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NIGERIA: IFAKO-IJAIYE URBAN PROFILE



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UNITED NATIONS HUMAN SETTLEMENTS PROGRAMME

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FOREWORD



According to research published in UN-Habitat's¹ flagship report, *The State of the World's Cities 2010-2011*, all developing regions, including the African, Caribbean and Pacific states, will have more people living in urban than rural areas by the year 2030. With half the world's

population already living in urban areas, the challenges we face in the battle against urban poverty, our quest for cities without slums, for cities where women feel safer, for inclusive cities with power, water and sanitation, and affordable transport, for better planned cities, and for cleaner, greener cities is daunting.

But as this series shows, there are many interesting solutions and best practices to which we can turn. After all, the figures tell us that during the decade 2000 to 2010, a total of 227 million people in the developing countries moved out of slum conditions. In other words, governments, cities and partner institutions have collectively exceeded the slum target of the Millennium Development Goals twice over and ten years ahead of the agreed 2020 deadline.

Asia and the Pacific stood at the forefront of successful efforts to reach the slum target, with all governments in the region improving the lives of an estimated 172 million slum dwellers between 2000 and 2010.

In sub-Saharan Africa though, the total proportion of the urban population living in slums has decreased by only 5 per cent (or 17 million people). Ghana, Senegal, Uganda, and Rwanda were the most successful countries in the sub-region, reducing the proportions of slum dwellers by over one-fifth in the last decade.

Some 13 per cent of the progress made towards the global slum target occurred in Latin America and the Caribbean, where an estimated 30 million people have moved out of slum conditions since the year 2000.

Yet, UN-Habitat estimates confirm that the progress made on the slum target has not been sufficient to counter the demographic expansion in informal settlements in the developing world. In this sense, efforts to reduce the numbers of slum dwellers are neither satisfactory nor adequate.

As part of our drive to address this crisis, UN-Habitat is working with the European Commission and the Brussels-based Secretariat of the African, Caribbean and Pacific (ACP) Group to support sustainable urban development. Given the urgent and diverse needs, we found it necessary to develop a tool for rapid assessment and strategic planning to guide immediate, mid and long-term interventions. And here we have it in the form of this series of publications.

The Participatory Slum Upgrading Programme is based on the policy dialogue between UN-Habitat, the ACP Secretariat and the European Commission which dates back to the year 2002. When the three parties met at UN-Habitat headquarters in June 2009, more than 200 delegates from over 50 countries approved a resounding call on the international community to pay greater attention to these urbanization matters, and to extend the slum upgrading programme to all countries in the ACP Group.

It is worth recalling here how grateful we are that the European Commission's 9th European Development Fund for ACP countries provided EUR 4 million (USD 5.7 million at June 2011 rates) to enable UN-Habitat to conduct the programme which now serves 59 cities in 23 African countries, and more than 20 cities in six Pacific, and four Caribbean countries.

Indeed, since its inception in 2008, the slum upgrading programme has achieved the confidence of partners at city and country level in Africa, the Caribbean and in the Pacific. It is making a major contribution aimed at helping in urban poverty reduction efforts, as each report in this series shows."

I wish to express my gratitude to the European Commission and the ACP Secretariat for their commitment to this slum upgrading programme. I have every confidence that the results outlined in this profile, and others, will serve to guide the development of responses for capacity building and investments in the urban sector.

Further, I would like to thank each Country Team for their continued support to this process which is essential for the successful implementation of the Participatory Slum Upgrading Programme.

A handwritten signature in black ink, which appears to read 'Joan Clos'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Dr. Joan Clos
Executive Director, UN-Habitat

¹ UN-Habitat - United Nations Human Settlements Programme

EXECUTIVE SUMMARY

INTRODUCTION

The Participatory Slum Upgrading Programme (PSUP) is an accelerated and action-oriented urban assessment of needs and capacity-building gaps at the city level. The programme is supported by funds from the European Commission's European Development Fund and it is currently being implemented in 20 African, Caribbean and Pacific Countries. PSUP uses a structured approach where priority interventions are agreed upon through consultative processes. The PSUP methodology consists of three phases: (1) a rapid participatory urban profiling at national and local levels, focusing on Governance, Local Economic Development, Land, Gender, Environment, Slums and Shelter, Basic Urban Services, and Waste Management, and proposed interventions; (2) detailed priority proposals; and (3) project implementation. PSUP in Nigeria encompasses profiles for Ifako-Ijaiye, Karu and Onitsha, each published as a separate report. This is the Ifako-Ijaiye report and it constitutes a general background, a synthesis of the six themes; Governance, Slums and Shelter, Gender, Environment, Basic Urban Services, Local Economic Development, and Heritage, and priority project proposals.

