, following the creation of Ose Local Government Area in 1989. Paradoxically, urban expansion

and population increment were not complemented with adequate improvement in the area of development plans: zoning plan, land subdivision, and layout plans. This paper therefore, analyse/investigate available layouts in Ifo, the reason people built without layout approval and its implications on sustainable development.

2.0 POLICY FRAMEWORK FOR LAND OWNERSHIP AND MANAGEMENT

2.1 Characteristics of Land

Omole and Ejekema (2012) inferred that land has so many characteristics among which are;- that land is immobile; that is each unit lies in a immovable physical relationship with every other unit. They also said that; it is indestructible; that is buildings or structure on it may be destroyed during war or against natural phenomenon yet land remains it also have that unique attribute of being a space because every development on land have a bearing in space. They also said that it is fixed both in size and in supply. Land is heterogeneous in nature; in that, it is different from one location to another. It is also good servant who can accommodate different treatments, even though one can not reproduce it just like blood, but one can enhance improvement to changes its physical characteristics.

2.2 Land in the face of Law

2.2.1 Land Use Decree of 1978

The Land Use Decree is closely modeled after the 1916 Land and Native right ordinance of Southern Nigeria (Omole, 1999). The decree vests all land within the territory of each state in the governor of the state. It also vests the control and management of land in the urban areas in the governor. The control and management of land in the rural areas was vested in the local government within the area of jurisdiction in which the land is situated. The decree provides for the establishment of a land use allocation committee, which is to advise the governor on any matter connected with the management of land, including the resettlement of persons affected by revocations of rights of occupancy and disputes concerning compensation for land. There was also a provision in the decree for the setting up of a land allocation advisory committee to advise local governments on similar matters in connection with rural land. Other powers conferred on the governor by the decree include the right to designate urban areas, to grant statutory rights of occupancy to any person for all purposes (not exceeding half a hectare to individuals), to demand rent for land granted to any person, to revise such rents from time to time, and to impose penal rent for the breach of any covenant in a certificate of occupancy. Local governments are also authorized to grant land for agricultural, residential and other purposes on a customary basis. The decree empowers the governor to acquire land for overriding public interests, with the injunction that compensation be paid to those whose rights and interest in land are disturbed by such measures. The decree, in similar fashion with the Land and Native rights ordinance, also declares the alienation of land by assignment, mortgage, transfer of possession, sublease, or in any other form.

2.2.2 Development Control

The Nigerian Urban and Regional Planning Law Decree No 88 of 1992 section 8 (1) and (2) stated that; Approval of the relevant development control department shall be require for any land development and that a developer shall submit a development plan for the approval of the development control department. Section 30 sub-section (1) of the decree also stated that; A developer (whether private or government) shall apply for a development permit in such manner using such forms and providing such information including plans, designs, drawings and any other information as may be prescribed by regulation made pursuant to this section; while sub-section (2) of the same section stated that; No development shall be commenced by any Government or its agencies without obtaining an approval from the relevant development control department.

2.2.3 The Existing Land Policies in Ondo State

The focus of the existing land policies in Ondo State on the public ownership and allocation of land, and the control and regulation of land use. The framework for land management is established by two laws: the Land Use Decree of 1978, and the Town and Country Planning Law of 1946. The Land Use Decree's objective is the protection of the right of all Nigerians to use and enjoy land, while the objectives of the Town and Country

Planning law are to control the development and use of land in planning areas, and to preserve buildings or other objects of architectural, historic or artistic interest.

In exercise of the powers conferred by section 85 sub-section 2(i) of the Town and Country Planning Law, Cap 123 Laws of Ondo State (1984), no building or structure or any part thereof shall be erected, converted, altered or enlarged unless a development permit has been obtained by the owner or his agent from the ministry.

2.3 Planning Implications of Development without Layouts.

Physical planning at whatever level is ultimately concerned about land and how it is used. Therefore, a situation where there is no approved layout for an area makes administration and management of land very difficult. If there is no approved layout plans to put all proposed parcel of land together for charting and coordination in order to determine the spatial development on ground, the result of course is un-organised development which is inimical to orderly settlement planning, and this could result to physical planning problems like; urban sprawl, urban blight, squalor development and slum development which can gravitate to social vices and poor environmental sanitation of the settlements.

