



ASSESSMENT OF URBAN REDEVELOPMENT PROGRAMME IN ONDO TOWN, ONDO STATE, NIGERIA

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ABSTRACT: *Diverse problems abound in Ondo town, such as slums, floods, dilapidated buildings, and a poor road network; consequently, an urban redevelopment programme was introduced by the government to address these problems. This study, therefore, aimed at assessing urban redevelopment programmes in Ondo town, Ondo State, Nigeria. The sample for the study was chosen through a multi-stage sampling. In the first stage, 7 political wards were purposively selected from a total of 12 wards. The second stage involved the selection of 3 wards out of the prior 7, being the wards where the urban redevelopment program took place. Thereafter, Taro Yamane Sample Size Calculation was adopted to arrive at 399 out of the total population of 115,000. Secondary data were sourced not only through textbooks, journals, and the internet but also from the National Population Commission, where the three selected wards' population projection figure for the year 2021 was obtained. The research has revealed that urban redevelopment took place in Ondo town; especially redevelopment of drainage canals, road expansions, and construction of roundabouts was extensively carried out amongst others. The findings revealed public/private partnership efforts in the urban redevelopment of Ondo town. Also, bulldozing and rehabilitation approaches were adopted in the urban redevelopment of Ondo town. The study further showed that urban redevelopment has contributed significantly to boosting the socio-economic development of the town. The research has also revealed the negative consequences of urban redevelopment in the form of demolition of structures which posed hardships to the occupants. The hypothesis was tested at a 0.05 level of significance. The Chi-square test indicated that the nature of the urban redevelopment programme in Ondo town is not significantly responsible for socio-economic development in Ondo town ($X^2 = 11.32, P > 0.05$). The study concluded that the redevelopment programme should be further encouraged and strengthened for the positive transformation of Ondo town.*

KEYWORDS: Bulldozing approach, neighbourhood, Ondo town, programme, rehabilitation approach, urban redevelopment.



INTRODUCTION

Urban decay is the major reason for urban redevelopment. It is also known as urban rot and urban blight (Udeh and Okeke 2018). Aside from urban rot and urban blight, it is also referred to as urban decline. Urban blight is a state of urban squalidness and overcrowdedness, characterized by decrepit structures, poor sanitary conditions, inadequate provision of amenities, and general deterioration of the urban environment (Fabiya 2011). Urban redevelopment has emerged as one of the effective means of combating the challenges of urban decay, infrastructure and housing shortage as well as for reviving the declining social and economic status of urban areas across the globe (Ibem, Uwankoye and Aduwo 2013). Ibem *et al* (2013); Oyinloye, Olamiju and Popoola (2017); Bakir (2019); and McGill (2020) identified three major approaches of urban renewal to include redevelopment, rehabilitation and conservation.

Urban renewal started as a concept of urban redevelopment that has an American origin in the Housing Act of 1949 and was originally designed to clear and restructure land use in the inner city which have developed into slums for a comprehensive new residential and non-residential development programme (Adeoti, Adelana and Agboola, 2021). In Africa, urban redevelopment programmes have always become one of the priorities of the governments, to ensure the standard of living and well-being of their citizens through innovative infrastructures. For instance, according to Donaldson (2013), the former South African President, Thabo Mbeki announced in his 2001 State of the Nation Address to the citizens that his administration had embarked upon an urban redevelopment programme, which was to be an area-based approach designed to address poverty and underdevelopment.

In Nigeria, the first urban slum redevelopment was implemented in 1951 with a slum area of about 28.34 hectares (70 cress) in central Lagos (Shuaeeb 2011). Urban redevelopment has become a common phenomenon in Nigeria since its independence in 1960, especially through the demolition of structures in built-up areas to establish higher institutions such as universities, and colleges of education among others and road expansion. In the Ondo state of Nigeria, there have been many redevelopment programmes aimed at improving the liveability of the cities (Fatusin and Fagbohunka, 2018).