BACKGROUND

Ifako-Ijaiye is located at latitude 6° 52' 0" N and longitude 2° 53' 60" E (Maps and Location Database, 2004). It covers a total area of 43 square kilometres within Lagos State's 3,577 square kilometre land area. The Ifako-Ijaiye Local Government Area is bordered to the west by Oba Ogunji Road in Alimosho Local Government Area and by Ikeja to the east, Agege to the south, and Ifo and Ado-Odo-Otta to the north. The Ifako-Ijaiye Local Government was created along with 183 other local governments on 1 October 1996 by General Sani Abacha, the then military head of state. It was carved out of Agege Local Government, with headquarters in Ifako. The 1991 census found the majority of inhabitants to be Yoruba. The major settlements are Ijaiye, Ifako, Alagbado, Iju, Ishaga, Ojokoro, and Alakuko.

BACKGROUND

INTRODUCTION

Urban Profiling

The Ifako-Ijaiye Urban Profiling consists of an accelerated, action-oriented assessment of urban conditions, focusing on priority needs, capacity gaps, and existing institutional responses at local and national levels. The purpose of the study is to develop urban poverty reduction policies at local, national, and regional levels, through an assessment of needs and response mechanisms, and as a contribution to the wider-ranging implementation of the Millennium Development Goals. The study is based on analysis of existing data and a series of interviews with all relevant urban stakeholders, including local communities and institutions, civil society, the private sector, development partners, academics, and others. The consultation typically results in a collective agreement on priorities and their development into proposed capacity-building and other projects that are all aimed at urban poverty reduction. The urban profiling is being implemented in 30 ACP¹ countries, offering an opportunity for comparative regional analysis. Once completed, this series of studies will provide a framework for central and local authorities and urban actors, as well as donors and external support agencies.

METHODOLOGY

The Participatory Slum Upgrading Programme consists of three phases:

Phase one consists of the rapid profiling of urban conditions at national and local levels. The capital city, a medium-sized city, and a small town are selected and studied to provide a representative sample in each country. The analysis focuses on six themes; governance, slums and shelter, gender, environment, basic urban services, local economic development, and heritage. Information is collected through standard interviews and discussions with institutions and key informants, in order to assess the strengths, weaknesses, opportunities, and threats (SWOT) of the national and local urban set-ups. The findings are presented and refined during city and national consultation workshops and consensus is reached regarding priority interventions. National and city reports synthesise the information collected and outline ways forward to reduce urban poverty through holistic approaches.

Phase two builds on the priorities identified through pre-feasibility studies and develops detailed capacity-building and capital investment projects.

Phase three implements the projects developed during the two earlier phases, with an emphasis on skills development, institutional strengthening and replication.

This report presents the outcomes of **Phase One** at the local level in Ifako-Ijaiye.

URBAN PROFILING IN IFAKO-IJAIYE

The urban profiling in Ifako-Ijaiye is one of three similar exercises conducted in Nigeria; the other urban profiling centres are Agege and Onitsha.

REPORT STRUCTURE

This report consists of:

1. a general background of the urban sector in Ifako-Ijaiye, based on the findings of the Ifako-Ijaiye City Assessment Report, a desk study, interviews, and a city consultation. The background includes data on administration, urban planning, the economy, the informal and private sector, urban poverty, infrastructure, water, sanitation, public transport, street lighting, energy, health, and education;
2. a synthetic assessment of the following six main thematic areas: governance, slums and shelter, gender, environment, basic urban services, local economic development, and heritage, in terms of the institutional set-up, regulatory framework, resource mobilization, and performance; this second section also highlights agreed priorities and includes a list of identified projects;
3. a SWOT² analysis and an outline of priority project proposals for each theme. The proposals include beneficiaries, partners, estimated costs, objectives, activities, and outputs.

POPULATION

The federal 1991 and 2006 census figures show that Ifako-Ijaiye has a population of 328,397 and 427,878 people respectively, while Lagos State data states the 2006 figure to be 774,000, which is the statistic that shall be adopted. The local government comprises about 16 settlements: Abule-Egba, Oko-Oba, Ijaiye-Ojokoro, Gbinrinmi, Wasimi, Ilupeju-Titun, Alagbado, Alakuko, Ajegunle, Iju-Ishaga, Iju-Ogundimu, Iju Obawole, Ifako, Ijaiye-Ogba, Oke-Ira Akine, and Abule-Titun. Ojokoro Local Council Development Area is an autonomous council carved out of the Ifako-Ijaiye Local Government Area, with its headquarters located at Ijaiye.

¹ ACP - African, Caribbean and Pacific Group of States

² SWOT - Strengths, Weaknesses, Opportunities, and Threats

LAND USE

The local government area is located in an upland area above the unconsolidated sandstone of the coastal area. Ifako-Ijaiye was initially delineated as a mostly agricultural area, but with development and urbanization it became predominantly residential. The presence of Iju Waterworks, which serves the metropolis and is located between two industrialized areas (i.e. Ikeja and Sango-Otta), and the industries at Ikeja and Oshodi make Ifako-Ijaiye a preferred residential area for workers. Other residents are migrants from different parts of the country. The area can thus be described as residential and agrarian.

