

# Market Condition and Regional Development Planning in Ekiti-State, South Western Nigeria

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## Abstract

A market is a geographical space that facilitates trade and enable the distribution and allocation of resources in a society, whereby parties engage in exchange of goods and services which promotes production, distribution and consumption activities and improve the welfare and social life of the people. The purpose of this study is to assess the types and condition of the market facilities in Ikere, Ise/Orun and Emure region of Ekiti state, South Western Nigeria with a view to enhancing the economic development of the study area. This study adopted the survey research method, and used three different questionnaires to collect research data from the Local Government authorities, market authorities and the market traders in the study area. The findings among others revealed that the facilities provided for the market traders are grossly inadequate and the existing market facilities are in bad conditions. Further findings reveal that the condition of most facilities in the markets was dilapidated and had not been adequately maintained; which is affecting the level of patronage of the markets. In view of the these findings, there were need to improve the market facilities and conditions through additional provision and maintenance of the existing markets. It was also suggested that private management firm should be responsible for the inspection and general maintenance of the entire market in the study area.

**Keywords:** Condition, Ekiti-State, Market, Module, Regional Development

## 1.0 INTRODUCTION

Market place in spatial planning is a geographical space for the distribution of commodities and services Omole (2002). A market can also be regarded as the process by which the prices of goods and service are established, the importance of market in the development of communities in a country cannot be over emphasized. As stated by Omole (2009) a market place as a central area of diatribe of information, market place can also be considered as an effective meeting point in a state of rural tradition setting. They strengthen the economic base of the town and also sustain the tax base of local government authority. Usually, market means a place where buyer and seller meets together in order to carry on transactions of goods and services. A market is one of the many varieties of systems, institutions, procedures, social relations and infrastructures whereby parties engage in exchange of good and services. It can be said that a market is the process by which the prices of goods and services are established, while parties may exchange goods and services by barter. However most markets rely on sellers offering their goods or services including labors in exchange for money from buyers. It has been suggested that two people may trade, but it takes at least three to form a market competition between competitive markets as understood in formal economy theory, which rely on much larger number of bolt buyers and sellers, for a market to be competitive, there must be multiple buyers and sellers.

A market with single seller and a multiple buyers is a monopoly. These are the extremes of imperfect competition. Market facilitates trade and enables the distribution and allocation of resources in a society. Markets allow any trade-able item to be evaluated and priced. A market emerges more or less spontaneously or may be constructed deliberately by human interaction in order to enable the exchange of rights of services and goods. Markets can be differ by products (goods, services) or factors (labour and capital) sold, product differentiation, place in which exchanges are carried, buyers targeted, duration, selling process, government regulation, taxes, subsidies, minimum wages, prices ceilings, legality of exchange, liquidity, intensity of speculation, size, concentration, information as symmetry, relative prices, volatility and geographic extension. In mainstream economics, the concept of a market is any structure that allows buyers and sellers to exchange any type of goods, services and information. The exchange of goods or services, with or without money, is a transaction. Market participants consist of all the buyers and sellers of a good who influence its price, which is a major topic of study of economics and has given rise to several theories and models concerning the basic market forces of supply and demand. A major topic of debate is how much a given market can be considered to be a "free market", that is free from government intervention. Microeconomics traditionally focuses on the study of market structure and the efficiency of market equilibrium, when the latter (if it exists) is not efficient, then economists say that a market failure has occurred. It has been emphasized that market are meeting places for the perpetuation of lineage rights and obligation.

According to Ajayi, Oladapo and Ogunleye (2014), the most common feature of Nigeria market are lock-up shops (permanent structures), make-shift structures made of wood and old zinc roofing sheets (temporary structure) or simply tables made of wood, disorderly arrange in open areas with no superstructures.

A market like Idumota in Lagos State Nigeria, the distinct feature about this market is that it is made up of many multiple storey buildings, some are up to five or more floors, while most of the shops are actually apartments; converted into shops (Onwueme, 2009). Other markets in smaller towns are characterized by rows of open sheds with few lock-up shops. A proper organization of market is to ensure a high degree of efficiency, which will therefore be of great benefit not only to the town, but also to the whole region.

The concept of market is any structure that allows buyers and sellers to exchange any types of goods, services and information. The exchange of goods or services for money is called transaction. For a market to be effective, therefore, transaction must be taking place between buyers and sellers accordingly. A market is no other place than a specific space, carved out for both buyers and sellers to assemble and exchange goods and services. (Basorun, 2003). It can be said that a market is the process by which the prices of goods and services are established.

