

SOCIOECONOMIC CORRELATES AND LANDUSE CHANGE IN MOKOLA RESIDENTIAL NEIGHBOURHOOD OF IBADAN, NIGERIA

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Abstract: The study examined the influence of socioeconomic attributes of the residents and landuse change within Mokola residential neighbourhood of Ibadan. Data for the study were obtained from both primary and secondary sources. A total of 249 residents were surveyed by systematically selecting every 5th building out of the 1,245 buildings in the neighbourhood. Data collected were analysed using frequency distribution table, percentages, mean, chi-square and Kendall tau (τ) correlation. Findings revealed that majority (90.8%) of the residents were in the active age group of 20-60 years, as much as 95.0% were literate with at least primary school education while their occupational status showed that they were mostly artisans and traders constituting 80.0% of the residents. It was observed that about 60.0% earned not more than ₦20, 000:00 as average monthly income and about 47% were relatively new having spent less than 10 years in the neighbourhood. Just 2.8% of the buildings were built within the last 20 years, 15.3% of the buildings were for residential, 4.4% for commercial and as much as 79.1% were for mixed uses which were mostly residential and commercial. It was further observed that 49.8% of the buildings had experienced change in use from residential to commercial and that majority of the traders and artisans were attracted to the neighbourhood because of trading and employment opportunities. A significant relationship between age of respondents and length of stay was also established ($\tau = 0.121, p < 0.05$); between length of stay and use of building ($\tau = 0.297, p < 0.05$); employment status with household size ($\tau = 0.193, p < 0.05$) and building use and attractions to the neighbourhood ($\tau = 0.447, p < 0.05$). The study concluded that trading/business and employment opportunities contributed greatly to the choice of the neighbourhood by the residents and that socioeconomic characteristics of the residents contribute significantly to landuse change within Mokola neighbourhood of Ibadan.

Keywords: Commercial, Landuse change, neighbourhood characteristics, residential landuse and Mokola, Ibadan



Introduction

Landuse change has become a major feature and indicator in urban development process, which can occur as a whole or partially over a period of time. It involves the conversion from one type of use to another or modification of a certain type of landuse. Most often, residential areas are susceptible to landuse changes due to characteristics of the neighbourhoods, accessibility, renting/business factors and government policy (Yuri, 2009). Historically, landuse change is dated back to industrial revolution where demand for other activities arising from multiplicity of activities began to displace predominate residential landuse. According to Meyer and Turner(1994), landuse change involves change in economy and spatial distribution of population. In other words, change in landuse is precipitated by

expanding economic activities within a geographical setting/boundary and the characteristics of the inhabitants. Wegner and Furst (1999) identified four stages of landuse change including very slow, slow, fast, and immediate changes. Generally, as a global reality with long history, Lonergan (1988) and Lubowski *et al.*, (2003) observed that changes in the landuse produce significant economic and environmental effects such as food security, water scarcity, population displacement and more generally the issue of human security and vulnerability to natural and technological hazards with important implications for a wide variety of policy issues, including protection of wildlife habitat, management of urban growth, preservation of open space and mitigation of global climate change. Consequently, in the view of Hald (2009), change of landuse has gradually become cardinal and recognised within development control arena as it now has an official endorsement or approval of the relevant agencies in urban management system particularly development control department.

Landuse change is observed when there is transition in the original or previous composition and characteristics within a particular geographically bounded area referred to as a neighbourhood (Oduwaye, 2009; Alabi and Akinbode, 2010; Owoeye and Ogunleye, 2015). Meanwhile, concept of neighbourhood has been for long recognised and conceived to be a population residing in an identifiable section of a city whose members is organised into a general interaction network of formal and informal ties and expresses their common identification with the area in public symbols (Keller, 1968). Neighbourhood are therefore identified based on the activities (functions) they entail. These include residential, industrial, institutional, commercial and recreational neighbourhood among others. Basically, major landuses in each classification are named after each types of neighbourhood, and an alteration in the function of a neighbourhood can be called neighbourhood change or landuse change. Residential neighbourhood is mostly defined by socioeconomic attributes of the residents such as age, income, occupation, education, cultural practices, household size, occupancy

ratio, common identity, and norms. Others include housing typology and design, available infrastructure, environmental quality and social cohesion/connectedness (Lanrewaju, 2012; Omer and Goldblatt, 2012; Aliu and Ajala, 2014; Wu *et al.*, 2014).

