

100 YEARS OF URBANIZATION IN NIGERIA



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**One Hundred Years of
Urbanization in Nigeria
(1914 - 2014)**

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Acknowledgement

The evolution of the Nigerian state has gone through series of developments beginning from 1914 with the amalgamation of the Southern and Northern protectorates by the colonial masters. Since then, there have been tremendous developments leading to the emergence of large and medium sized cities across the country. This publication on the 100 years of the urbanization in Nigerian is therefore apt and timely in looking into some of these changes within the built environment over this one century. The publication is a concerted effort by various scholars and professionals from different parts of the country to whom we are grateful.

The School of Environmental Technology acknowledges the invaluable contributions of the Federal University of Technology, Minna, for the opportunity to use the platform of the University to publish the book. The School also acknowledges the roles of the former Dean of the School of Environmental Technology Professor Y.A Sanusi for his effort in initiating the book project and ensuring that hands were put on the desk for the realization of the dream. It is also noteworthy to acknowledge the support and the zeal with which the current Dean, Professor A.M Junaid, took up the responsibility of ensuring that the dream of publishing this book was not killed. The School acknowledges all professors and staff of the School of Environmental Technology who are too numerous to mention because of the exigency of space and time. The School also remains grateful to all the academics who helped to review the chapters to ensure the quality and originality of the various chapters.

We are grateful to the University Management led by the Vice-Chancellor Prof. M.A. Akanji for the unwavering support in publishing this book. The effort of Prof. S.N Zubairu for her contribution in writing the introduction and editing the work at various times and that of the editorial team is acknowledged.

On a final note, the School is grateful to all individuals, particularly Prof. O.O.A. Fasanya, the Chairman of the University Publishing Unit who have assisted in ensuring the success of this laudable book project.

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Foreword

One of the core mandates of School of Environmental Technology, as an integral part of Federal University of Technology, Minna, is to expand the frontiers of knowledge through the creation of awareness and training of high capacity man-power on contemporary issues in the built environment. This publication, *100 Years of Urbanization in Nigeria*, aims at projecting and profiling the various issues relating to urbanization and the built environment in Nigeria from 1914 to 2014. The year 1914 was significant in the nationhood of Nigeria as it marked the political and legal beginning of the country. As a result, it can be regarded as the peak of integration of the Nigerian settlements into the global system. It is also the year when the first national law on urban and regional planning was enacted by the Colonial government. These historical events reached 100 years by 2014. As a School devoted to the understanding and providing conceptual bases for reframing and reinventing the human settlements, the School found it impelling to critically examine urbanization of Nigeria and the activities associated with it within this period. The School, under the Deanship of Prof. Y. A. Sanusi, initiated the book in 2013 and called for contributions from experts across the country and beyond.

The objectives of the book are:

1. To bring to the fore the role of urbanization in the transformation of Nigeria in the last 100 years.
2. To assess changes in the urban setting from the point of its architecture, planning, economy, property value and investments, social characteristics, construction, and technology of understanding and managing urban space.
3. To assess major policy issues underlying urban planning and development.
4. To examine the state of development of Nigerian cities and their contributions to local, national and global competition.

The submissions and selections of papers have reflected these objectives. The book is the contribution of the School to urban debate

and therecollection of historical and contemporary issues of urbanization and urban development in Nigeria. It is hoped that the efforts of the contributors, the editors and that of the School will be found rewarding by scholars, students, practitioners and all people interested in urban affairs.

Prof. Y. A. Sanusi

Former Dean, School of Environmental Technology

Federal University of Technology Minna, Nigeria

Preface

Nigeria came into existence as a single entity in 1914 following the amalgamation of the Northern and the Southern Protectorates by the British Colonialists on the 1st of January, 1914. The year 2014 marked the 100th year of existence of Nigeria as a united country. The Nigerian nation celebrated her centenary anniversary in several ways in February, 2014. One of the identified ways to mark this important event in Nigeria is to cast a look at the past, analyze and document events that unfolded in the past 10 decades. This historical approach is to enable Nigeria to understand the past, comprehend the present and formulate strategies for future development.

The year 2014 is significant to the practitioners in the Built Environment as it marked 100 years of man-environment interactions that produced the villages, towns and cities of the 21st century. The idea of this centenary book was mooted by the School of Environmental Technology, Federal University of Technology, Minna, in the last quarter of year 2013. The book is the School's modest contribution to the centenary celebration in Nigeria. The aim is to construct the history of physical and socio-economic development in Nigeria in the last 100 years with a view to understanding the development trend and the challenges faced by Nigeria as a nation. The ultimate objective is to provide well-researched information and strategies for sustaining the past development gains and for resolving the present and future development challenges.