## 1.2 THE STUDY AREA

Ikere, Ise/Orun and Emure Local Government Areas of Ekiti State, South Western Nigeria is the study area. The three (3) afore mentioned LGAs share similar socio-economic activities in the State. However Ikere LG Area shares boundary with Ise/Orun, Ise/Orun LGA shares boundary with Emure LG Area of Ekiti State, South Western Nigeria. Ekiti State was carved out form the “old” Ondo State in 1996, Ado-Ekiti became the state capital; Ikere, Ise/Orun and Emure LGAs is among the Sixteen (16) Local Government Areas of Ekiti State. Ikere, Ise/Orun and Emure enjoys tropical climate with two distinct seasons. These are the rainy season (April-October) and the dry season (November-March) temperatures ranges between 210c and 280c with high humidity.

## 2.0 LITERATURE REVIEW

The term market, in the widest sense is simply a public space in which merchandise is brought and sold. Uagale (1994), asserted that a market place is a social centre, a venue for courtship visit and exchange of ideas and other social activities for dancing, dating, drumming, re-uniting and other festivities. A market is a place that provide avenue to meet one’s friend to exchange news and gossip. A market is defined as an authorized public concourse of buyer and sellers of commodities, meeting at a place more or less strictly limited or defined at an appointed time. They argue further that market day is generally a social gathering day apart from the economic activities, talking place in the market. Similarly market centres are fundamental to the economic, social, cultural, religious and political life of people.

Market places in regions towns and cities are characterized by the concentration of retails business, offices, hotels and higher-order service activities, each with a unique accessibility and convenience to the greatest number of people. At the local level, they recognized as traditional markets, patronized on periodic basis unlike in the towns and cities. Its perhaps worth stressing that, these center, in whatever form, does not only serve as avenue for exchange of goods, but ideas and fashion of significant social and political functions. Market establishment, no doubt, is of central importance to growth. For instant, researches have indicated that, trading or precisely commercial activities are important generators of traffic flows. The expansion that will be witnessed by a community with market location, is not unconnected with that, brought about by external trade in which complementary products are exchanged with outside world, as the community is linked with functional transport routes to serve the needs of long-distance trade. If the community is on a major route, it quickly transforms to a growth centre, as the case of Ore, in Ondo State.

Market enables a particular place to emerge as a distinct nucleus. This eventually, allows for speedy economic growth. As stated by (Omole, 2002). It is believed in many quarters that markets grow anywhere, there are goods to sell and where buyers are available for such goods. Markets are man-made features established for the use of man (Omole, 2002). The work of scholars particularly that of Filani and Richard 1976; Sada and McNulty 1978; among others agree with this assertion. They went further to identify two basic classes of market places as daily and periodic market which were further sub-classified as; morning, full-day, night, periodic, provincial and inter kingdom markets. Nwafor (1982) held the view that a daily market requires the existence of many full-time traders and that it’s a more convenient type of market which provides daily needs to the people on daily basis. Generally, the market is classified on the basis of Place, Time and Competition.

**Table 1: Showing Classification of Types of Market**

On the basis of Place, the market is classified into:	On the basis of Time, the market is classified into:	On the basis of Competition, the market is classified into:
1. Local Market or Regional Market	1. Very Short Period Market	1. Perfectly Competitive Marke Structure
2. National Market or Countrywide Market	2. Short Period Market	2. Imperfectly Competitive Market Structure
3. International Market or Global Market	3. Long Period Market	3. Imperfectly Competitive Market Structure.
	4. Very Long Period Market	

Source: Fieldwork, 2015

However market is classified into function basis, it may be grouped in terms of several variable like scale of transaction whether retail or wholesale; types of commodities (food, grains, cloths, and household goods) periodicity (whether daily or occurring at day and night); nature of growth; (whether planned or not) and ownership of land and building. Market takes places at two levels, local and regional. At the local level commodities flow from rural catchments to an urban area and vice versa, thought daily market. At the regional level, there are periodic markets in urban/rural areas (Vagale, 1974). The study therefore assess the types of market, the available market facilities development and market conditions of in Ikere, Ise/Orun and Emure LG Area of Ekiti State.

#### **Aim**

The aim of this study is to assess the types and conditions of the markets facilities in Ikere, Ise/Orun and Emure region of Ekiti state, South Western Nigeria with a view to enhancing the sustainable economic development of the study area.