Change in internal composition of a residential area is reflected in the dynamism of the population characteristics within it. Thereby such attributes as length of stay, age structure and composition, occupational characteristics, educational attainment, building use, major activities etc. presents a form of progression and transition. Landuse change in residential neighbourhood comes along with both positive and negative impacts on the people and environment as a whole. From available literature, it has been established that most landuse changes occur without authorization of the appropriate agencies (Lawanson, 2007; Alabi and Akinbode, 2010; Omole and Akinbamijo, 2012). Some of these activities include illegal subdivision of land and unauthorized construction for different purposes that are not in accordance with the zoning plan, illegal conversion from primary use without development or planning permit, encroachment on road setbacks and public open spaces, etc. Residential neighbourhood with landuse changes are affected greatly in terms of increasing density, displacement of residents and overloading the existing infrastructure facilities by changing dynamics of landuse, while on the other hand, it helps in job creation, serves as sources of income and alternative culture of building maintenance.

It is observed that attempts to define the extent, dimension and trend of landuse change have been that of assessment of the antecedents of physical growth and expansion of city with the aid of remote sensing and other sophisticated computer applications in recent times. In another dimension, previous studies such as that of Olayiwola *et al.* (2006), Rupesh and Anjansen (2008), Adebayo (2009) and Misana *et al.* (2012) have preponderantly focused on the macro perspective approach to urban land-resource use-change, while that of the micro level with focus on socioeconomic structure of the residents equally deserves attention. A

case in this light is Mokola neighbourhood in Ibadan North Local Government Area of Ibadan, a typical Yoruba town. Mokola, is a neighbourhood experiencing landuse change at a rapid rate from residential to other landuses with its own separate niche of policy implications for effective urban management strategy. Arising from this scenario, residential landuse is decreasing while other landuses are increasing. Therefore, the main focus of this paper is to examine the socio-economic characteristics of residents in Mokola residential neighbourhood they influence landuse change in the area.

The Study Area

Mokola is one of the major residential neighbourhoods in the northern part of Ibadan (i.e. Ibadan North Local Government Area). It is bounded by Ibadan-Oyo road to the North and West, Queen Elizabeth road to the South and Premier Hotel to the East. Ibadan North Local Government Area was carved out from the defunct Ibadan Municipal Local Government Area (IMG). It came into existence in August 1991 with 12 administrative wards and land area of about 3,553 hectares. It is the second most populated LGA in Ibadan.

Ibadan falls between Latitude $7^{\circ}15'$ and $7^{\circ}30'$ North of the Equator and Longitudes $3^{\circ}45'$ and $4^{\circ}00'$ East of the Greenwich Meridian (Ayeni, 2003). Ibadan development mainly depends upon the commercial sector. As of 1991, close to 50% of its economically active population were engaged in commercial activities. They trade in foodstuffs, textile materials, locally woven strips of cloth or 'Aso Oke', household utensils, electronics and pharmaceutical (Labinjo, 2002).