ECONOMIC SITUATION

The Ifako-Ijaiye Local Government Area supports a large concentration of the agrarian activities and industrial and commercial establishments in Lagos State. Ifako-Ijaiye is also one of the major settlements where population drift is prominent due to its closeness to Ogun State. The large population in Ifako-Ijaiye connotes the probability that the commercial and industrial sector requires a sizable labour force, paving the way for high returns from the trading activities and high revenue generation for the government through taxes and duties. There is relatively low development in most sectors, which definitely creates avenues for investors and developers. Housing will continue to be a major investment in the area and in Nigeria considering the population increase and rate of urbanization.

TABLE 1:

IFAKO-IJAIYE EXISTING LAND USE ANALYSIS		
Land Use	Land Area Km ²	Percentage
Residential	18.06	42
Agriculture / open space	4.73	11
Commercial	1.29	3
Mixed	9.46	22
Public / education	4.30	10
Circulation	4.30	10
Industry	0.86	2
Total	43.00	100

Source: RMD Department, Lands

NATURAL ENVIRONMENT

The Ifako-Ijaiye Local Government Area is located in the northern part of Lagos State and has a very sloppy topography. It is highly prone to various disasters caused by floods, which result in serious erosion. The continuous erosion has led to landslides, which in turn have created gorges in places such as Unity, Haruna, Isale-Oro, Ajibodu, Adewale-Adegun, Idiagbon, and many others. The land, however, is known for its rich agriculture due to its good soil. The Ifako-Ijaiye Local Government Area also has a river, which flows from Ogun State through the Ladoke Olayinka area and has created a natural gorge.

TABLE 2:

NATURAL ENVIRONMENTAL AND CLIMATIC CONDITIONS OF THE PLANNING AREA	
ENVIRONMENTAL AND CLIMATIC FACTORS	IFAKO-IJAIYE LOCAL GOVERNMENT AREA
CLIMATE	There is year-round precipitation in the form of rain, as well as relatively high temperatures and humidity. Annual rainfall ranges from 203 millimetres to 1,524 millimetres.
TEMPERATURE	Temperature is high, with a mean annual maximum of about 30° Celsius and a mean annual minimum of about 23.8° Celsius. The coldest month is July.
HUMIDITY	Humidity is about 80 percent at dawn, resulting in precipitation in the morning during the rainy season. It may drop to 70 percent in the afternoon.
TOPOGRAPHY	The topography has flat and hilly elements. The area is approximately 30 metres above sea level.
SOIL	The basic soil type is sandy/clay soil, which is prone to run-off. A narrow and rather discontinuous band of mineral and/or organic hydromorphic soil has been identified in the state.
VEGETATION	The vegetation of the area is dry lowland/rainforest, and arable land is limited.

GOVERNANCE



Governance in Nigeria is a major issue, as it not only relates to government institutions, but also to a multitude of stakeholders, the interdependency of resources and actions, the blurred boundaries between public and private spheres in urban development, and the coordination of goals. The profiling studies reveal the following characteristics:

- Lack of effective coordination of existing agencies, structures and processes for promoting governance at all levels, including the community level.
- Sectoral approach and lack of coordination of urban planning issues, including budgeting, housing, transportation, education, gender, and health, which are all handled by different ministries and need synergy and better networking.
- Lack of a strategic land use plan, development control, and urban services, which limits the implementation and monitoring of projects.
- High crime rate due to an inadequate and ill-equipped police force.
- High unemployment rate and creation of street hooligans.

SLUMS AND SHELTER

The urgent and desperate need for shelter and the lack of access to good housing are the main reasons for the existence of slum areas. Housing demand has clearly surpassed supply and this has resulted in the rapid growth of informal settlements. However, the buildings found in informal settlements vary from simple shacks to permanent and sometimes surprisingly well-maintained structures. Still, what most slums have in common is the lack of clean water, electricity, sanitation, and other basic services (UN-Habitat, 2007).

The slum areas in Ifako-Ijaiye are unlike many in other parts of Lagos State. Here there are gorges, which serve as a habitat for many residents in many parts of Ifako-Ijaiye. Numerous residents of Ifako-Ijaiye have made the gorges their home without considering the dangers of residing in such areas. Unity, Haruna, Isale-Oro, Ajibodu, Adewale-Adegun, and Idiagbon, among others, are located deep inside very big gorges and are only accessible by foot.

The profile of the Ifako-ijaiye Local Government Area with respect to slums and shelter indicates the following characteristics:

- Extremely broken and open land with pathways and no defined roads in all areas of Ifako-Ijaiye.
- Indiscriminate dumping of refuse in the canal and on the pathways.
- Unmotorable roads and poor drainage.
- Absence of basic facilities and amenities such as piped water, sewerage and electricity.
- Lack of proper drainage channels.
- Erosion due to constant flooding and broken land.

GENDER AND HIV/AIDS



Over the years, the issue of gender has received much focus, especially when it comes to the roles women can play or should play in the development of their environment. However, development issues such as health, poverty, governance, education, the economy, and planning, among others, affect men and women differently. Ifako-Ijaiye aims at understanding the various issues that relate to gender generally.