Meanwhile, in the last decade, Ondo Town has been experiencing expansion in its neighbourhoods and new development within the inner city. Thus, such phenomenon is best described as urban redevelopment, which has not only brought growth to the city but also development in terms of population, education, standard of living and infrastructure. The construction of dual carriageways connecting three major road networks (which allows free flow of traffic); the establishment of a medical village (later with the establishment of the University of Medical Sciences); the establishment of several radio stations, and the building, rebuilding as well as the rehabilitation of old and decayed structures for either residential or commercial purposes might be the major phenomena that transitioned the status of Ondo town to city. However, demolition of structures may lead to loss of cultural heritage and loss of history if the cognizance of conservation and preservation are not taken.

Meanwhile, despite many studies which have been carried out on urban redevelopment programmes, little or no attention has been given to the assessment of the nature of urban redevelopment programmes in urban centres, particularly in Nigeria. Therefore, the nature of



the urban redevelopment programme demands attention, especially in Ondo town, Ondo state, Nigeria.

LITERATURE REVIEW

Urban decay is a term that evokes images of abandoned homes, vacant storefronts, and crumbling infrastructure (Smith and Allen, 2008). These decayed housing and infrastructure may still function but below capacity which might also pose a threat to users' lives. Udeh and Okeke (2018) gave a comprehensive definition of urban decay which encompasses its characteristics and causes. According to Udeh and Okeke (2018), urban decay is the process whereby a previously functioning city, or part of a city, falls into disrepair and decrepitude which may feature deindustrialization, abandoned buildings, high unemployment rate, fragmented families, political disenfranchisement, and crime and desolate inhospitable city landscape. Udeh and Okeke (2018) further identified slums and ghettos as the major visible outcome of urban decay. Udeh and Okeke (2018) maintained that urban decay has no single cause. According to them, urban decay results from a combination of interrelated socio-economic conditions which may include; poor urban planning and decision-tight rent control, the poverty level of the local populace, depopulation by suburbanization of peripheral lands, real estate neighbourhood redlining, immigration restrictions and racial discrimination.

All these causes and characteristics identified are the most common indications of urban decay. Urban decay is a process as against a wilful act which cannot be corrected on command or by some presidential fait (Egolum and Emoh 2017). This situation can only be addressed through judicious decisions and planning as well as the implementation of an urban redevelopment programme, which must be genuinely financed by the government and monitored by the concerned stakeholders. For clarification, urban decayed structures and deteriorated infrastructures are not being subjected to a state of total disuse as noted by some authors, but usually provide services or functions below their original capacities, and thus can be manageably used perhaps at the user's risk.

Urban redevelopment is a relatively comprehensive community redevelopment programme through which a particular city seeks to refashion and rebuild the physical structures of a particular segment of the city to enable it to cope with many problems confronting it (Yoade, 2015). With the emergence of urban redevelopment as an urban problem-solving programme, urban problems have been generally subjected to a check, but the resurfacing of these problems lies within the ambit of sustainability of the programme. Urban redevelopment refers to a set of plans and activities to upgrade neighbourhoods and suburbs that are in a state of distress or decay (Robin 2014). Urban redevelopment is considered as a tool to solve the problem of squatter settlement through comprehensive improvement, functional innovations or demolition and reconstruction works, which are carried out in built-up areas under the regulation of urban planning authorities (Adeoti *et al* 2021).

Oyinloye *et al.* (2017) studied urban redevelopment strategies in developed nations: A focus on Makoko, Lagos State, Nigeria. The study revealed that the best strategy for sustainable urban redevelopment is the redevelopment and rehabilitation option of urban redevelopment strategy to eliminate substandard conditions in Makoko and get rid of dilapidated and derelict buildings. Similarly, Fatusin and Fagbohunka (2018) conducted a study titled: urban renewal as a strategy of improving housing and infrastructure quality in Akure, Ondo State, Nigeria.



The study showed that half of the respondents (50%) preferred the rehabilitation approach, 42.3% preferred the redevelopment approach, and 7.7% preferred the conservation approach. The reason why the majority of the respondents preferred rehabilitation was perhaps due to its simple mode of operation. From the literature, less focus has been given to the nature of urban redevelopment programmes in urban centres, particularly in Nigeria. Hence, this study seeks to fill this gap.