According to Ayeni (2003), the most predominant landuse in the built up part of Ibadan is residential. The residential structure of the city can be divided into three homogenous types: the core, the transition and the sub-urban. The core area is the traditional area of the city, characterized by high levels of poverty, high population density, and poor physical planning, dilapidated buildings, poor sanitation, inadequate health facilities, slum

settlements, high level of illiteracy, and low level of socioeconomic activities. The transition zones are areas of late development, mainly inhabited by migrants from other Yoruba towns and ethnic groups, or those who moved out of family compound houses located in the traditional areas of the city. The density of population here is lower than those of the traditional areas, and houses are also moderately scattered, although they are not well laid-out as those found in the sub-urban areas. The sub-urban includes Old and New Bodija, University of Ibadan, Jericho, Iyaganku Government Reservation Areas, and other emerging well-planned areas of the city (UN-Habitat, 2003).

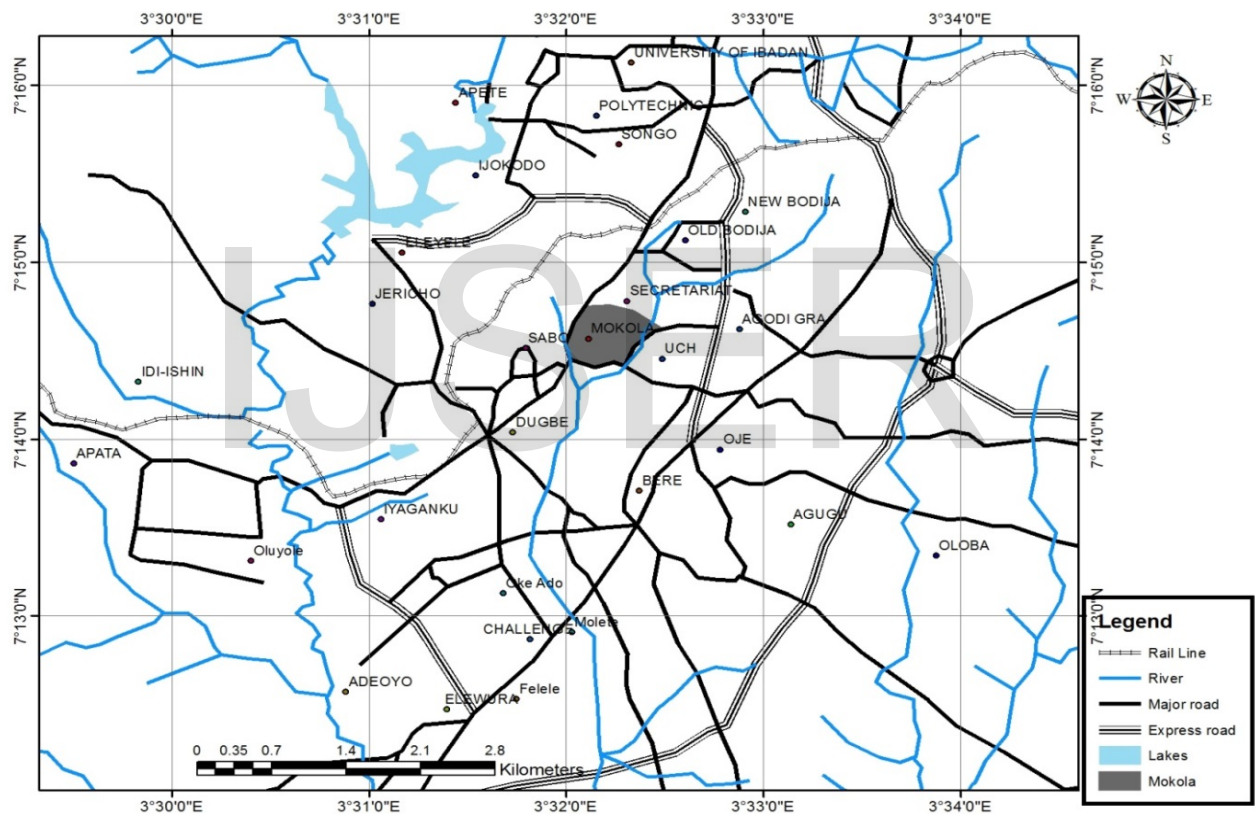


Figure 1.2: Map of Ibadan showing the Study Area.
 Source: Ministry of Lands and Survey, Oyo State (2010)