The papers in this Centenary Book cover a wide range of topics. The book is structured into two main thematic areas. The first section covers issues of urbanization and urban development and features articles in the areas of settlement growth, urban development trends and settlement hierarchies. Section two is focused on issues of urban landscapes, and infrastructure, covering issues of transport and telecommunication as well as housing development and delivery. In line with the spirit of the centenary celebration, many of the articles in this book examined the past in Nigeria as a basis for understanding the present situation and as a prognosis for the future. The papers have brought out the salient

development issues in Nigeria, the major challenges and have recommended measures for addressing the Nation's development challenges.

The contributions in the book provide a resource base for students, academics, professionals, bureaucrats and policy makers in Nigeria and abroad. I am confident that readers will find the contents of this book useful. The book is therefore recommended for all and sundry.

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DECLARATION

Peer Review and Scientific Publishing Policy Statement

10th October 2017

TO WHOM IT MAY CONCERN

We wish to state that all the papers published in 100 Years of Urbanization in Nigeria Book have passed through the peer review process which involved an initial review of chapter proposals, blind review of full chapter by minimum of two reviewers, forwarding of reviewers' comments to authors, submission of revised chapter by authors and subsequent evaluation of submitted chapters by the Editors to determine content quality and thematic scope adherence.

It is the policy of the School of Environmental Technology that for Chapters to be accepted for inclusion in the 100 Years of Urbanization in Nigeria Book it must have undergone the blind review process and passed. All papers are only published based on the recommendation of the reviewers and the Book editors.

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CHAPTER SEVENTEEN

Preserving Monuments and Urban Heritage in Nigeria's Changing Architectural Landscape

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Introduction

By preserving its history, a city not only leans towards its past, but creates a link to its present and future. This history is evident in the buildings and structures which have been built over the ages. However, not all these buildings and structures can be preserved as present day needs and developments compete with these old structures. As a result, this necessitates the selection of specific buildings and structures which can be classified as monuments because of their peculiar cultural, religious, socio-economic and historic significance.

Monuments have been created for thousands of years, and they are often the most durable and famous symbols of ancient civilizations (Patton, 1993). As societies became organized on a larger scale, so monuments so large as to be difficult to destroy have become symbols of their civilizations examples include the Egyptian Pyramids, the Greek Parthenon, the Great Wall of China, Islamic Indian Taj Mahal or the Moai of Easter Island. In more recent times, monumental structures such as the Statue of Liberty and Eiffel Tower have become iconic emblems of modern nation-states (Phillips and Priwer 2008, Choay 2001, Stierlin 2005, Gangopadhyay 2002).

Monuments are frequently used to improve the appearance of a city or location. Older cities have monuments placed at locations that are already important or are sometimes redesigned to focus on one. Monuments are also often designed to convey historical or political information. The social

meanings of monuments are rarely fixed and certain and are frequently 'contested' by different social groups.

In defining "urban heritage", what comes to the mind of most urban planners and managers are usually "monuments" such as churches, temples, all sorts of religious buildings, palaces, castles, fortresses, historic city walls and gates and other types of institutional buildings (e.g. of education, science, administration, or other social purposes). This understanding often excludes historic residential areas and historic city centres which equally represent the urban heritage. In addition, there may even be non-tangible elements of urban heritage, such as customs and beliefs, which play a role for the articulation of space use and the built environment (Steinberg, 1996).

The city of Ibadan like other urban centres in Nigeria is undergoing accelerated development process. Together with the trend towards gentrification are processes of urban renewal and infrastructure development and increasing demand for land and buildings, all of which increase the value of the land. The constant increase in the value of land in the city centre and the changing taste in architectural style lends credence to the decline in the effort to preserve heritage within the city. Ibadan's short but significant history, together with its rapid changes, creates its image as an active and vivid metropolis with embedded heritage values. However, rapid development brings with it dilemmas such as serious competition for housing space, commercial space and others which comes with the resultant slum and squatter settlements noticed in the urban landscape (Amit-Cohen, 2005).

On the one hand, urban planners, tourists and entrepreneurs identify the centre of the town with its historical nucleus and heritage values. On the other hand, the rapid development, changing architectural landscape and need for urban renovation are clearly in conflict with the need to preserve the city's historical values and unique qualities. Preservation of built heritage and urban development in Ibadan can coexist and synergistically support each other, and the historical values have economic potentials, which may contribute to urban development.

The correlation between preservation process and urban renewal in the old city centre can be clarified in several ways including: the gentrification process and the new population's attitude to cultural heritage assets (Smith

and Williams, 1986); the changing architectural landscape that sees old buildings with the arche-type of the past century being converted or replaced with modern buildings; the economic value of the historical assets in the historic city centre (Lichfield,1988; Ashworth and Larkham, 1994), the image of the historical centre and its messages (Boyer, 1996).