2.4 Benefits of Layout Plans

Apart from its usefulness as a guide for land use allocation, it also helps to meet the needs of the settlement in order to ensure sustainable development and functional efficiency of the built environment. It also unified and standardised the living condition of the people in the area. It can also be advanced that entrepreneurs and private business-men can now get land more easily without the fear of land disputes that could ruin their business. With the approved layout plans in place, the land cases that use to come up in court would be significantly reduced. If approved layout plans are properly implemented by physical planning professionals, it will in a way reduce flooding and erosion and also environmental hazards like pollution, and poor sanitation that could have resulted to outbreak of epidemic diseases.

3.0 MATERIALS AND METHODS

3.1. The Database

Systematic random sampling techniques was adopted in the administration of structured questionnaire on the respondents in the 150 selected housing units in Ifon, based on the sample size. 3% (150) of the estimated 5,016 houses in Ifon (National Population Commission, 2012) were sampled. Therefore, after every 33rd house a questionnaire was administered. The research commenced at the King's palace, being the most prominent house in the study area. Information collected from the field was subjected to qualitative analyses using frequency table, percentages and bar chart which were qualitatively discussed.

3.2 Research Site

3.2.1 Location:

Ifon is located on latitude 6⁰55' north of the equator, and on longitude 5⁰46' east of the Greenwich Meridian, it is on the Elevation of 153metres and on high altitude of 1.47km. (Google earth imagery, 2016). Ondo State is in the South Western part of Nigeria (fig 1). Ose Local Government is located in the Northern part of Ondo State (fig 2). Ifon is located at the South eastern part of Ose Local Government (fig 3). It also serves as the Local government's administrative headquarters. It is bordered at the North by Ori-Ohin, at the East by Ikaro, at the South by Sobe and at the South-West by Ijagba, at the West by Imoru and at the North-West by Ute.



