



UN HABITAT



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, reading 'Joan Clos'. The signature is fluid and stylized, with a long horizontal line extending from 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

预览已结束，完整报告链接和二维码如下：

https://www.yunbaogao.cn/report/index/report?reportId=5_18840