The study area

Ondo town is geographically located in Ondo West and Ondo East Local Government Areas of Ondo State in the South West geopolitical zone of Nigeria. Ondo town lies between coordinates: latitudes $7^{\circ}04'$ and $60^{\circ}00'$ North of the Equator and longitudes $4^{\circ}49'$ and $59^{\circ}99'$ East of Greenwich Meridian (<https://latitude.to/articles-by-country/ng/nigeria/72610/ondo-city>). Ondo West occupies a total land area of 970km^2 (en.m.wikipedia.org). It is located about 47 kilometres west of Akure, the state capital and some 40 kilometres from Ore as well as approximately 63 kilometres from Ife respectively. It is easily accessible by road from all parts of the country. Furthermore, Ondo town is the second largest town in Ondo State, after Akure, the state capital. Finally, Ondo Town is the headquarters of Ondo West Local Government Area of Ondo State.

Ondo town renders primary, secondary and tertiary services. It has perhaps the second-largest economy in the state after Akure the state capital due to its enormous population size. It is a major trading centre for many neighbouring settlements. Ondo City is a custodian of varieties of farm produce such as oil palm, cocoa beans, pineapples, and oranges to mention a few. The popular areas where trading takes place include Sabo, Lipakala, Odotu, Yaba, Odojomu and Odosida. But banking activities mainly take place in Yaba where various banking institutions are concentrated. According to the population census results in the year 2006, the population of Ondo West was put at 358,430, (National Population Commission 2006). However, it was projected that the Ondo West's population in the year 2021 would be 445,000 based on the population growth rate in Nigeria, a 3.01% increase from 2020 (www.macrotrends.net). Its population is heterogeneous in terms of language, culture, history and religion.