FIG. 1: MAP OF NIGERIA IN ITS STATE SETTINGS

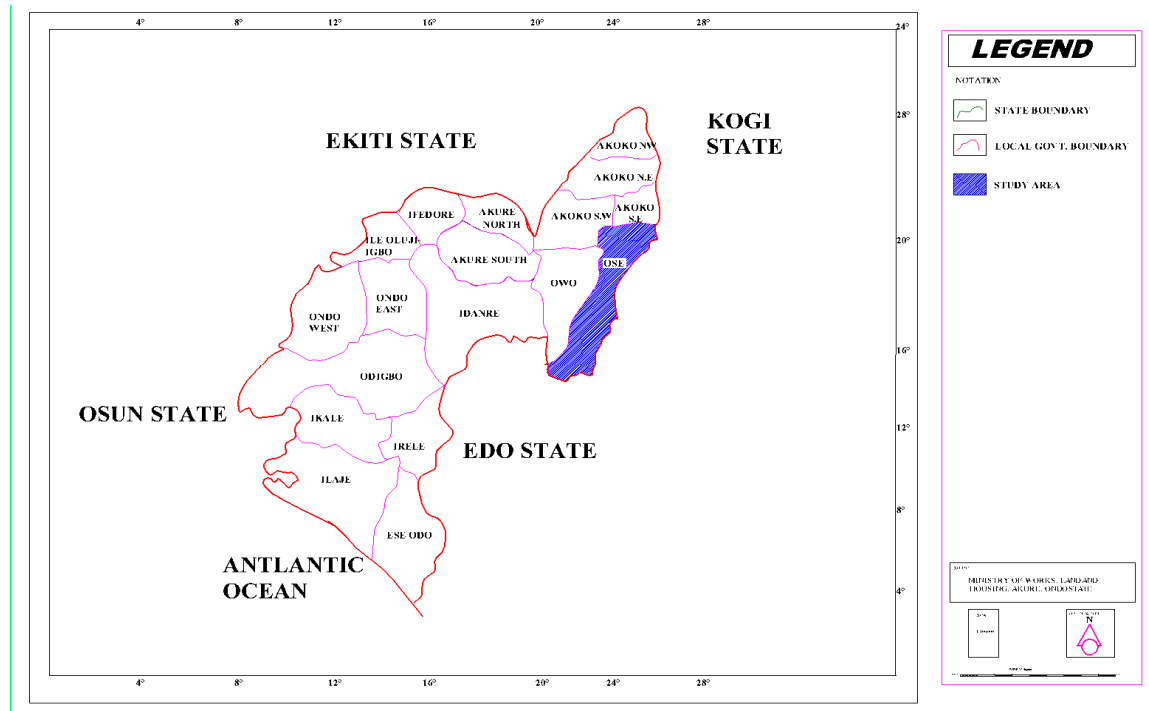


FIG. 2: MAP OF ONDO SOUTH STATE IN ITS STATE SETTINGS

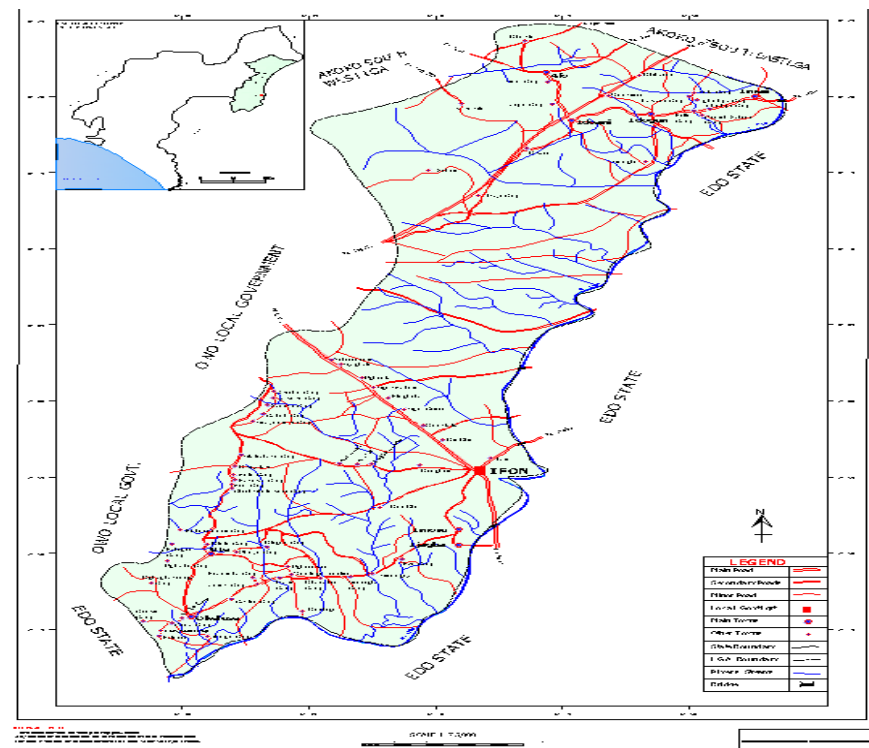
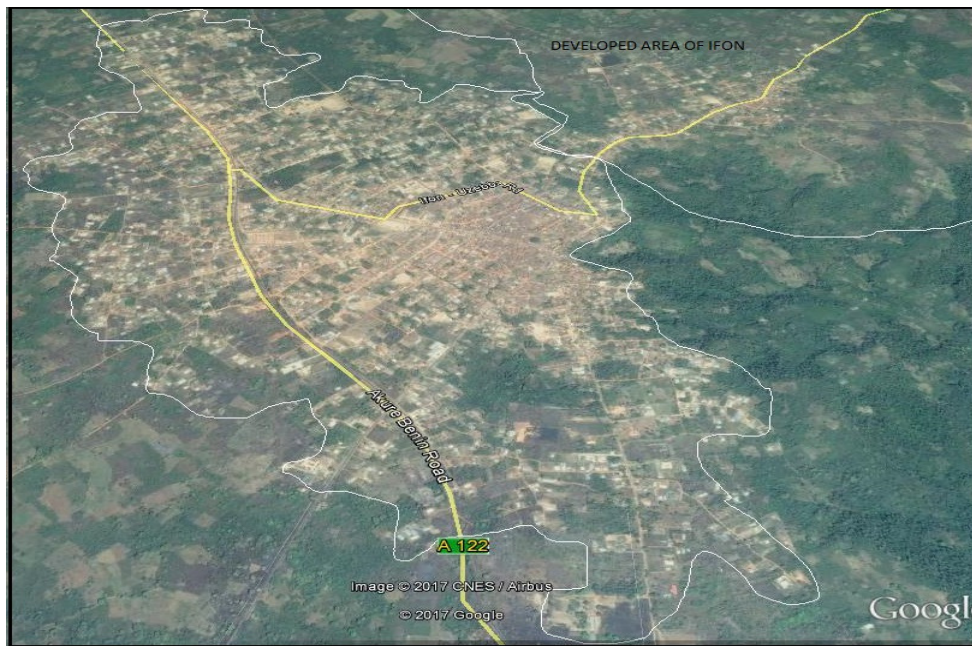