The gender situation in Ifako-Ijaiye is as follows:

- A high percentage of women are employed in the civil service, but there are none at the senior level.
- Women are demanding better gender balance at the senior levels.
- High infant and maternal mortality rates exist, as well as a high percentage of women living with HIV/AIDS.
- Women are promoting fellow women through special skill acquisition programmes.

ENVIRONMENT



Urbanization in the Ifako-Ijaiye Local Government Area has given rise to various environmental challenges, which range from increased pollution and related health problems to uncontrolled development and inefficient transportation, all of which are the result of disorganization and non-cooperation among government agencies. All these aforementioned issues are linked to environmental resources and development needs, which affect the natural environment and the urban economy. The urban environment profile of Ifako-Ijaiye is as follows:

- Agencies for promoting environmental issues – including the Ministry of Environment, the Lagos State Environmental Protection Agency, the Ministry of Works and Housing, and the Lagos State Urban and Regional Planning Authority – lack the capacity to properly manage and engage in effective planning.
- State environmental law derives its power from the Federal Environmental Protection Agency law of 1992, which provides that certain categories of development must be supported by an environmental impact assessment.
- The state uses the 1992 Urban and Regional Planning Law, but it has not been fully adopted, which has led to unbalanced development in the local government area.
- There are high incidences of erosion in the Ifako-Ijaiye Local Government Area.
- Environmental problems are prevalent in the local government area, including the improper disposal of solid waste, leading to environmental pollution and loss of amenities.
- Environmental degradation from quarrying activities is a problem.
- There is uncontrolled street trading and unsightly and ramshackle development is encroaching on roads, public spaces and setbacks.
- Air pollution from the inadequate disposal of waste, vehicle exhausts, industries, and standby power generators is increasing.

LOCAL ECONOMIC DEVELOPMENT

Cities are mostly responsible for national economic development in Nigeria. Therefore, the Ifako-Ijaiye Local Government needs proper planning in order to adequately enhance economic growth and drastically reduce poverty rates in the area. The existing situation in relation to local economic development indicates the following:

- The agricultural sector is being neglected, though it is supposed to be the main supplier of raw materials to industries, the supplier of harvested crops to market traders, the producer of food crops for the inhabitants, and the producer of cash crops for export.
- There is a high unemployment rate among the young school leavers and the youth.
- There is a poor working environment for those employed in the informal sector and an inability to adequately access loans and credit facilities.
- Properly laid out industrial estates are absent throughout Ifako-Ijaiye.

Ifako-Ijaiye is located on the railway line that runs from the northern part of Nigeria towards Ogun State through Alagbado, Ojokoro, Ifako, and Agege, then to other parts of Lagos and to Otto-Iddo Station. The presence of the railway assists Ifako-Ijaiye in the urbanization process by aiding population drift from other parts of the country.

AGRICULTURE

Most of the land in Ifako-Ijaiye Local Government Area was mainly used for agriculture. The people of Ifako-Ijaiye engage in both subsistence farming and commercial farming. However, the recent housing challenges in Ikeja, Onigbongbo and Ojodu Local Government Areas have increased residential land use in Ifako-Ijaiye and reduced agricultural land use. Below are some of the agricultural industries that were operational in the local government area in the past; food processing, groundnut oil production, bakeries, seed mills, cassava production, fruit drink processing, and cocoa/chocolate processing.

Other industries found in Ifako-Ijaiye are the mineral cottage industries which include; soap manufacturing, tie-dye production, cream/pomade manufacturing, weaving, carving, textile works, ceramics works, leather works, gold works, and brick moulding.

BANKING

The banking institutions in the Ifako-Ijaiye Local Government Area contribute significantly to the commercial land use of the area. These banks are mostly located along Iju Road in close proximity. Commercial banks dominate, and these are responsible for absorbing part of the labour force of the local government. The banks that are located in the Ifako-Ijaiye Local Government Area include Zenith Bank, Oceanic Bank, First Bank, Skye Bank, Intercontinental Bank, and many others.

FILLING STATIONS

Many residents of Ifako-Ijaiye residents commute to work and their is usually very heavy traffic during rush hour when travelling is at its peak.

Petrol filling stations generate income for investors as well as for the government through sales, taxes and duties. The petrol filling stations that are available are mostly located on College Road, Oba-Ogunju Road and Iju Road respectively.

BASIC URBAN SERVICES

Basic urban services play a key role in land and housing development, and any supply gaps in their provision may cause inefficiencies in the land market. The absence of these basic services – health, water, sanitation, education, and transportation facilities – makes those living in informal settlements vulnerable to diseases while also reducing their quality of life. Ifako-Ijaiye has the following characteristics:

- Unevenly distributed health facilities
- Fair distribution of gender in the education sector
- Poor transportation planning and provision for the people of Ifako-Ijaiye, especially those residing close to the gorges
- Non-existent or limited distribution of water to communities in Ifako-Ijaiye and lack of good sanitation
- No waste disposal site for residents, despite a functioning waste disposal unit

WATER SUPPLY

Water is a necessity, but Ifako-Ijaiye and its environs have suffered from a lack of portable water, even with the presence of Iju Waterworks. The water situation in Ifako-Ijaiye is as follows:

- Many communities in Ifako-Ijaiye have no functional public water supply.
- There are exposed and broken connecting pipes meant to supply water in different locations of Ifako-Ijaiye (Figure 3.3)
- The exposed or broken pipes include the ones provided by Guinness Nigeria Ltd to assist the residents of Obawole and Olowo communities
- Guinness built mini waterworks comprising boreholes, overhead storage tanks, a water treatment plant, a reticulation network of 14 fetching points, and a standby power generator in different parts of the communities.