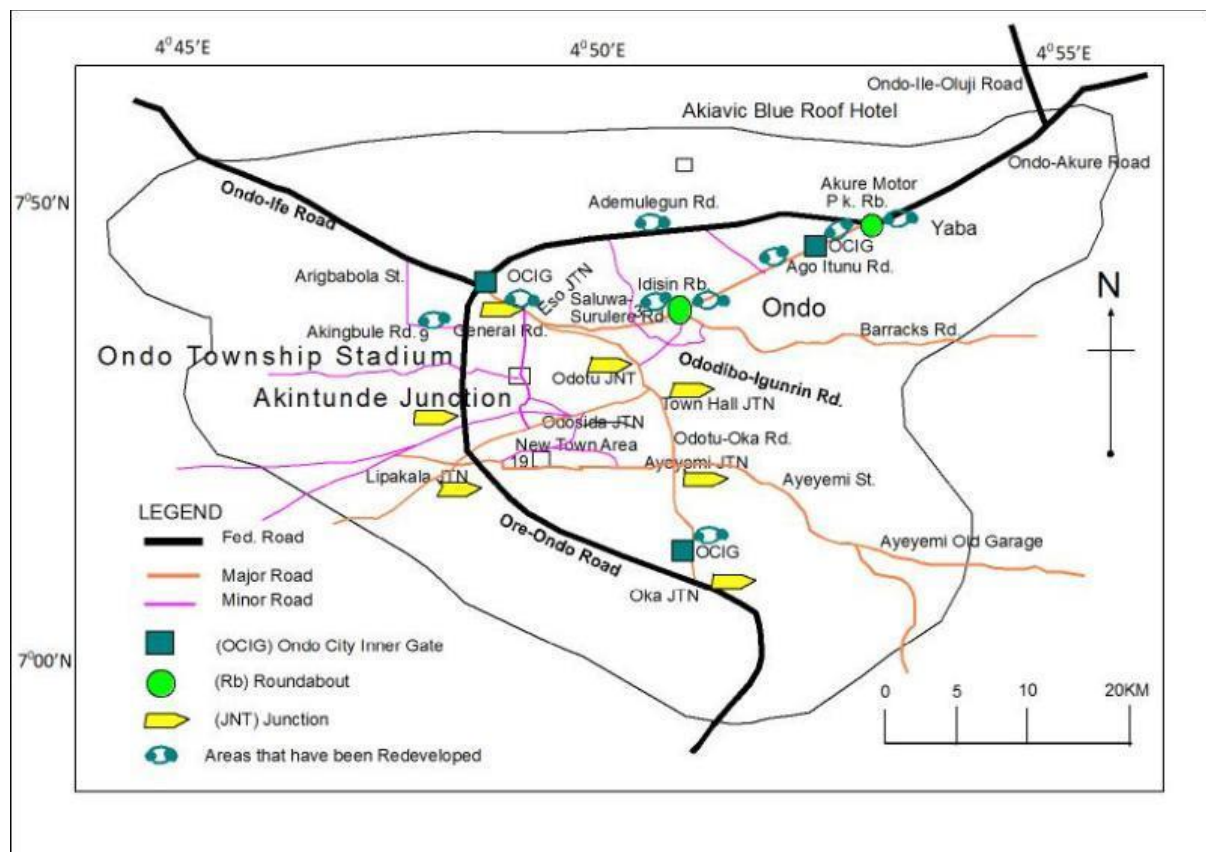


Figure 1: Map of the study area

Source: Ondo West Local Government, 2021.

RESEARCH METHODOLOGY

Data for the study were obtained from both primary and secondary sources. The questionnaire was administered in the three political wards. In each ward, one hundred and thirty-three (133) copies of the questionnaire were administered, allowing equal distribution of the questionnaire among the political wards selected for easy collation. This therefore means that, in each of the three political wards, one hundred and thirty-three (133) houses were systematically sampled at an interval of three (3) houses. Also, a resident who has been living there for four (4) years and above, and with the age of above 20 years old was purposively selected. The sample for the study was chosen through a multi-stage sampling. In the first stage, 7 political wards were purposively selected from a total of 12 wards. The second stage involved the selection of 3 wards out of the prior 7, being the wards where the urban redevelopment program took place.

Thereafter, Taro Yamane Sample Size Calculation was adopted to arrive at 399 out of the total population of 115,000. Secondary data were sourced not only through textbooks, journals, and the internet but also from the National Population Commission, where the three selected wards' population projection figure for the year 2021 was obtained.

The researcher adopted Taro Yamane's sample size calculation to choose the size for the study. The study employed both descriptive and inferential techniques of data analysis.

**Table 1: Selected Political Wards with Codes and the Number of Respondents**

| s / n | Name of the political wards with codes | Number of Respondents |
|-------|--|-----------------------|
| 1 | Enuowa/Obalu (01) | 133 |
| 2 | Ifore/Odosida/Loro (03) | 133 |
| 3 | Lodosa/Iparuku/Linjoka (07) | 133 |
| | Total | 399 |

Source: *Field Survey, 2021.*

RESULTS AND DISCUSSION

Socio-Economic Variables of Respondents

Table 2 presents the socio-economic variables of the respondents. The modal and median age of respondents falls between 31-40 years, representing about 41.6% of the population. The lowest proportion of the respondents who were above 60 years is 5.2%. The majority of the respondents were in the working age bracket (i.e. 21-60 years). This means that they would have the necessary capabilities and chances to think judiciously without memory loss to give unambiguous information. On gender, the majority of the respondents were females, which constitutes 55.1% while 44.9% of the respondents were males. From the table, the majority of the respondents had tertiary education, which constitutes 78.1%. Fourteen-point one percent (14.1%) and 2.6% of the respondents had secondary and primary education respectively, while other respondents did not have formal education, which represent 5.2%. This implies that most Ondo town residents are educated, and the information supplied by them is considered to be correct, accurate and reliable.

On the occupation of the respondents, the majority of the respondents are traders (39%), while 30% of the respondents are artisans. Then 20% are civil servants. Only 10% of the respondents are farmers. This means that most residents of Ondo town are not employed by the government. Meanwhile, since all the respondents are engaged in one occupational activity or the other to earn a living, hence, they would not be lazy to provide reliable information for the study. In the household category, most of the respondents (47.4%) are married, while 36.3% are not married. The proportion of separated and divorced respondents constitutes 2.5 respectively. The remaining 10% of the respondents are widowed. This shows that the children population in Ondo town is moderate. Also, married people are generally considered to be responsible people in society, thereby information given by them is reliable.