FIG. 3: MAP OF OSE LOCAL GOVERNMENT IN ITS SETTLEMENT SETTINGS

3.2.4 Economy: The Ondo State Ceramic Industry is located along Akure-Benin Express way, it remain the pride of Ifon even if it is not functioning as at the time. E.A Oladugba saw mill also along the same axis. Sachet water packaging industries like; Live and let live, Omima water, Avomed, Lilian, and many others. There is Ademola Bakery at Oja-Olorisa. **Crafts:** Ifon people, particularly people from Urode quarters are mostly brassmith, which is popularly known as (Agbede). There are two major markets in Ifon. They are Oja-Olorisa, and Oja-Lamotu. Major agricultural produce includes among others; yam, plantain, kola nut, cocoa, cassava, maize, pepper, koko yam, etc. Hunting is another major practice; animals hunted and found in the markets include; buffalo, antelope, grass cutter, dear, etc

4.0 DISCUSSION OF FINDINGS.

A total of one hundred and fifty (150) questionnaires were administered on household heads in the study area, based on the sample size. Although, in some cases not all the questions were answered, some respondents declined in responding to some of the issues raised. Oral interview were also conducted on the remaining set of research population; like the traditional rulers whose information revealed the identity of the families and organizations with large expanse of land (the land owner), the Nigeria Police, the Area Town Planning Officers, high court and customary court, all in Ifon. Google Earth imagery 1 and 2 shows that not up to 10% of Ifon land is developed.



Google earth Imagery 1: Showing Developed Area in Ifon, (2017).



Google Earth Imagery 2: Showing Ifon land Area (both Developed and Undeveloped, 2017).

4.1 Names of the Families and organizations that have Large Expanse of Land for Subdivision in the Study Area.

The land owners among others includes, the family of; Oba David Adegera Odogiyon, Chief R.K Ogungbadejo, Mr. Ojo Oguntimeyin, Chief James Asaba, Mr. Ayo Alebiosun, Mr. Adedayo Akinrogbe, Chief Idaniken Afolabi Mayaki, Mr Joseph Aganga , Chief Idowu Ogbeide, and Ifon community land.

4.2 Land Ownership status/ Means of Acquisition

This is a measure of land ownership status and the means by which they acquired the land which they occupy. Majority (37%) of the respondents occupy the landed properties own by their parents. Some (28%) of them are the original owner of the land which they built upon. Respondents who built their houses on family lands are 28%. But very few (7%) of the respondents said they occupy landed properties own by government.

Considering means of acquisition; the study revealed that most (57.3%) of the respondents in Ifon acquired their landed properties through inheritance. While some (20%) of them purchased theirs. Few (17.4%) of the respondents said the landed properties which they are occupying was given to them as gift from in-laws, friends, relatives etc. but very few (5.3%) of them got theirs through Lease/Holding (Table 1) of the Appendix refers.

4.3 Layout Approval

Layout plans and approval is a prominent aspect of this study. It is imperative to determine the degree of compliance of land developers in Ifon Community with respect to layout plans and approval. It was shocking to discover that more than half (58.7%) of the respondents in the study area declared that their landed properties does not have an approved layout plan. But few (28%) said their landed properties were subdivided with a well prepared layout plan and approved by the Ondo State Government through the Town Planning Officers attached to the Area Urban and Regional Planning office. Amazingly, 12% of the respondents said they are not aware of land subdivision plans and approval. Although 1.3% of them did not respond to the issue concerning layout plans and approval. Plate 1, overleaf show unorganized development in the study area due to lack of approved layouts.



Plate 1: showing unorganized buildings without access due to lack of approved layouts in Ifon.

Source: Authors' field survey, 2017.