As stated by Throsby (2002), urban heritage possess several values which includes socio cultural values that refers to intangible flows of services provided by an heritage building or urban space; historical value, a connection with the past; symbolic value, objects as repositories or conveyors of meaning; aesthetic value, beauty or harmony; spiritual value, understanding, enlightenment, or insight; social value, connection with others or sense of identity.

Economic values of urban heritage on their part are of two dimensions, use and non-use values. Use value, refers to the services provided by the heritage buildings or urban spaces for those who consume them (and is made evident by the monetary payments made by them, for instance, the entry fees paid by visitors to historic sites). Non-use value refers to the value placed upon a range of non-rival and non-excludable public-good characteristics typically possessed by urban heritage buildings or public spaces: existence value (people value the existence of the heritage item even though they themselves may not consume its services directly); option value (people wish to preserve the option that they or others might consume the asset's services at some future time); and bequest value (people may wish to bequeath the asset to future generations).

Table 1: The Values of Urban Heritage

Economic Values					
Use Values			Non-Use		
Direct Use		Indirect Use	Existence	Inheritance	Philanthropic
Non Consumption	Consumption				
Socio-Cultural Values					
Aesthetic	Spiritual	Social	Historic	Symbolic	

Source: Adapted from Throsby (2002) and Mourato and Mazzanti (2002)

The Study Area

Ibadan (formed from Eba-Odan, which literally means "between the forest and plains") is the capital of Oyo State and Nigeria's largest city and the largest city in West Africa. It is located in south-western Nigeria, 128 kilometres (78 miles) inland from Lagos. It is located on latitude $7^{\circ}23''\text{N}$ and longitude $3^{\circ}5''\text{E}$ (Ayeni, 1994). Ibadan is surrounded by seven hills and ranges in elevation from 150 metres in the valley area, to 275 metres above sea level on the major north-south ridge which crosses the central part of the city. Ibadan metropolis (the core of the city comprising five local government areas) covers an area of 250 square kilometres (96.5 square miles) (Fig1) while the Ibadan Region's total area is 3,080 square kilometres (1,190 square miles), (Lyold, 1967). It is a prominent transit point between the coastal region and the areas to the north. Its population is estimated to be about 3,800,000 (NPC, 2006). Ibadan had been the centre of administration of the old Western Region, Nigeria since the days of the British colonial rule, and parts of the city's ancient protective walls still stand till today. The principal inhabitants of the city are the Yoruba.

The city is home to a lot of academic infrastructures. The first university to be set up in Nigeria is the University of Ibadan founded in 1948. It has the distinction of being one of the premier educational institutions in Africa. Other noteworthy institutions in the city include the University College Hospital; the first teaching hospital in Nigeria, Cocoa Research Institute of Nigeria and the internationally acclaimed International Institute of Tropical Agriculture (IITA).

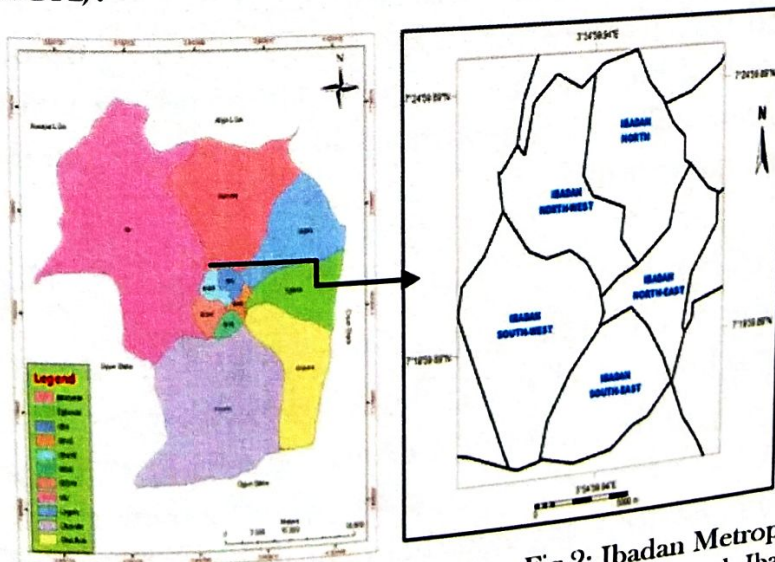


Fig1: Ibadan Region

Source: Ministry of Lands Ibadan.

Fig 2: Ibadan Metropolis

Source: Ministry of Lands Ibadan.