Methodology

Sampling Procedure

The research utilized both primary and secondary data. Primary data for this research were sourced through reconnaissance survey to assess the physical characteristics of the study area, including personal observation and administration of questionnaire. The sampling frame comprises the residents of Mokola residential neighbourhood. Administration of questionnaire on issues around landuse change in the study area was carried out using residents in the selected buildings. The study involved the selection of a total of 249 residents using systematic random sampling procedure by selecting every 5th building out of the 1,245 buildings in the neighbourhood according to the records obtained from Ibadan Electricity Distributing Company (IBEDC) and reconnaissance survey. Information elicited include age, sex, gender, marital status, religion, family size, length of stay, level of income, educational background, and employment status among others. Secondary data which included number of buildings within the neighbourhood was obtained from the obtained from Ibadan Electricity Distributing Company (IBEDC), map of the neighbourhood was obtained from Oyo State Ministry of Lands and Survey.

Data Analysis

Data collected was analysed through the use of descriptive statistics which includes frequency distribution and percentage, cross tabulation and Chi-square (χ^2) and Kendall tau (τ) correlation.

Results and Discussions

Socioeconomic Characteristics of the Respondents

Table 1 presents the socioeconomic attributes of the residents which is very critical and major determinant of the observable characteristics within the neighbourhood. Gender distribution revealed that 57.0% of the respondents were male while 43.0% were females.

The age range were between 18 years for the youngest and 72 years for the oldest residents while the mean age was 43 years. The categorisation of age showed that those whose age were below 20 years accounted for 7.2%, while 65.5% were in the age group of between 20 and 40 years. Residents with age range of 40 – 60 years were 25.3%, the remaining 2.0% accounted for those who were above 60 years old. Thus, substantial proportion of the residents falls within active and productive age of 20 – 60 years with 90.8% majority within 20-40 years old. This indicates that neighbourhood possesses great potentials that support livelihood and survival which must have attracted young and productive age.

Marital status also revealed that 69.9% were married while 26.5% were single, 3.2% and 0.4% were divorced and widowed respectively. This further emphasised the virility of the neighbourhood to support aspirations and activities that were capable of meeting daily needs of the residents. On the basis of ethnicity of the residents, majority (86.6%) of the residents were of Yoruba extraction while 11.2% were of Igbo extraction from the Eastern part of the country and 2.0% from the Northern (Hausa/Fulani) part of the country. The result further confirmed that Yorubas still maintained their dominance within the neighbourhood being a traditional Yoruba setting.

As regards educational level, findings revealed that 4.4% of the residents had no formal education, 7.6% had primary education, 52.2% had up to secondary education while 35.5% had post-secondary education including polytechnics and universities indicating that about 95.0% of the residents had one form of education or the other. On the occupational characteristics, findings established that largest proportion (50.6%) of the residents were traders (including home based enterprises), while artisans (such as painting, printing, tailoring, hairdressing, carpentry, among others) constituted 29.3%. In addition, those that were civil servants accounted for 8.0% and private sector employee were 7.2%. Respondents that were schooling were 0.8% and retirees were 0.8%. However, 3.2% of the respondents

were unemployed. These observations indicated that the neighbourhood is mostly characterised by traders and artisans with a share of about 80%. Trading activities occur on daily basis and items mostly sold include consumable goods, electronics, stationeries, provision, food stuff, furniture, household utensils among others. Those in private sector employment were mostly teachers in private schools and sales representatives.