4.4 Reasons for Layout Plan without Approval

It is imperative to ascertain the reasons behind the revelations that 88 (58.7%) out of one hundred and fifty (150) respondents' does not have an approved layout plan for their landed properties. Although thirty nine (44.3%) out of eighty eight (88) respondents who said their landed properties does not have an approved layout plan declined in responding to the issue, citing personal reasons. It is very interesting to discover from table 3 in the appendix that 36.4% of the respondents said the reasons they do not have an approved layout plan is financial constraints. While 10.2% cited lack of definite boundaries with neighbours. While 9.1% said it is because of disputes that emanated from the issue of the land.

4.5 Socio-Economic Characteristics.

Since education is prominent civilization. There is need to determine educational status of the people in order to justify their willingness in modern days' development. Hence, data collected on the field revealed that 18.7% of the respondents in the study area do not have formal education. Although 13.3% of them have Primary School Leaving Certificate; while 36% of them have Secondary School Certificate. 21.3% of them posses National Diploma, National Certificate in Education, Higher National Diploma or First Degree Certificate. 8% of them have Master Degree and above (Table4 of the appendix refers). Considering occupation, 40% of the respondents in Ifon are traders and artisans; 29.3% of them are full time farmers; while 22.7% of the respondents are civil servants. 8% of the respondents are unemployed. (Table 4 of the appendix refers). It could be deduced (table 4 of the appendix refers) that 53.4% of the respondents in the study area still earn below #18,000 monthly. While 28% of the respondents earn between #18,000 and #50,000 monthly. Few (13.3%) of them revealed that their average monthly income is between #50,000 and #100, 000. Only 5.3% of them earn over #100,000. This revealed that majority (36.4%) of the respondents who declared that the reason they are unable to procure layout plan preparation and approval is finance (table 3).

4.6 Perception of Ifon People on Activities of the Agency Responsible For Layout Plan and Approval.

In order to ascertain the position of the people in Ifon concerning layout plan preparation and approval. This study determined the perception of the people on activities of the agency responsible for layout plan preparation and approval (Area Town Planning Officers).

It could be deduced from table 5 below that more than half (52%) of the respondents said they are not aware of any issue related to layout plan preparation and approval. But 14.7% of them said they are aware of the seminar that was organized by the Area Town Planning Officers in relation to layout approval. While some

(29.3%) of them said the Area Town Planning Officers use to engage in public enlightenment campaign, in order to educate people on the issue

4.7 Appraisal of the Agency/Institutions Concerned with Land matters in the Study Area.

This research through personal interview gathered some information from relevant agency and organizations that is concerned with land matters in the study area. They are: Area Town Planning Office Ifon, The Nigeria Police Station Ifon Area Division High court, Customary court and palace of the Olufon of Ifon.

The research recorded that, the biggest challenge faced by the area town planning office in Ifon is inadequate manpower (both skill and unskill). They also complained about lack of vehicles for site visitation and finance for logistics; which they said usually hindered their smooth operations. The major challenge recorded at the palace and police station is indefinite boundary; which always result into land dispute in the study area. Table 6 below show some recorded cases of land disputes in Ifon.

4.8 Court Cases Related To Land Disputes

Four court cases related to land disputes were recorded in both high court and customary court in Ifon. The two cases of the High Court of Justice are; Mr Adeleke Ogungbe (claimant / Applicant) versus Chief Awoden Samuel, Mr Obiniran Christopher Oluwafemi (Defendants / Respondents) with suit number HIF/5/2010. The second case is between (1) Explo-Tech Nigeria LTD. (2) HS Royal Majesty Oba Isreal Adegoke Adeusi, the olufon of Ifon (Defendants / Appellants) and (1) Chief Francis Agbebakun Obanla, (2) Mr Williams Olugbenga (3) Olufunmilayo Obanla (Plaintiffs / Respondents). Suits number HIF/7/2010. At The Customary Court : Idowo Odiri versus Uwafo Ebengbe with suit number IFCC/16/2010. The second case is between Adegboye Omuro Moses and Oluwole Amogbe with suit number IFCC/18/2010.

5.0 CONCLUSION AND RECOMMENDATIONS

5.1 Conclusion

Nigeria can boast of minimum standard for layout plan that can provide the affected land owners with the means, tools and materials for layout plan and approval. The country also creates ministries and agencies for land related matters. In addition, Nigeria can now boast of robust land laws that spell out strategies and attainable targets. Irrespective of all these positive attributes, layout plan and approval in Nigeria could best be described as precarious.