- The mini waterworks are meant to produce about 400,000 litres of water, thus providing about 100,000 residents with easy access to portable water.
- The local government also constructed about nine boreholes for the residents, though some were not functioning at the time of the visit (one due to an electricity fault). By observation, about 80 percent of the borehole water supply is available for sale to the residents.

TRANSPORTATION

Transportation in Ifako-Ijaiye has the following characteristics:

- Different classes of roads, including main roads, collector roads, and access routes linking different land uses
- Presence of the railway line, with a stopover station at Agege
- Heavy traffic due to the dilapidated state of the Abeokuta expressway and the Agege road
- High cost of transport due to the bad roads, as almost 70 percent are in a poor state and almost unmotorable
- Untarred roads (over 80 percent); 40 percent of those are dilapidated and another 10 percent are in a state of disrepair, while others are in good condition, especially College Road and Iju Road
- High numbers of parked or dilapidated vehicles because of the bad roads
- The number of vehicles plying the roads exceeds the capacity of the roads

TABLE 3:

DATA ON WATER SUPPLY IN IFAKO-IJAIYE OVER THE YEARS			
GENERAL WATER SUPPLY REPORT ON IFAKO-IJAIYE	2009	2010	2011
Water Production by Lagos State Water Corporation			
Water production by the local government	NA	9 boreholes	-
Water production by Guinness Nigeria Ltd	-	-	4 million litres
No. of fetching points of Guinness Nigeria Ltd	14 points		

TABLE 4:

GENERAL TRANSPORT REPORT ON IFAKO-IJAIYE 2009/2011		
GENERAL WATER SUPPLY REPORT ON IFAKO-IJAIYE	2009	2011
Total number of newly registered vehicles with IFK number	2,978	
Total number of vehicles for renewal of licence with IFK number	7,558	
Total number of vehicles registered in Ifako-Ijaiye vehicle registration office from January to September, 2011	6,875	5,299
Total number of Keke Napep (auto rickshaws) and motorcycles registered		
Total number of Keke Napep (auto rickshaws) and motorcycles registered in Ifako-Ijaiye vehicle registration office from January to September, 2011	1,521	903
Road maintenance and rehabilitation projects by the local government	25	

TABLE 5:

REGISTERED VEHICLES IN IFAKO-IJAIYE LOCAL GOVERNMENT AREA FROM JANUARY TO DATE	
TYPE OF VEHICLE	NUMBER
Saloon / Station wagon	2,468
Van, pick-up, and kitcar	79
Lorry/Truck	155
Minibus	252
Tanker	3
Tractor	1
Tipper	20
Total	2,987

TABLE 6:

GENERAL HOSPITAL IFAKO-IJAIYE HEALTH REPORT 2008–2009		
GENERAL HOSPITAL IFAKO-IJAIYE HEALTH REPORT	2008	2009
Number of dead brought to the hospital	N/A	-
Anti-natal and post-natal attendance	N/A	8,635 / 328
Maternal health statistics – Number of births	N/A	792
Number of abortions	25	N/A
Number of twins delivered	5	N/A
Total number of delivery pattern	510	N/A
Male admission and discharge respectively	N/A	435/329
Female admission and discharge respectively	N/A	1,351/1,323

Source: Lagos State Statistics

HEALTH

Ifako-Ijaiye Local Government Area has a variety of prevalent diseases, including malaria, tuberculosis, cholera, typhoid, and many others, which are due to the area's climate and the urban environment. The general hospital is the main public health institution, but it cannot single-handedly cope with the public, considering the diseases and epidemics that come up. The health sector in Ifako-Ijaiye has the following characteristics and activities:

- Construction of a maternal and child health centre where beneficiaries are not asked to pay for any services
- Construction of Obawole Primary Health Care Centre and renovation of Ifako-Ijaiye Primary Health Care Centre
- A number of sponsored health-related programmes such as deworming, immunization, eye treatment, and free diabetes and hypertension diagnosis (in partnership with the state)
- Regular sweeping of the environment and clearing of drainage in order to keep the area clean
- Public toilets constructed at Iju Garage (Agege), Mechanic Village (Oba Ogunji road) and Araromi Market (old Akute road)

EDUCATION

Education is the process of developing and cultivating (whether physically, mentally or morally) mental activities or senses; the expansion, strengthening, and discipline of one's mind and faculties; and the forming and regulating of character and principles in order to prepare for any calling or business. The result of education is determined by the skills or discipline of character acquired.