One of the important determinants of both the standard of living and choice of location of residence of an individual is the income which is mostly a function of occupational characteristics. Majority (44.6%) of the residents' average monthly income falls within ₦10,000 – ₦20,000, those whose monthly earning ranges between ₦20,000- ₦30,000 accounted for 18.1%, while those with less than ₦10,000 on monthly basis were 15.7%. In addition, 12.4%, 4.8% and 2.8% were for residents whose income falls within ₦30,000 – ₦40,000, ₦50,000 and above and ₦40,000 – ₦50,000 respectively, while the remaining 1.6% indicated no specific monthly income. Meanwhile, the minimum monthly earner was ₦5,000 while the maximum was ₦85,000 among the respondents. According to the minimum wage of a worker in the country which is ₦18,000, findings indicated that as much as about 60.0% hover around this amount.

Findings revealed that substantial proportion of the residents have spent less than 10 years within the neighbourhood and accounted for 47.4%, those who have stayed between 10-20 years were 32.9%, while 10.8% accounted for those who have spent between 30-40 years unlike 1.2% and 0.4% that have spent 40-50 years and 50 and above years respectively. In other words, close to half of the residents are relatively new in the neighbourhood which further emphasized the neighbourhood attraction potential for job opportunities.

Table 1: The Socio-economic Characteristics of the Respondents in Mokola Residential Neighbourhood of Ibadan

<i>Gender</i>	<i>Frequency (Percent)</i>	<i>Educational Qualification</i>	<i>Frequency(Percent)</i>
Male	142 (57.0%)	No formal education	11 (4.4%)
Female	107 (43.0%)	Primary education	19 (7.6%)
Total	249(100.0%)	Secondary education	130 (52.2%)
<i>Age Distribution (Years)</i>		Post-Secondary education	89 (35.7%)
Less than 20	18 (7.2%)	Total	249(100.0%)
20 – 40	163 (65.5%)	<i>Occupational Characteristics</i>	
40 – 60	63 (25.3%)	Unemployed	8 (3.2%)
60 and above	5 (2.0%)	Trading	126 (50.6%)
Total	249(100.0%)	Artisan	73 (29.3%)
<i>Marital status</i>		Civil servant	20 (8.0%)
Single	66 (26.5%)	Private sector employee	18 (7.2%)
Married	174 (69.9%)	Student	2 (0.8%)
Divorced / Separated	8 (3.2%)	Retired	2 (0.8%)
Widowed	1 (0.4%)	Total	249(100.0%)
Total	249(100.0%)	<i>Average Monthly Income (₦)</i>	
<i>Length of Stay (Years)</i>		No Income	4 (1.6%)
Less than 10	118 (47.4%)	Less than 10,000	39 (15.7%)
10-20	82 (32.9%)	10,000 – 20,000	111 (44.6%)
20-30	27 (10.8%)	20,000- 30,000	45 (18.1%)
30 – 40	18 (7.2%)	30,000 – 40,000	31 (12.4%)
40 – 50	3 (1.2%)	40,000 – 50,000	7 (2.8%)
50 years and above	1 (0.4%)	50,000 and above	12 (4.8%)
Total	249(100.0%)	Total	249(100.0%)
<i>Ethnicity</i>			
Yoruba	216 (86.8%)		
Hausa/Fulani	5 (2.0%)		
Igbo	28 (11.2%)		
Total	249(100.0%)		

Source: Field survey, 2016

Characteristics of the Buildings within the Neighbourhood

From Table 2, 1.6% of the buildings were built less than 10 years ago, 1.2% were built between 10-20 years ago, 6.8% came into existence between 20-30 years, those that were between 30-40 years accounted for 14.9% while 12.0% falls between 40-50 years. In addition, 6.0% were built over 50 years ago while as much as 57.5% could not ascertain the age of the building due to long years of existence of the neighbourhood.