Methodology

This study employs a cross-sectional research approach. This approach involves the collection of secondary data from the various archives, libraries, internet publications and literature with respect to the preservation and conservation of monuments and urban heritage. Primary data on the spot at the various locations of the identified monuments and urban heritage features in the core area of Ibadan such as photographs and other important information were obtained.

The Google-earth imagery was used to determine the locations of the different monuments and urban heritage features in the study area. The geographic information system tool (ILWIS) was used to analyse the spatial attribute of all the identified monuments and urban heritage features in Ibadan. The spatial location map, generated through ILWIS, helped to fuel the researcher's understanding of the extent of urban growth that has overtime occurred around these monuments and urban heritage features.

In addition, primary data was also collected for the study through interview guide in order to determine the perception of the people and the role these monuments and urban heritage features play in the urban environment, in the light of the present cross-current of rapid urbanization sweeping through the Nigerian urban landscape and Ibadan in particular. This interview guide helped to address the issues of age, cultural value, religious sacredness, tourism and economic value and patronage, issues of degradation and urban blight which have hitherto affected these urban features. The interview guide also addressed various steps taken by the handlers or managers of these monuments and urban heritage features in order to guard against the extinction or eventual collapse of these important elements of the urban landscape and architecture.

Discussion of Findings

Ibadan is home to a number of monuments and landmarks. There is a museum in the building of the Institute of African Studies, The Bower Memorial Tower to the east on OkeAàre (Aare's Hill) ("Aare" in Yoruba means commander-in-chief or generalissimo), which can be seen from practically any point in the city. Another prominent landmark, Cocoa

House, was the first skyscraper in Africa. Other attractions include Mapo Hall - the colonial style city hall - perched on top of a hill, "Oke Mapo," Mapo Hill ("oke" is hill in Yoruba), the Cultural Centre Mokola which exhibits several remarkable pre-historic bronze carvings and statues and the Nigerian Television Authority, Ibadan, the first television station in tropical Africa.

i. Cocoa House

Cocoa House located at Dugbe in Ibadan was the first skyscraper in tropical Africa and for a number of years the tallest building in tropical Africa. It was built from the proceeds from agricultural commodities (e.g., Cocoa, Rubber, and Timber) which were the mainstay of the then Western Region of Nigeria. The 24-storey Cocoa House is the property of Odu'a Investment Company Limited Ibadan and was formerly known as "Ile Awon Agbe" the "House of Farmers". It was commissioned for use in August 1965 (Denzer et.al, 2001). The building was gutted by fire on January 9, 1985 and rehabilitated for use in August 1992.

Cocoa House is 105 metres (344 feet) high and is currently the tallest building in the city. It is an office complex also comprising the famous Cocoa Dome Restaurant, Night Club and Swimming Pool Complex and the Heritage Mall which was a later addition commissioned in 2013, the edifice is shown in plates I and II below.



Plate 1: Cocoa House Ibadan
Source: Author's field research, 2014

ii. National Television Authority

Nigerian Television Authority Ibadan, formerly known as WNTV is the first television station in Africa. It is located at Agodi area of Ibadan and within proximity of the Oyo State Government House. The television station was built in 1959 by late Obafemi Awolowo the then Premier of the defunct Western Region, this television station used to be known as Western Nigerian Television (WNTV) before it was changed to NTA Ibadan. It is the oldest television station in the whole continent of Africa and it serves as a museum in journalism (see plate II).



Plate II: Front View of Nigerian Television Authority, Ibadan
Source: Author's field research, 2014

Palace of The Olubadan

Sitting atop the Mapo Hill is the official palace of the Olubadan (the king of Ibadan). It was built in the 1980's located a few metres away from the historic Mapo Hall. Until the early 1980's Baales of Ibadan and later, those who ascended the throne of the Olubadan of Ibadan land used their residences as the palace. Even when the Olubadan palace was built later on Mapo Hill, only one monarch reigned from there and his successors had to revert to the tradition of ruling from their private home/palace. The palace at Mapo was considered inadequate and unbecoming for the ruler of a kingdom of no fewer than four million subjects, especially as it was located within the precinct of the popular and riotous Oba's market (Oja'ba), Plates III and IV below shows some of the views of the palace.



Plate III: Entrance of Olubadan Palace Oja'ba

Source: Author's research, 2014



Plate 4: A View of the Olubadan Palace, Oja'ba

Source: Author's research, 2014

iii. Mapo Hall

Mapo Hall is located at the geographical centre of Ibadan the hall is shown in plates V and VI below. It was the first Town hall in the city. It is a beautifully designed and constructed colonial building and it is surely one of the most outstanding architectural edifices in Ibadan. The Hall, designed and constructed by Engineer Robert Taffy Jones in 1925 was cited on the famous Mapo hill, which is the centre of the metropolitan city of Ibadan. The imposing and ancient hall can be seen from most parts of the city of Ibadan and remains the symbol of authority and unity of Ibadan people.