The modal and median years of stay of respondents fall between 10 years and above, representing 51.6% of the population, while 27.6% of the respondents have lived there for 7-9 years. Others have stayed in their present location for 4-6 years, constituting 20.8% of the respondents. More than half of the respondents have lived in the area for 10 years and above and thus were able to give reliable information for the study based on experiences they have acquired in their area of residence.

**Table 2: Socio-Economic Variables of the Respondents**

| Age | Number of Respondents | Percentage (%) |
|---------------------------|-----------------------|----------------|
| Age of Respondents | | |
| 21-30 | 125 | 31.3 |
| 31-40 | 170 | 41.6 |
| 41-50 | 44 | 11.5 |
| 51-60 | 40 | 10.4 |
| > 60 | 20 | 5.2 |
| Total | 399 | 100 |
| Gender | | |
| Female | 220 | 55.1 |
| Male | 179 | 44.9 |
| Total | 399 | 100 |
| Educational status | | |
| Tertiary | 312 | 78.1 |
| Secondary | 56 | 14.1 |
| Primary | 10 | 2.6 |
| Non-formal education | 21 | 5.2 |
| Total | 399 | 100 |
| Occupation | | |
| Trader | 156 | 39 |
| Artisans | 120 | 30 |
| Civil servants | 84 | 21 |
| Farmer | 39 | 10 |
| Total | 399 | 100 |
| Marital Status | | |
| Married | 189 | 47.4 |
| Single | 145 | 36.3 |
| Separated | 10 | 2.5 |
| Divorced | 15 | 3.8 |
| Windowed | 40 | 10 |
| Total | 399 | 100 |
| Years of Residence | | |
| 4-6 | 83 | 20.8 |
| 7-9 | 110 | 27.6 |
| ≥10 | 206 | 51.6 |
| Total | 399 | 100 |

Source: *Field Survey, 2021.*



Nature of Urban Redevelopment Programme in Ondo Town

The nature of the urban redevelopment programme in Ondo elicits the strategy adopted by the programme i.e. public/private partnership effort, and the approaches of the programme-redevelopment; rehabilitation; and conservation. Figure 2 visualizes public/private partnerships adopted by the urban redevelopment programme in Ondo town. It was revealed that 52.1% of respondents agreed that the urban redevelopment programme in Ondo town embraced public/private partnerships, while 18.2% disagreed, and another 26.6% strongly agreed. While 3.1% of the respondents strongly disagreed.

Figure 2 reveals that the majority of respondents (78.7%) maintained that the urban redevelopment programme that took place in Ondo town depicted public/private partnerships. These results applauded Ibem et al (2013); and Egolum & Emoh (2017) that private individuals in urban areas across the globe are participating in the redevelopment/renewal of public infrastructural assets in urban centres.

This shows that the programme was carried out by the government in collaboration with the community and private individuals in the community. That is, most of the projects were financed by the government, while some were done by the community and private individuals.