To realize the aim, the study objectives are to;

1. identify the types of market available in Ikere. Ise/Orun and Emure LG Area of Ekiti State, South Western Nigeria;
2. identify the available facilities in markets in the study area; and
3. assess the physical conditions of the market in the study area

### **3.0 RESEARCH METHODOLOGY**

The research methodology for this study is survey researched. Data for the study were collected from primary and secondary sources; this was carried out through questionnaires administration, interviews and personal observation. Three (3) sets of questionnaires questions were set and specifically designed to obtain information from the respondents, it consists of sixty eight (68) questions. In line with the philosophy of critical rationalism, a random sampling technique was applied in this study. The target population is classified into three (3) groups; those includes; 3 officials of ministry of physical planning and rural development in Ikere, Ise/Orun and Emure LG Councils in Ekiti State, Nigeria. The market authorities in the Ikere, Ise/Orun and Emure LG Councils and the market traders in the study area.

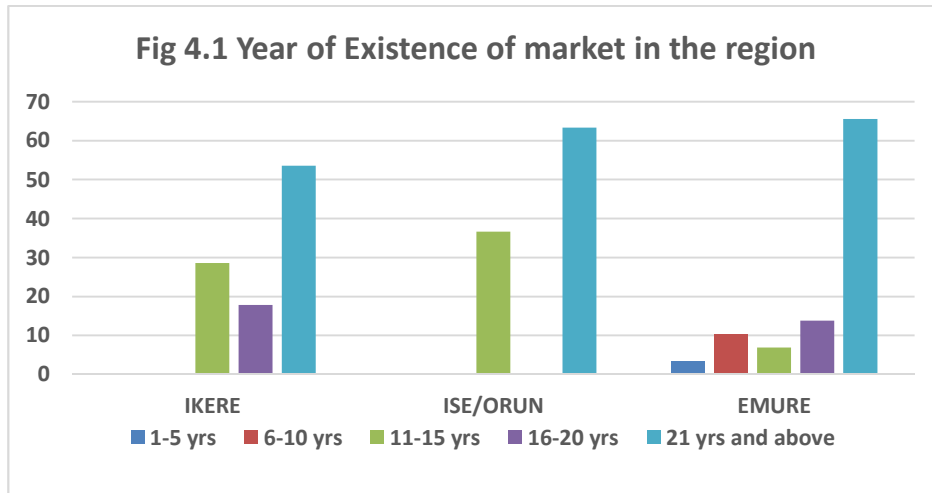
However, in order to determine the sample size for this research, the respondents were the market traders in the regions which were the main target of this research that were interviewed. In all, 300 market traders were interviewed in Ikere, 180 in Ise/Orun and 150 from Emure respectively. Furthermore, 100% census survey was conducted on the market authorities and the officers of the community development projects of the LG Councils in Ikere, Ise/Orun and Emure respectively. In this study, the researchers in conjunction with the ten (10) Field Assistants administered the questionnaires. Students from The Federal University of Technology, Akure, Department of Urban and Regional Planning, were used. The data collected from the field were collated and analyzed to give meaningful information. The processing of data was carried out using the Statistical Package for Social Sciences (SPSS) version 19. The analysis of data was done, using frequency count; distribution and such information were presented through the use of table, figures and percentages.

### **4.0 DATA ANALYSIS AND DISCUSSION**

The findings from the study are presented as follows:

#### **4.1 Year of Existence of Market in the Region**

It was reveals that majority of the markets in the region have been in operation for more than 21 years .i.e. the markets in these region have been in existence for more than 20 years. Information gathered during the field work reveals that some of these markets are as old as the settlement itself, which are usually referred to as "Oja Oba's". Information gathered from respondents reveals that the markets in Ikere have been in existence for periods ranging from 21 years and above Ikere,(53.6%) Ise/Orun (63.3) while Emure (65.5%), also followed by 11 to 20 years with Ikere (28.6%) Ise/Orun (36.7%) and Emure (6.8%).



Source: Fieldwork, 2015

#### 4.1.2 Type of Market in Ikere, Ise/Orun and Emure Region of Ekiti State

It was revealed that majority of the markets across the region are traditional markets, as it records the highest frequency in all part of the region; Ikere (96.6%), Ise/Orun (56.7%) and Emure (90 %). Reasons for the dominance of traditional markets can be traced to the historical background of the traditions in the regions, as revealed by analysis of the age of markets in these regions.