The motive behind the construction of the town hall was to provide a central and presentable building in form of a hall for the Yoruba's in Ibadan province where they could meet periodically for administrative purposes. Captain W.A. Ross C.M.E, who was then representing the king of England in the Administration of Nigeria, laid the Foundation stone of the town hall. Mapo Hall has now been refurbished to wear a new look and is been used for conferences. There is a mini museum which showcases relics of chains used to hold tax evaders in those days. Inside the hall are pictures of all the past Olubadan (monarchs) that reigned till date.



Plate V: Old Mapo hall
Source: Adisa (2011)



Plate VI: New Mapo hall
Source: Author's Research, 2014

iv. Cultural Centre

Designed by one of Nigeria's most talented architects, Prof. Demas Nwoko, in 1977, the Cultural Centre was erected to complement the FESTAC 77 project, which brought large number of tourists to the country. The Oyo State Cultural Centre shown in plates VII and VIII below was once a cherished jewel of the state it comprises a main auditorium, adjoining halls and conference rooms. It took up centre stage around the mid '90s hosting several celebrated cultural events and state functions. Located on top of Mokola Hill, in the heart of Ibadan, the Oyo State Cultural Centre is one of the foremost event centres in the political capital of the Yoruba. The sprawling complex that was constructed a few decades ago remains a pride of the city.



Plate VII: Cultural Centre
Source: Author's research, 2014

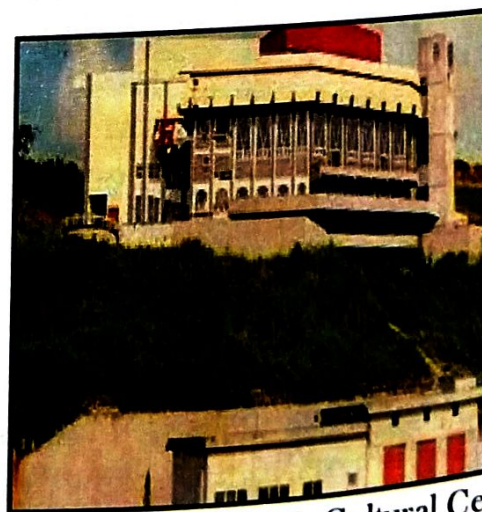


Plate VIII: Cultural Centre
Source: Author's research, 2014

v. Irefin Palace

The Irefin palace in the Oje area of Ibadan shown in Plates IX and X below was the palace of Baale Irefin the Olubadan (King of Ibadan) who reigned from 1912 to 1914. It is built in the traditional courtyard arrangement peculiar to the Yoruba's. It was built over 200 years ago, the palace is one of the surviving palaces in Ibadan that was constructed with the traditional earth (mud) construction. Built on a land area of about 4.5 acres, and it comprises about one hundred and eighty five (185) rooms.



Plate IX: Irefin palace
Source: Author's research 2014



Plate X: Irefin palace
Source: Author's research 2014

vi. Captain Bower's Tower

Bower's Tower is located on the summit of Oke-Are, the highest hill in Ibadan, from which one enjoys a commanding view of the city. Oke-Are (The Army Chief's Hill) with the Igbo-Agala (Agala Forest) in Sapati Area was a sacred enclave within the city. Bower's Tower with a square plan of sides about 11 feet wide is 60 feet high with two entrances, a spiral staircase and its shown in plates XI and XII below. It has an adjoining event arena close to the tower designed by Taffy Jones, the provincial engineer who also designed Mapo Hall. The Ibadan's nicknamed the tower Layipo, after the ladder-like spiral stairway to the top of the tower. The project was executed by the Ibadan Native Authority and unveiled on Tuesday, 15, December, 1936, amidst pomp and pageantry by Commander Bower himself who came to Nigerian from England with his daughter for the occasion. The opening ceremony was witnessed by



Plate XI: Bowers Tower
Source: Author's Research 2014

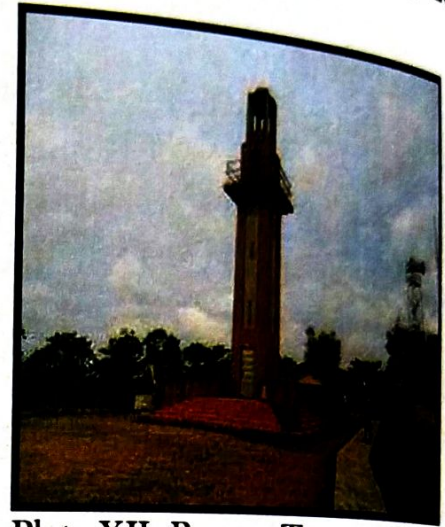


Plate XII: Bowers Tower
Source: Author's Research, 2014

Table 2 shows the locations of the various monuments and heritage buildings identified in the core of Ibadan, these locations are mapped in Figure 3.