As a typical residential neighbourhood with age long history, predominant types of buildings were found to be old Brazilian roomy type (also called face-to-face) which

constituted 35.3% (storey) and 26.9% (bungalow). Those that were flats were 15.7% (bungalow) and 14.1% (storey) while 4.8% and 3.2% were terrace and duplex buildings respectively. However, it was observed that majority of these buildings were characterised with mixed uses such as residential and commercial constituting 79.1%, 15.3% were mainly residential, 4.4% for commercial purposes only, 0.8% religious and the remaining 0.1% for industrial. This further reinforced previous findings on the occupational status of the residents in which majority of them were traders and artisans who may have been using part of the houses for commercial activities. This may also be attributed to the level of income whereby majority earned around ₦ 20,000 averagely on monthly basis and could not afford a separate shop, hence 4.4% of the buildings were purposely for commercial activities.

Moreover, tenancy status of the occupier revealed that substantial proportions (79.1%) were tenants as against 8.0% who were owners and landlords, 6.0% were living with the family relations, 5.6% inherited the buildings while the remaining 1.2% were for both landlord and tenants. On the use to which the rooms occupied by the respondents were put, 39.4% were for residential, 31.7% for commercial purposes, 24.9% for both commercial and residential while both recreational and industrial uses were 1.6% each, while the 0.4% is for residential and religious purposes. These further substantiates previous findings of the primary use of the buildings, and over the years, 74.7% of the buildings have at one time or the other been changed from previous uses.

Table 2: Characteristics of Buildings within the Neighbourhood

<i>Age of building (years)</i>	<i>Frequency(Percentage)</i>	<i>Occupiers of building</i>	<i>Frequency(Percentage)</i>
Less than 10	4(1.6%)	Landlord	20(8.0%)
10 -20	3(1.2%)	Tenants	197(79.1%)
20 – 30	17(6.8%)	Relations	15(6.0%)
30 – 40	37(14.9%)	Inheritance	14(5.6%)
40- 50	30(12.0%)	Landlord and tenant	3(1.2%)
50 and above	15(6.0%)	Total	249(100.0%)
Do not know	143(57.4)	<i>Use of rooms Occupied</i>	

Total	249(100.0%)	Commercial	78(31.4%)
Types of building		Residential	98(39.4%)
Bungalow (Face to face)	67(26.9%)	Recreational	4(1.6%)
Bungalow (Flat)	39(15.7%)	Religions	1(0.4%)
Storied (Face to face)	88(35.3)	Industrial	35(14.1%)
Storied Flat	35(14.1)	Commercial and residential	11(4.4%)
Duplex	8(3.2%)	Residential and religion	1(0.4%)
Terrace	12(4.8%)	Total	249(100.0%)
Total	249(100.0%)	Experienced change of use	
Use of building		Yes	186(74.7%)
Residential	38(15.3%)	No	63(25.3%)
Commercial	11(4.4%)	Total	249(100.0%)
Industrial	1(0.1%)		
Religious	2(0.8%)		
Mixed use	197(79.1%)		
Total	249(100.0%)		

Source: Field survey, 2016

Correlates of Socioeconomic and Landuse Change Characteristics in Mokola, Ibadan.

Findings showed that predominant change of use of buildings within the neighbourhood is from residential to commercial which accounted for 57.8%. This is followed by change in use from residential to industrial with a share of 8.3%, then residential to recreation with corresponding share of 4.0%. Further change manifested in commercial to residential accounted for 3.2%, residential to public (2.8%), commercial to public use (1.2%) and the least was changed from public to commercial with 0.4%. However, as much as 19.7% have not experienced change of use (Table 3). The implication of these findings is that residential use was mostly affected by the change of use which corroborated with the study of Ettema, Brooke, Meijgaard and Berg (2011) that ‘the tendency of any change in residential land use begins as penetration process of commercial activities, which then continues to increase and dominate within residential environment’. This is a great pointer to the silent attempt to

compounding problems of housing shortage within the city which both the government and private investors are yet to arrest.