The study area had been subjected to un-organized development which is inimical to orderly settlement planning, and this could result to physical planning problems like; urban sprawl, urban blight, squalor and slum development, if not checked can gravitate serious environmental problems like flooding, erosion and poor environmental sanitation..

5.2 Recommendations

Based on the findings the following recommendations were put forward as policy guide line for improving the livability and sustainability of the people in the study area. This study suggest therefore, that Ondo State government should evolve a well articulate policy thrusts which should include among others:

- Ondo State government should find a way to re-install the Ceramic industry in Ifon to reduce unemployment in the study area and improve the level of capital base and potential for capital formation among the residents that will enhance their level of income so that they will be able to finance their layout approval.
- Encouragement of community participation through organization of public enlightenment campaign for the people in the study area on the importance of layout plan and approval.
- Provision of vehicles and man power for efficient site visitation and smooth operation of the area town planning officers.
- The land use decree of 1978 should be used to back up the study with development control carried out by the planning authority in the state. Sub – division regulations and compatible land use should be

formally adopted by the planning authority in conjunction with the ministry of lands, housing and environment.

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APPENDIX

TABLE 1: Land Ownership Status/ Means of Acquisition

LAND OWNER			MEANS OF ACQUISITION		
Land owner	No of respondent	Percentage (%)	Means	No of respondents	Percentage (%)
Self	42	28.0	Purchase	30	20
Parent	56	37.0	Lease/Holding	08	5.3
Family	42	28.0	Inheritance	86	57.3
Government	10	7.0	Gift	26	17.4
Total	150	100	-	150	100

Source: Authors' field survey, (2017).

TABLE 2: LAYOUT APPROVAL IN THE STUDY AREA

Approval	No of respondents	Percentage (%)
Yes	42	28.0
No	88	58.7
Not aware	18	12.0
No response	02	1.3
Total	150	100

Source: Authors' field survey, (2017).

TABLE 3: REASONS FOR LAYOUT PLAN WITHOUT APPROVAL

Reason	No of Respondent	Percentage (%)
Finance	32	36.4
Lack of definite Boundary	9	10.2
Dispute	8	9.1
No response	39	44.3
TOTAL	88	100

Source: Authors' field survey, (2017)

TABLE 4: Socio-Economic Characteristics

EDUCATIONAL LEVEL			OCCUPATION			INCOME		
Level	No of respondents	Percentage (%)	Occupation	No of respondent	Percentage (%)	Amount in thousand (₦)	No of respondents	Percentage (%)
Pry. School	20	13.3	Farming	44	29.3	<7,500	28	18.7
Sec. school	54	36.0	Trading/artisan	60	40.0	7,500-20	52	34.7
HND/BSC/NCE/ND	32	21.3	Civil servant	34	22.7	20-50	42	28.0
MSC/PHD	12	08.0	Unemployed	12	08.0	50-100	20	13.3
No Formal Education	28	18.7	Student	-	-	Above 100	08	05.3
No response	04	02.7	-	-	-	-	-	-
Total	150	100			100		150	100

Source: Authors' field survey, (2017).

TABLE 5: Perception of Ifon People on Activities of the Agency Responsible For Layout Plan and Approval.

Activities	No of respondent	Percentage (%)
Not aware	78	52.0
Seminar organization	22	14.7
Public enlightenment	44	29.3
No response	06	04.0
Total	150	100

Source: *Authors' field survey, (2017).*

Table 6: Recorded Cases of Land Disputes at the Palace of the Olufon of Ifon.

SN	Complainants	Defendants
	Late Oba David Adegbera Odogiyon	Late Oba Adetunji Alajo Oleghe II of Ikaro Land. Ipele Community. Ayo Alebiosu.
	Late Chief R.K Ogunbadejo	Ifon Community. Late Mr Ojo Oguntimeyin
	St. Michael Cherubim & Seraphim church	Ipele Community.
	Ifon Community	Ipele Community.
	St. Augustine Catholic church	Olufon of Ifon.
	Late Oba David Adegbera Odogiyon's Children	Saint Paul's Anglican church Ifon.

Source: *Hon. Sunday Adesida (Olufon Palace Representative), 2017.*