The education profile of Ifako-Ijaiye is as follows:

- There are more students in public secondary schools than in private secondary schools.
- There is a decline in the rate of promotion of students from junior secondary schools to the senior secondary schools.
- The low standard of education and poor state of teaching equipment have affected the quality of education in the region.
- Most of the schools are short-staffed.
- There are inadequate learning facilities.
- The educational institutions available in Ifako-Ijaiye Local Government Area include a continuing education centre, an adult education centre, primary schools, secondary schools (both junior and senior), a teacher training school, and day care and nursery schools, which are mostly dilapidated and not able to perform at their intended level.

SANITATION AND WASTE MANAGEMENT

The sustainability of an environment is related to the level of hygiene in that environment. When there is indiscriminate disposal of waste in an environment, there is a need for waste management. Waste management activities deal with waste before and after it is produced, relating to its minimization, transfer, storage, separation, recovery, recycling, and final disposal. The profile of Ifako-Ijaiye as regards waste management includes the following:

- Waste is disposed of regularly in most areas of Ifako-Ijaiye.
- There is indiscriminate dumping of refuse in some parts of Ifako-Ijaiye.

TABLE 7:

SCHOOL POPULATION ENROLMENT BY SEX IN IFAKO				
TYPE	Number of schools	Boys	Girls	Total
Pre-primary (public)	-	-	-	-
Pre-primary (private)	7	559	580	1,139
Primary (public)	25	6,163	6,232	12,395
Junior secondary school	7	7,693	7,282	14,975
Senior secondary school	7	4,778	4,096	8,874
Total	46	19,193	18,190	37,383

Source: Lagos State Census Report 2009 - 2010

- There is no dump site in Ifako-Ijaiye.
- Solid waste is sometimes dumped in the gutters.

ELECTRICITY

Unfortunately electricity supply in Ifako-Ijaiye is irregular. In recent times, people have appreciated the improved electricity supply throughout all of Lagos State, but residents still appeal for steady power supply in Ifako-Ijaiye. The profile of Ifako-Ijaiye regarding electricity is as follows:

- There are three Power Holding Company of Nigeria offices in Ifako-Ijaiye.
- There are about 16 hours of power supply daily.

HERITAGE

Ifako-Ijaiye Local Government Area is an old settlement in Lagos State that shares a boundary with Ogun State, and the region is an important place in Yoruba culture. Their unique urban landscape shows how rich and resourceful the local government area is, in particular their folklore, palaces, buildings, shrines, markets, and temples.

These historical sites can be good sources of revenue and employment, as well as create and reflect national and individual identity, which should be preserved and sustained for coming generations.

GOVERNANCE

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>Presence of communities in the planning areas willing to participate in governance</p> <p>Existence of governance structures at state, local and community levels</p> <p>High regard for cultural norms and traditional rulers</p> <p>Existence of Ifako and Agege Land Information Management System for faster and easier access to land</p>	<p>Inadequate funding of local governments</p> <p>Inadequate staffing of local governments and zonal offices and overstaffing of the ministry</p> <p>Agencies' lack of understanding and non-adoption of elements of good urban governance, e.g. transparency, accountability, participation, etc.</p> <p>Over-centralization of decision making and resources at state level</p> <p>Lack of data and poor record keeping</p> <p>Poor project implementation and lack of continuity</p> <p>Harmful traditional practices discriminating against women</p> <p>Inadequate administrative framework for urban governance</p> <p>High crime rates and insecurity</p>	<p>Scope for improving access to land through implementing Ifako Local Government strategies</p> <p>Willingness of the public, highly educated workers, retired professionals, community-based organizations, and NGOs to engage in participatory planning</p> <p>Several new initiatives by the Government to improve governance and promote good governance</p> <p>Establishment of the Ifako and Agege Stock Exchange as an avenue for resource mobilization for projects</p>	<p>A 'business as usual attitude', which supports the existing over-centralization of power, roles and resources that has limited the performance of local governments</p> <p>Lack of funds and poor participatory planning, budgetary allocation and resource mobilization</p> <p>Absence of effective institutional and policy frameworks for governance</p> <p>Lack of political will and continuity</p> <p>Community unrest arising from introducing new initiatives such as slum upgrading and clearance</p> <p>Corruption in government at all levels</p>	<p>Enacting enabling state planning laws and policies and land use standards and establishing institutions for urban governance</p> <p>Establishing and promoting participatory planning and budgeting</p> <p>Implementing sensitization programmes</p> <p>Promoting Safer Cities Programme</p> <p>Establishing new institutional framework for implementing the plan</p> <p>Establishing Programme Management Committees (Policy and Technical Committees) as a way of ensuring participation</p> <p>Instituting a new revenue generation and accounting system</p> <p>Strengthening institutional capacity for promoting good urban governance</p>