Table 2: Monuments and Heritage Buildings Identified in Ibadan

S / N	Name Of Heritage	Local Govt	Co-Ordinate	
			Northings	Eastings
1	Cocoa House, Dugbe	Ibadan North West	597027.33	816915.89
2	National Television Authority, Agodi	Ibadan North	601156.49	817698.96
3	Olubadan Palace, Oja-Oba	Ibadan South East	598908.77	815253.77
4	Mapo Hall & Post Office Complex	Ibadan South East	598983.89	815413.93
5	Cultural Centre, Mokola	Ibadan North-west	598841.49	818360.97
6	Irefin Palace, Oje	Ibadan North East	600951.06	816882.06
7	Captain Bower's Tower, Oke-Are	Ibadan North West	598973.83	817181.68

Source: Author's research, 2014

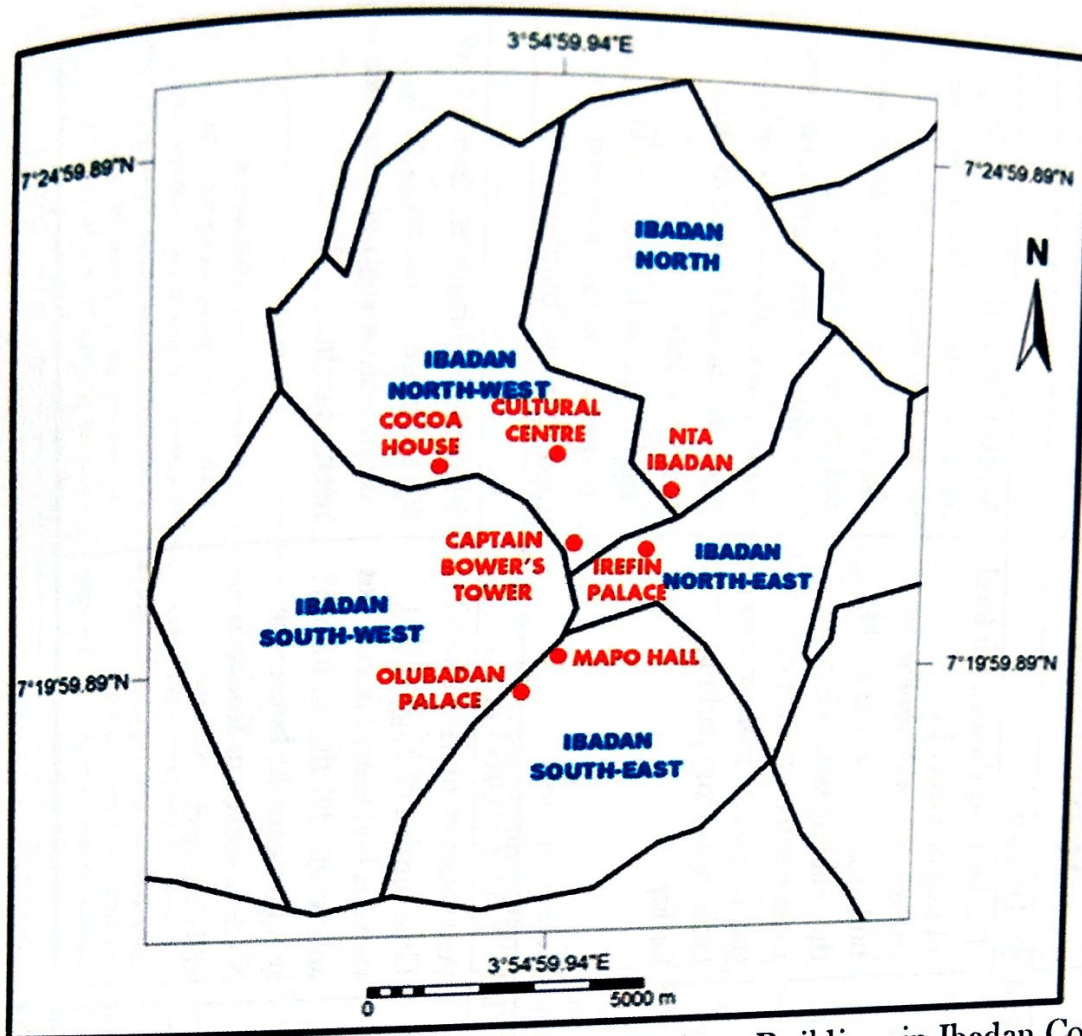


Figure 3: Locations of Monuments and Heritage Buildings in Ibadan Core
Source: Author's research, 2014