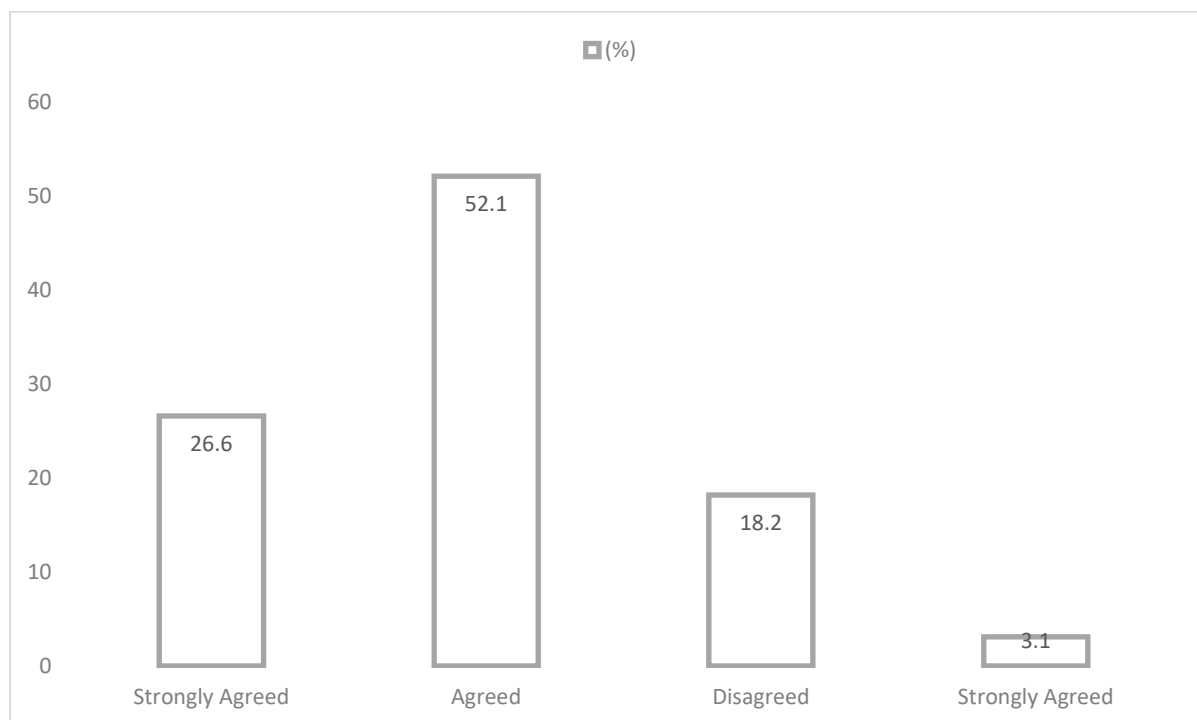


Figure 2: Public/Private Partnerships

Source: *Field Survey, 2021.*



Approaches of Urban Redevelopment Programme in Ondo Town

Figure 3 reveals the approaches embraced by the urban redevelopment programme in Ondo town. Forty-nine-point five percent (49.5%) of respondents strongly agreed that the urban redevelopment programme in Ondo town involved a redevelopment approach otherwise known as the bulldozing approach and rehabilitation approach, while 11.5% strongly disagreed, and another 26% agreed 13% of respondents disagreed.

Figure 3 indicates that most of the respondents (75.5%) admitted that the programme involved both a redevelopment (bulldozing) approach and a rehabilitation approach. Therefore, the urban redevelopment programme in Ondo town ignores the third approach known as the conservation approach, perhaps there was the absence of cultural sites or heritage in areas where the programme took place. The results adhered to Mutlu (2009) who identified two types of application of urban redevelopment- redevelopment (bulldozing) and rehabilitation approaches.