Plate 1: Ogbotiro Traditional Market at Emure      Plate 2: Orunaja/Olukere Traditional Market at Ikere.

#### 4.1.3 Mode of Operation in the Market

On a major scale, the market available in the region operates daily and five day interval i.e. daily and Five day markets. Other mode of operation recorded in the region are basically on a minor scale, those includes: Ikere; Twice a week market (3.3%), In Ise/Orun daily market constituted (43.3%), Twice a week market (13.8%) and weekly accounted for (10.4%) while (56.7%) operate every five days. In Emure, the markets operate weekly, twice a week and on a four day interval, the percentage score are 10.4%, 13.8% and 3.4% respectively.



Plate 3. Daily Market at Orunaja/Olukere      Plate 4: Four days Interval market at Oja Market Odo Market



#### 4.1.4 Money Paid As Rent for Shops/Stalls

The sum of money paid for renting of shops/stalls in the region is between N500 - N1000. It was also noted that the market traders within these markets does not have access to a shop/stall, furthermore the shed and open air market are charged for usage. The amount for rents for shops/stalls in the regions is between N500 – N1000 with Ikere (46.7%) Ise/Orun (40%) and Emure (43.3%) followed by less than N500 with Ikere (30%), Ise/Orun (36.7%) and Emure (3.3%) respectively.

#### 4.1.5 Class of Goods in the Market

The class of goods sold in the market in the region includes; perishable goods, provisions, finished products and raw materials. Majority of the markets in the region have all class of goods available, which are sold within the market. However Ikere have specialized markets that sells majorly specific items of each type class of goods, while Ise/Orun have markets that majorly base on Perishable goods which constituted (36.7%) and Provision (23.3%), and Emure have markets that sells majorly Provision items (40%) and Finished products (10%).

#### 4.2 Type of Shop/Stall in the Market

Table 2 reveals the various types of shops/stalls that exist in the markets regions, which are namely: Temporary shed, Open air market, Open stall and Lock up shop. In Ikere (40%) are Open air market, while (36.7%) are Temporary shed. Markets in Ise/Orun are dominated by Temporary shed (36.7%) and Open stall (40%) and Markets in Emure is dominated by Open air market (33.3%), and a fair distribution among the other shop/stall types. From the analysis it is observed that there is lack of modern shop/stall type. Open air market and Temporary shed dominate the shop/stall type in the region. However the markets in Emure are dominated by Open stalls, and this is a cause of inadequacy in the provision of modern markets in the region, such like a modern Neighbourhood Market.

**Table 2: The Type of Shop/Stall in the Market**

	IKERE		ISE/ORUN		EMURE	
	Frequency	Percent	Frequency	Percent	Frequency	Percent
Temporary shed	110	36.7	66	36.7	35	23.3
Open air market	120	40.0	24	13.3	50	33.3
Open stall	20	6.7	72	40.0	35	23.3
Lock up shop	50	16.6	18	10.0	30	20.1
<b>Total</b>	<b>300</b>	<b>100.0</b>	<b>180</b>	<b>100.0</b>	<b>150</b>	<b>100.0</b>

Source: Fieldwork, 2015



Plate 5: Open Air market at Obada Market Emure Ikere



Plate 6: Showing Open Air market at Oja Oba Market



Plate 7: Showing Lockup Shop at Oja Oba



Plate 8: Showing Temporary structure at Ise/  
Orun Market

#### 4.2.1 The Type of Toilet Facilities/System Used In the Market

The major type of toilet system used/available in the markets regions include, the use of Bush and Pit latrine; the followings are the percentage of bush, Ikere (30%), Ise/Orun (36.7%) and Emure (60%), while for pit latrine, Ikere (30%), Ise/Orun (43.3%) and Emure (30 %), the water closet in Emure is (10%). The analysis reveals that there are lack and inadequate provision of toilet facilities in the region, especially modern toilet facilities. While in some areas, there is no existence of any toilet system(s).