SLUMS AND SHELTER

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>Existence of national policies and legislation for housing and urban development</p> <p>Existence of legal and cultural systems of land ownership</p> <p>Existence of ad hoc approach to land use planning that can be built upon to achieve a comprehensive approach</p>	<p>No informal master plans for Ifako-ljaiye, Agege and their surrounding communities</p> <p>Weak development control system in the cities</p> <p>Absence of up-to-date state planning laws and policies</p> <p>Non-adoption of comprehensive planning</p> <p>Lack of proper approach to slum prevention and land ownership that ensures access to land for women and non-Nigerians</p> <p>High land speculation</p> <p>Lack of adequate funding from internal sources and less usage of external sources of funding</p>	<p>Exploring opportunities in the Anambra Integrated Development Strategy programme</p> <p>Structuring a plan for slum upgrading</p> <p>Willingness of community-based organizations and NGOs to improve the living environment</p> <p>Backlog of approved housing estates waiting to be developed in the cities</p>	<p>High land prices, high costs of building materials and insecurity</p> <p>Possible resistance to land use zoning</p> <p>Extensive slums, with 70 percent of the urban population living without access to water and sanitation</p> <p>Resistance to slum upgrading</p> <p>Lack of resources</p>	<p>Upgrading inner and suburban slums and improving the lives of 70 percent of the population of Ifako-ljaiye living in slums by ensuring adequate access to safe water and sanitation</p> <p>Developing approved housing estates as an immediate measure for meeting housing needs</p> <p>Adopting a strategic plan for suburban housing expansion and infrastructure provision</p> <p>Passage of relevant legislation, policies and land use standards</p> <p>Reforming land titling to ensure access to land by the poor, women and non-indigenes</p> <p>Capacity building</p> <p>Mobilizing resources for projects</p>

GENDER AND HIV/AIDS

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>Existence of international laws and commitments (e.g. the Convention on the Elimination of all Forms of Discrimination against Women) and national policy on gender and development</p> <p>Existence of state and local agencies for promoting gender issues</p> <p>Adoption of the Lagos State Economic and Development Strategy and Local Economic Empowerment and Development Strategy for poverty reduction and promotion of gender in development</p> <p>Existence of highly educated women, women's groups, community groups, NGOs, and community-based organizations contributing to development</p>	<p>Undue adherence to cultural norms that limit the effectiveness of women in development</p> <p>Lack of access to land and finance for women</p> <p>Non-inclusive approach to land use planning and budgeting</p> <p>Gender imbalance tilting towards women in education and men in governance</p> <p>High child and maternal mortality rates</p> <p>Non-existence of gender-disaggregated data</p> <p>Inequitable distribution of basic services, which inhibits easy access by women and children to education, water supply and health facilities</p>	<p>Building on the inclusive approach adopted for the Lagos and local economic strategies and urban structure plan</p> <p>Exploring opportunities in the Anambra Integrated Development Strategy programme structure plan for slum upgrading</p> <p>Willingness of communities, community-based organizations and NGOs to be involved in the development of Ifako-Ijaiye</p>	<p>Resistance to change and continued adoption of harmful traditional practices</p> <p>Lack of funds to implement projects and programmes</p> <p>Continuing adherence to a male-dominated culture and tradition</p> <p>HIV/AIDS stigma and the related negative attitude</p>	<p>Adoption of a pro-poor approach to land tenure</p> <p>Promoting gender budgeting</p> <p>Capacity building</p> <p>Resource mobilization for projects</p> <p>Promoting 'boy child' education</p> <p>Promoting equitable distribution of education, health and communal facilities to ensure easy access for women and children to these facilities</p>

ENVIRONMENT

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>Existence of national policy and legislation on the environment</p> <p>Existence of state agencies for environment and land use planning</p> <p>Federal government provides funding for environmental projects through ecological funds</p>	<p>Weak institutional capacity</p> <p>Uncoordinated institutional working arrangements between federal and state governments on the one hand and between state and local governments on the other</p> <p>Inadequate disposal of solid and liquid waste</p> <p>Environmental pollution</p> <p>Poor urban environment</p> <p>Inadequate and unqualified staff</p> <p>Poor promotion of partnerships between communities and the private sector</p> <p>Poor funding of environmental issues</p> <p>Lack of equipment</p> <p>Low public awareness of environmental issues</p>	<p>Promoting public-private partnerships for resource mobilization and environmental management</p> <p>Utilizing the ecological fund and donor resources to develop and implement environmental projects</p> <p>Exploring the opportunities that exist in the structure plans for Ifako-Ijaiye for promoting sound environmental planning, economic growth and social welfare</p>	<p>Lack of information and coordination within and among the three tiers of government</p> <p>Lack of capacity at the local government level</p> <p>Lack of or inadequate resources for environmental projects</p> <p>Lack of a preparedness plan for managing environmental disasters</p>	<p>Improving environmental planning management capacity</p> <p>Establishing a local urban forum for improved environmental governance</p> <p>Developing and implementing urban landscape improvement</p> <p>Implementing a solid waste management plan for Ifako-Ijaiye</p> <p>Capacity building</p> <p>Resource mobilization for projects</p> <p>Focusing the structure plans to achieve the objectives of the economic strategies, the Millennium Development Goals and Habitat Agenda</p>

