

Physical Planning Implications of Property
Development in Akure Ondo State of
Nigeria.

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Abstract:

Most urban problems have been attributed to the practice of property development in defiance of necessary planning considerations. The case of Akure is examined in this work. In this respect, questionnaires were served on 670 respondents in Akure. The questions require information on physical characteristics of various property types in Akure, and also, on the socio-economic characteristics of the occupiers. Various agencies responsible for urban affairs were contacted on the existing situation. In addition, the physical environment of Akure was critically studied to determine implications of various property types.

From the study, the factors that affect various land uses in Akure were identified. These included income, taste and fashion, accessibility, proximity to local amenities and work places, government policy and socio-cultural factors.

The existing planning policies were found to be inadequate to meet the requirement of the present situation, the implications of which call for a review. For example, the social and other supporting facilities like recreational park, roads and water supply are found to be grossly inadequate. It is also observed that there is a lack of proper co-ordination of various public agencies supplying social services.

Based on these findings, certain policies are recommended with appropriate institutional machinery for urban planning development. The strategies suggested include formulation of planning and development policies starting from the local level, site and services schemes, establishment of Green Belt and enactment of Edicts restricting felling of trees within Akure sub-region. Others include Edicts controlling air and water pollution and the enforcement of planning regulations without prejudice.

Keywords: planning policies/ property development/ property types

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