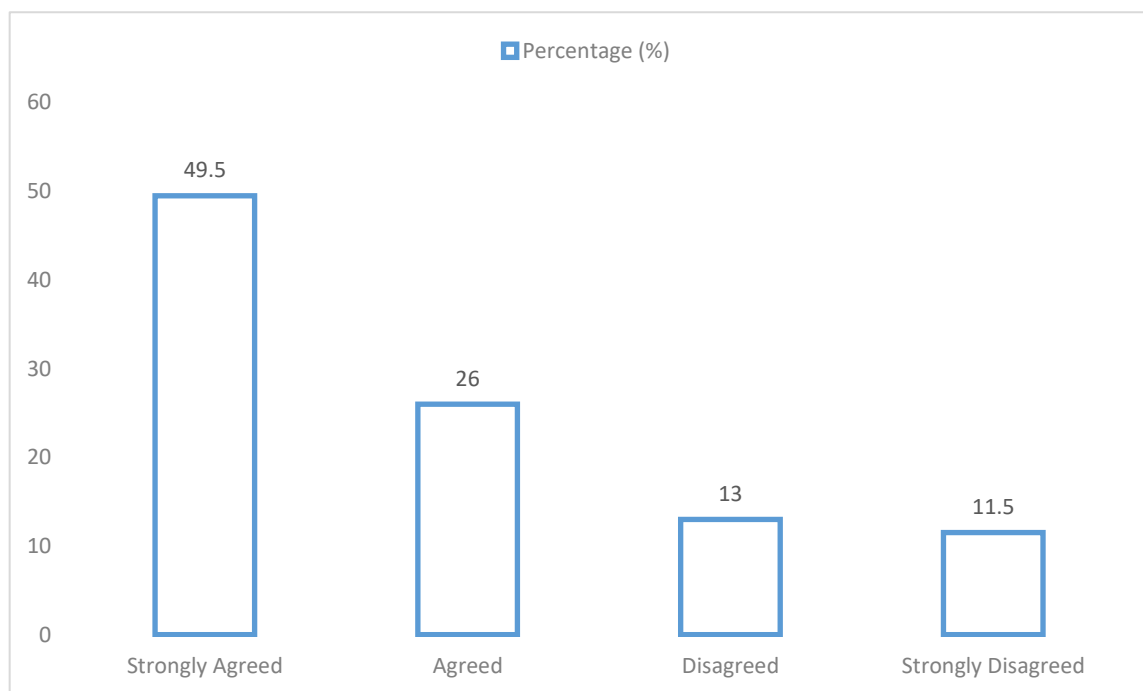


Figure 3: Approaches of Urban Redevelopment Programme in Ondo Town

Source: *Field Survey, 2021.*



The Relationship Between the Nature of urban redevelopment programme in Ondo and socio-economic development in the town.

The table presents the Chi-Square results, for the hypothesis which says “the nature of urban redevelopment programme in Ondo town is not significantly responsible for socio-economic development in Ondo town” [$X^2 = 11.32$, $p > 0.05$]. This implies that the nature of the urban redevelopment programme in Ondo town is not significantly responsible for socio-economic development in Ondo town since $P > 0.05$. This confirms that the null hypothesis is true and thus accepted.

Table 3: Ho: The nature of the urban redevelopment programme in Ondo town is not significantly responsible for socio-economic development in Ondo town.

| | Value | Df | Asympt. Significance (2-Sided) |
|-----------------------------|---------------------|----|--------------------------------|
| Pearson Chi-Square | 11.323 ^a | 20 | 1.140 |
| Likelihood Ratio | 12.593 | 20 | .4210 |
| Linea-by Linear Association | 8.123 | | .0132 |
| No of Valid Cases | 399 | 1 | |

Source: *Field Survey, 2021.*

CONCLUSION

This study has assessed the urban redevelopment programme in Ondo town, Ondo state Nigeria. Findings made it known that all areas in Ondo town have not witnessed redevelopments despite their deplorable conditions. However, areas within the three political wards in Ondo town where redevelopments have taken place were identified by map. These include Ademulegun road, Saluwa-Surulere road, and Ago Itunu road (Yaba Street). These areas witnessed road expansion, i.e. reconstruction of single-carriageways to dual-carriageways. These redeveloped roads were interconnected to one another with three roundabouts, namely: Akure Motor Park roundabout, Idisin roundabout, and Ife Motor Park roundabout. But only Akure Motor Park and Idisin roundabouts were redeveloped.

Other areas that witnessed redevelopments are Odosida, Newtown and College road, beside St. Andrew Grammar School. Redevelopments that took place in these areas included the redevelopment of drainage canals and the construction of a new road by a private individual respectively. The redevelopment of the drainage canals was done to prevent incessant flood incidents in the areas (Odosida and Newtown), especially during the rainy season which has made life unbearable for the residents of the areas and has forcefully made some of them abandon their homes. Studies have revealed that after the redevelopment of the drainage canals, a meaningful lifestyle has returned to the areas (Odosida and Newtown) which used to be vulnerable to flood incidents in the past and have now become friendly areas as homeowners who have stampeded are now returning to the areas. The newly constructed road on the other hand was aimed to preclude gridlock along Ondo-Ife road in Ondo town, especially during the



rush hours of working days. However, despite the construction of the road, gridlock persists in the area during the rush hours.

The study revealed public/private partnership efforts in the redevelopment of Ondo town, which according to findings yielded positive results. The programme involved mainly two approaches of urban redevelopment programme – redevelopment (bulldozing) and rehabilitation. However, neglecting the approach which is conservation.

The study concluded that the redevelopment programme should be further encouraged and strengthened for the positive transformation of Ondo town.

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