Result of cross tabulation between reasons for moving to the neighbourhood and employment status is presented Table 4. Within the unemployed category, 37.5% indicated that trading purposes attracted them to the neighbourhood, 12.5% moved there for education/training reasons, while 50.0% were attracted for employment opportunities. For those who were traders, majority (48.4%) indicated that employment opportunities brought them to the neighbourhood, and 44.4% got to the neighbourhood for trading/business opportunities. Similar case was observed for the artisan whereby 46.6% moved there for employment reason, 38.4% for trading, 13.7% for education which may not be unconnected with opportunity to learn skills. The same was the case of those who were civil servants whereby 50.0% were for employment, 45.0% for trading/business and just 5.0% for education purposes. However, 72.2% of those in private sector employment were attracted because of trading/business, employment reasons and others have a proportion share of 11.1% each. The revelations showed that the neighbourhood will continue to experience increasing change in building use. Chi square (χ^2) test showed significant difference with $\chi^2=33.160$, $df = 18$ and $\rho < 0.05$.

Table 3: Landuse Change Characteristics in Mokola Residential Neighbourhood of Ibadan

Types	Frequency
Residential to commercial	124 (49.8%)
Commercial to residential	8 (3.2%)
Residential to public	7 (2.8%)
Public to commercial	1 (0.4%)
Commercial to public use	3 (1.2%)
Residential to recreation	10 (4.0%)
Residential to industrial	47 (18.9%)
Not applicable	49 (19.7%)
Total	249 (100.0%)

Source: Field Survey, 2016

Kendall tau correlation (τ) as presented in Table 6 was employed to test relationship among selected socioeconomic attributes of the residents and building characteristics. It was revealed that significant relationship exists between length of stay and use of building ($\tau = 0.297, \rho < 0.05$). This further substantiates the previous findings where majority of the occupiers have spent less than 10 years within the neighbourhood, thus indicating increasing transition in the former use of the buildings from residential to commercial use which has eventually characterised the neighbourhood. Furthermore, significant relationship between age of respondents and length of stay was also established ($\tau = 0.121, \rho < 0.05$) to corroborate the findings that the neighbourhood is characterised with active and productive age group.

In addition, employment status showed significant relationship with household size ($\tau = 0.193, \rho < 0.05$). This presupposes possible generation of multiplicity of activities based on the need to provide for the members of the household. In addition, it may lead to increase in change of use as activities intensify. Notably, negative significant relationship between age and attraction to the neighbourhood further established previous findings whereby majority of the residents were in the active and working age group. It is a reflection of the inherent potential within the neighbourhood for job and income opportunities. In addition, significant relationship between building use and attractions to the neighbourhood ($\tau = 0.447, \rho < 0.05$) further emphasized the change in land use from residential to commercial as a result of growing desire to meet daily needs and survival struggles which contributes greatly to reasons for which people moved to the neighbourhood.

The result of this study was scarcely discussed.

Provide corroborative information on field data with local or regional examples of similar studies within the scope of the topic

Table 4: Cross Tabulation of Reasons for Moving to the Neighbourhood and Employment Status.

Reason for moving to the neighbourhood		Employment Status							Total
		Unemployed	Trading	Artisan	Civil servant	Private sector employee	Student	Retired	
Trading	Count	3	56	28	9	13	0	0	109
	% within Reason	2.8%	51.4%	25.7%	8.3%	11.9%	0.0%	0.0%	100.0%
	% within Employment status	37.5%	44.4%	38.4%	45.0%	72.2%	0.0%	0.0%	43.8%
Education	Count	1	9	10	1	1	0	0	22
	% within Reason	4.5%	40.9%	45.5%	4.5%	4.5%	0.0%	0.0%	100.0%
	% within Employment status	12.5%	7.1%	13.7%	5.0%	5.6%	0.0%	0.0%	8.8%
Employment	Count	4	61	34	10	2	2	2	115
	% within Reason	3.5%	53.0%	29.6%	8.7%	1.7%	1.7%	1.7%	100.0%
	% within Employment status	50.0%	48.4%	46.6%	50.0%	11.1%	100.0%	100.0%	46.2%
Others	Count	0	0	1	0	2	0	0	3
	% within Reason	0.0%	0.0%	33.3%	0.0%	66.7%	0.0%	0.0%	100.0%
	% within Employment status	0.0%	0.0%	1.4%	0.0%	11.1%	0.0%	0.0%	1.2%
Total	Count	8	126	73	20	18	2	2	249
	% within Reason	3.2%	50.6%	29.3%	8.0%	7.2%	0.8%	0.8%	100.0%
	% within Employment status	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Field Survey, 2016