The physical condition of the various identified monuments, the management style and the challenges inherent in the maintenance of the various monuments and cultural heritage were also appraised in this research (Table 3). Some of the identified monuments such as Mapo Hall, Cocoa House were observed to be structurally stable while, some others, like the Irefin palace were observed to be in a gradual state of deterioration. Two major management structures were observed for the identified monuments, which are the public sector management and the private sector management. However, the Olubadan palace is the only observable monument under the community management structure. On a general note, the major challenges observable in most of the sites of the monuments appraised is poor accessibility, blighting as a result of poor maintenance culture, breakdown of some of the infrastructure among others.

Table 3: Physical Conditions, Maintenance and Challenges of the Monuments and Urban Heritage Features in Ibadan

PHYSICAL CONDITION	MANAGEMENT	MAINTENANCE	CHALLENGES
COCOA HOUSE, DUGBE			
<p>The façade of cocoa house is beautiful, an architectural masterpiece which is a fusion of glass and concrete although the concrete show signs of wear in some parts. Structural condition of is observed to be stable. A recent addition- Heritage Mall houses Shoprite, Cinema and Stores. It also contains the famous cocoa dome and restaurant. Some of the parts are observed to be in deplorable condition as a result of the abandonment of those sections over time.</p>	<p>The building and premises is owned and managed by the Odua Investment Limited. It is a commercial office complex with a number of corporate establishments and organizations</p>	<p>The building shows a fair level of maintenance. In comparison with similar buildings around the world, the building lacks adequate maintenance in terms of painting, waste management, landscaping and parking facility,</p>	<p>Accessibility to floors above the fourth level is problematic as a result of incessant breakdown of elevators due to poor maintenance and irregular power supply. Therefore, a large number of usable spaces above the fourth floor are vacant leading to huge economic loss. Insufficient parking spaces in comparison to the designed capacity of the building.</p>
NATIONAL TELEVISION AUTHORITY			
<p>The structural condition is in a decent state. Windows and doors are in place. Floor finishes are relatively good. The complex is well kept and landscaped. In sum, Nigerian Television Authority Ibadan is in pleasant physical condition.</p>	<p>This building is owned and managed by the Federal Government of Nigeria. It is a television station and a media house under the administration of the Nigerian Television Authority.</p>	<p>As an agency of the Federal Government of Nigeria that receives budgetary allocation and grants and also an income generating media house, the NTA Complex in Ibadan is well managed.</p>	<p>Elements of blights are noticed on the structure. Some parts of the complex show signs of aging and need a facelift.</p>

OLUBADAN PALACE

<p>The structural condition of the palace is relatively good. The finishing and the aesthetics of the palace are very poor and unbecoming of a palace. The landscape is poor and decrepit.</p>	<p>The palace belongs to the Ibadan people and is managed by the traditional seat of power of the Ibadan people, the Olubadan - in - Council.</p>	<p>The palace is poorly maintained as it is not in a state to perform its statutory function as the official resident of the Olubadan. The Oyo State Government also contributes to the maintenance of the palace</p>	<p>The palace is neglected as it is not seen as befitting as the seat of power of the Ibadan people. Locational problems arise from its location in front of a market and there is no land available for expansion and upgrading.</p>
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MAPO HALL

<p>The structure was renovated by the administration of Gov. Alao Akala and officially re-commissioned in 2008. At present the structure is in a good state and is utilized for state functions and other social functions by the city's elite. Impressive columns adorn the structure and the building stands tall as a relic of the colonial past.</p>	<p>Mapo Hall was built during British Colonial Administration and the ownership transferred to the Oyo State Government after the creation of states from the old Western Region. The edifice is managed by Oyo state government.</p>	<p>The structure was rehabilitated by the Oyo state government under the administration of Governor Adcbayo Alao Akala in 2006 after many years of neglect. Since then no new improvement has been carried out on the hall.</p>	<p>Basically, since the structure was renovated in 2006-2008, no serious maintenance or renovation work has been carried out on it, hence the current elements of blight and wearing observed on walls and fence of the building. Another challenge is the low patronage and high level of bureaucracy involved in putting the facility to ceremonial use by people as it is only occasionally used for state functions.</p>
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CULTURAL CENTRE