LOCAL ECONOMIC DEVELOPMENT

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>Thriving industrial and commercial establishment</p> <p>Government commitment to promoting industrial and commercial activities</p> <p>Ongoing programme to assist the unemployed and small and medium-sized industries and enterprises</p>	<p>Large informal sector attracting 60 to 80 percent of the youth</p> <p>Unfriendly government regulations regarding location and multiple taxation</p> <p>Lack of access to funds and valuable information</p> <p>Industries located in residential areas</p>	<p>Some donor agencies – notably UN-Habitat, UNICEF, European Union, and UNDP – are active in the planning area</p> <p>Direct foreign transfer that can be utilized for projects</p> <p>Government commitment to promote Ifako-Ijaiye</p> <p>The structure plan provides an opportunity for a standard industrial estate</p>	<p>Inadequate power supply</p> <p>Effect of globalization</p> <p>Resistance to relocating industries to new estates</p> <p>Lack of resources</p>	<p>Developing a new industrial estate for Ifako-Ijaiye</p> <p>Rehabilitating old markets and establishing new ones</p> <p>Developing business parks for small and medium-sized enterprises</p> <p>Improving power supply</p> <p>Linking Ifako-Ijaiye to the national rail lines</p> <p>Capacity building</p> <p>Resource mobilization for projects</p>

BASIC URBAN SERVICES

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>Agencies exist for the provision of schools, health services, water, sanitation, roads, and electricity</p> <p>Limited involvement of communities, NGOs and the private sector in the provision of schools and health and sanitation services</p> <p>Recent government's commitment to upgrading basic services</p>	<p>Poor maintenance of infrastructure</p> <p>Inadequate provision and skewed distribution of schools and health centres in Ifako-Ijaiye Local Government Area</p> <p>Poor road networks, inadequate design and construction standards, and poor maintenance</p> <p>Erratic power supply and poor distribution</p> <p>Poor education standards and high dropout figures</p> <p>Poor funding of basic services</p> <p>Capacity gaps in government agencies</p>	<p>The structure plan provides an enormous opportunity to correct imbalances in the provision of basic services</p> <p>Promotion of public-private partnerships in the provision of water, health and sanitation</p> <p>Donor's willingness to provide basic services such as water, health and sanitation</p>	<p>Resistance to change</p> <p>Lack of political will</p> <p>Lack of resources</p>	<p>Constructing new schools and health, water and sanitation facilities</p> <p>Rehabilitating existing schools and health, water and sanitation facilities</p> <p>Redesigning and rehabilitating old roads</p> <p>Designing and constructing new roads to high standards and providing maintenance</p> <p>Rehabilitating and upgrading old electricity facilities and providing new infrastructure in Ifako-Ijaiye</p> <p>Capacity building</p> <p>Resource mobilization</p>

HERITAGE

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS	PRIORITIES
<p>Existence of government policy on culture and heritage</p> <p>Ifako-ljaiye is rich in historical places, shrines and folklore</p> <p>The community committed to the preservation of cultural events</p>	<p>Poor development and maintenance of heritage sites</p>	<p>High potential for development of ecotourism</p>	<p>Effect of modernization on culture</p> <p>Lack of resources</p>	<p>Rehabilitation and conservation of heritage sites, including landscape improvement</p> <p>Promote the heritage sites for tourism</p> <p>Capacity building</p> <p>Resource mobilization</p>

IFAKO-IJAIYE CITY CONSULTATION

ATTENDANCE LIST

NAME AND TITLE

Executive Chairman	Apostle Hon. (Dr) Oloruntoba Oke
Vice Chairman	Hon. B. I. Q Rajh-Label
Former Executive Chairman	Hon. Ademola Doherty
Council Manager	Mr. R. O. Fashola
Council Engineer	Engineer Olusegun Orelusi
Information Officer	Mr. Dapo Okeniran
Oniju of Iju-Ogundimu	Oba Elijah Adisa Ebelamu Olanire
Olu of Iju-Ishaga	Oba Abass Amole Ajibode
Onifako of Ifako	Oba Taofeek Fatusi Oyeyinka

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IFAKO-IJAIYE URBAN PROFILE

The Ifako-Ijaiye Urban Profiling consists of an accelerated, action-oriented assessment of urban conditions, focusing on priority needs, capacity gaps, and existing institutional responses at local and national levels. The purpose of the study is to develop urban poverty reduction policies at local, national, and regional levels, through an assessment of needs and response mechanisms, and as a contribution to the wider-ranging implementation of the Millennium Development Goals. The study is based on analysis of existing data and a series of interviews with all relevant urban stakeholders, including local communities and institutions, civil society, the private sector, development partners, academics, and others. The consultation typically results in a collective agreement on priorities and their development into proposed capacity-building and other projects that are all aimed at urban poverty reduction. The urban profiling is being implemented in 30 ACP (Africa, Caribbean, Pacific) countries, offering an opportunity for comparative regional analysis. Once completed, this series of studies will provide a framework for central and local authorities and urban actors, as well as donors and external support agencies.

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