Table 5: Kendall tau Correlation (τ)

		Age	Ethnicity	Level of Education	Employment status	Household size	Attractions to the neighbourhood	Status of Occupier	Use of building
Ethnicity	Corr. Coeff.	-.008							
	Sig. (2-tailed)	.898							
Level of Education	Corr. Coeff.	.077	-.111						
	Sig. (2-tailed)	.188	.065						
Employment status	Corr. Coeff.	.110	-.108	.287**					
	Sig. (2-tailed)	.055	.066	.000					
Household size	Corr. Coeff.	.065	-.070	-.094	-.193**				
	Sig. (2-tailed)	.270	.247	.105	.001				
Attractions to the neighbourhood	Corr. Coeff.	-.124*	-.067	-.138*	-.015	-.136*			
	Sig. (2-tailed)	.036	.269	.019	.798	.020			
Status of Occupier	Corr. Coeff.	-.084	-.065	.105	.001	-.039	.029		
	Sig. (2-tailed)	.157	.286	.074	.982	.505	.628		
Use of building	Corr. Coeff.	-.112	-.007	-.130*	-.018	-.151*	.447**	.115	
	Sig. (2-tailed)	.063	.910	.029	.760	.011	.000	.054	
Length of Stay	Corr. Coeff.	.121*	.045	.025	.054	.093	-.081	-.009	.297**
	Sig. (2-tailed)	.029	.429	.645	.315	.090	.142	.871	.002

Source: Field Survey, 2016

Conclusions and Recommendations

There is no doubt that challenges to effective management of urban centres in the developing countries require urgent attention. Among the challenges is the change of landuse which is uncontrolled and unguided. This study has therefore examined the chief among various issues responsible for this which is the dynamism of neighbourhood characteristics precipitated by socioeconomic attributes of the residents with multiplicity of activities. In this light, the study observed that socioeconomic characteristics of the residents contribute significantly to cases of landuse change within Mokola residential neighbourhood of Ibadan. This is reflected in the major occupation of the residents which was found to be trading and artisanship. Also, trading/business and employment opportunities contributed greatly to the choice of the neighbourhood by the residents. It was also found that building characteristics within the neighbourhood reflects a changing landscape from the predominant residential to other uses particularly commercial as a result of increasing trading activities. The implications of these findings are that of overstretched of infrastructure due to lack of proper check and enforcement of relevant physical planning laws for such development; shortage of available residential housing units; increased informal business; unguided development and growth, among others.

From the foregoing, the following policy options are hereby put forward:

It becomes inevitable to have proper documentation of the dynamism in population characteristics within the neighbourhood for effective provision of facilities. This can be done through proper synergy among various organisations in social researches such that their findings could guide appropriate planning activities and urban management.

There is therefore the need to monitor landuse change characteristics especially in residential neighbourhood and to introduce mixed landuse planning into future residential neighbourhood planning;

Production of an updated landuse development plan for the neighbourhood by the Planning Authority in-charge is highly recommended to be done periodically. This will assist the Planning Authority to identify these changes before they degenerate beyond necessary.

Appropriate effort should be put in place to provide organised commercial centre within the neighbourhood which is presently lacking in order to forestall unguided conversion of building use. Above all, the need to embark on the preparation of master plan/action area plan for the neighbourhood is hereby advocated.

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