<p>The former centre of cultural activities in Ibadan now lives in its shadows, with a structure begging for usage and its obsolete fittings clamouring for replacement. Instead of the elegant and graceful environment that once showcased the mental picture of architectural and government vision, Ibadan Cultural Centre is now referred to as an archaic establishment that has passed its usefulness. The scenic location, large car park with capacity for at least 500 cars, a large hall with 1500 seats and two other halls, the artefacts carefully placed on the walls and other art works placed at its entrance are no only relics of its days of glory but a reminder that the place of the centre in cultural history is threatened.</p>	<p>This facility was built under the old western regional government under the late sage chief Obafemi Awolowo and presently managed by the Oyo state Government. A manager and maintenance staff under the employment of the State Government are responsible for the management of the complex.</p>	<p>This facility can best be described as being in a state of total decay, judging from the current condition of the facility as the government have completely abandoned the facility over the years.</p>	<p>The cultural centre presently displays an awful sight of disrepair, with a stale stench of long abandonment. Most walls are currently giving way doors and windows all dilapidated. The government has not embarked on the proper maintenance of the public facility to make it attractive for increased patronage; rather the government has relegated the importance of the centre to the background, while wasting public funds to secure event centres where state functions are being held.</p>
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IREFIN PALACE

<p>The structure is constructed with earth (mud) and has not been rehabilitated since its construction. The roof is covered with corrugated roofing sheet that has corroded and is fallen off in many places. The walls show cracks and are caving in at different points.</p>	<p>This palace originally belongs to the Irefin family compound. Although it has been identified as a cultural heritage, there has been no effort by the government to take over the management of the structure</p>	<p>This family compound has been neglected and poorly maintained. Several portions show roofs that are almost blown off and walls caving in. It shows no signs of maintenance or care.</p>	<p>It is one of the few surviving palaces of the Balesorun lineage of the long line of Ibadan monarchs. The large compound with several rooms is abandoned and has been subject to continuous dilapidation.</p>
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CAPTAIN BOWER'S TOWER

<p>The Tower is in a deplorable condition. The building has become decrepit, while the paintings are faded, and some of the structures, like tents where one could relax, have collapsed and are no longer in use. It has been neglected and therefore not patronised for social functions because of its poor condition.</p>	<p>The monument was erected in 1936 in honour of Captain Robert Lister Bower, the first British Resident in Ibadan and the Travelling Commissioner for the interior of Yorubaland. It is presently managed by the Oyo State Ministry of Culture and Tourism.</p>	<p>The tower was first renovated in 1996 by Rear Admiral Isaac Sunday Adeola, while Rear Admiral Jubril Kayode Ayinla had his turn in 1997 so also did Dr. Emmanuel Udogu in 1998. The last time was in 1999 by General Patrick Aziza. Since then nothing has been done. The tower is now in a deplorable condition as it has been neglected for some years.</p>	<p>It was the first and highest place to see all of Ibadan city. The condition has become so bad and this has led to low patronage unlike before when visitors come from the nook and cranny of the country to use the place for events like wedding ceremonies, entertainments and many other things. Nobody or very few people go to the place for sightseeing now.</p>
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Recommendations

In preserving Monuments and Urban Heritage, two main areas of concern are effective action in response to the multiplicity of values held by the urban heritage, and allowing the multiplicity of interested actors to cooperate fruitfully and harmoniously in the process of preservation and development. Responding to the multiple values of heritage requires a change in perspective for the interventions. Urban heritage preservation and development activities must be integrated as part of a larger urban rehabilitation process that tackles not only the historic preservation challenges posed by the heritage sites and buildings, but the larger concern of transforming the urban area that contains the heritage into a fully functional and developed portion of the city. This will allow for the direct use values to be realized through expanded consumption of heritage assets for residential, commercial and recreational uses. Realization of this objective requires an efficient merging of methods of intervention and financing from two domains of public action, those of historic preservation and those of urban rehabilitation.

The focus of preservation of historic centres, therefore, has to be on whole areas, not just individual buildings, and on social communities, not just the physical environment. Older housing areas, typically in the inner parts of the city, are often home for lower-income families and they have physical, social, economic and cultural values different from, and beyond the perceptions of bureaucrats or planners whose focus mostly is on the economic perspectives in the construction of modern buildings and structures using contemporary architectural styles at the neglect of the older styles and forms in the inner city.

Conclusion

Overall, it is quite expedient to urgently engage in a process of rehabilitating the various urban heritage features and monuments identified in Ibadan and also make conscious efforts to preserve such urban elements. Continuous neglect of these features of the urban scenery wipes away their historic and cultural benefits. Old architectural styles especially that in the core of the city needs to be preserved in the face of modern trends. This paper seeks to advocate unequivocally for an immediate declaration of emergency in the cultural sector of the study area towards the rehabilitation of these heritage

features. Urban governments stand to gain a great deal of economic returns from the preservation of monuments and urban heritage as these features possess great tourism potentials if adequately harnessed within and even beyond the shores of Nigeria.

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