#### 4.2.2 Sources of Water in the Market Region

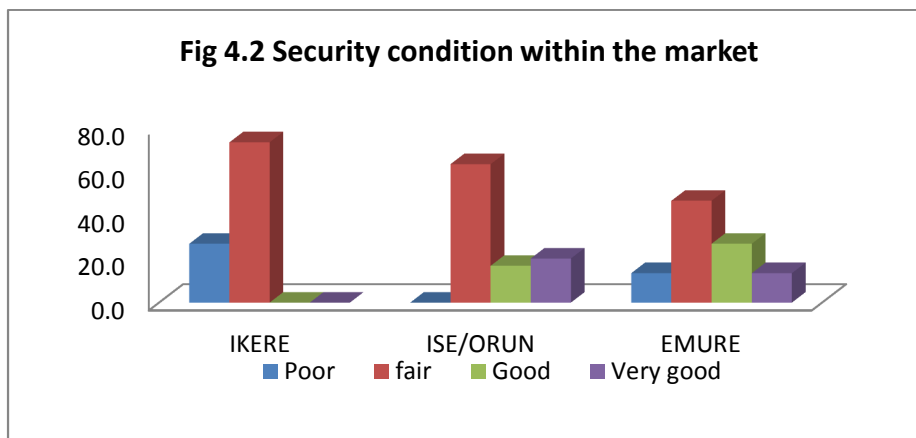
The sources of water in the markets is dominated by well water, Ikere (70%) Ise/Orun (13.3%) and Emure (43.3%). While the other major source of water in the region is borehole Ikere (20%) Ise/Orun (46.7%) and Emure (26.73%). Finding reveals that there is no presence/provision for pipe borne water in Ikere and Ise/Orun. Emure having (13.3%) with few pipe borne water provided. The markets in the region enjoy good access to water supply, but lack improved water supply. The water facilities that are presence include; boreholes, Pipe borne water and well. The well water is inadequate and is in poor conditions as most of them are not properly covered. Most of the market within the region, like Ikere and Ise/Orun does not enjoy access to any form of water supply.

#### 4.3 Condition of Road Network within the Market

The conditions of road networks within the market region are basically in poor and fair condition. Analysis reveals that the roads are majorly not in good condition, as most of the roads within the markets in these regions are not tarred. Only few roads within these markets are tarred or graded as analysis shows the presence of roads in good condition in all parts of the region; In Ikere (10%),of the roads are in good condition, In Ise/Orun (20%) of the road are good, while in Emure (10.3%) are also in good condition. The percentage of roads in very good condition in the market region is Ikere (0 %), Ise/Orun (16.7%) and Emure (13.8%).

#### 4.3.1 Security Condition within the Market

Figure 4.2, shows the analysis of the result, it was reveals that majority of the respondents in all parts of the region i.e. Ikere, Ise/Orun and Emure, claims that security condition is not good, but at a fair level, with Ikere having (73.3%) Ise/Orun (63.3%) and Emure (46.7%).This shows that the people trading within these markets are not satisfied with the level of security in markets in the region, this is ascribe to the fact that security of the market are given to Traditional security Men usually called “Olode’s”, they are usually in short supply and are not largely enough to give adequate and satisfactory security to the whole market.



Source: Fieldwork, 2015

## 5.0 CONCLUSION AND RECOMMENDATIONS

The study was able to establish that the environmental condition and facilities of the market centres in the region is the major factor affecting patronage of the markets in the regions. To a greater extent, the study revealed that the facilities provided for the market in the region has helps in enhancing the living condition of the people, however the facilities provided for the traders are grossly inadequate, i.e Ikere, Ise/Orun and Emure. The existing facilities are not in good condition and they lack maintenance. For those facilities which are available to have a long lasting use, the following recommendations are proffered;

- a) There is the need to encourage and promote maintenance culture in the study area. The exiting traditional market in these areas should be upgraded while those not in existences should be built either by the Government, Individuals or the Community-based development associations (CBDAs). This will brought about high order goods into the region;
- b) The traders in the region must be well sensitized about the usage of the facilities, most especially the toilet facilities and the hand dug well which is the most use in the region;
- c) This is need for private management firm involvement in the inspections on the general maintenance of the entire market in the region;
- d) The state government in conjunction with the LG Councils should open –up the market roads to encourage the inflow of goods to and from the market areas in the state;
- e) This is need for a modern neighbourhood and new markets to be provided in the region, which in turn is expected to reduce the problem of distance and overall travel cost which was found to be among the factors affecting patronage. This will enhance wide spread of development in the region. However, there are a total of 9 market in Ikere which comprises of 3 main market and 6 mini markets. In Ise/Orun there are a total of 9 market, which comprises of 2 main and 7 mini market, while Emure has a total of 3 markets, which are all main markets; and
- f) To this end, government should review the existing environmental laws and equip the State Environmental Protection Agency with machine/vehicles for easy evacuation of waste from the market centres (because the local governments alone cannot cope with the collection and management of wastes as spelt out in the constitution).

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