

# Relationship Between Residential Land Use And Incidence of Casual Economic Ventures In Metropolitan Lagos

Ademola Farinmade, Leke Oduwaye & Ola Aluko

*Department of Urban and Regional Planning, University of Lagos*

## ABSTRACT

*The casual economic venture has not only persisted but grown in residential areas of Lagos metropolis. This paper examines the relationship between the venture and residential land use in the residential neighborhoods of Lagos metropolis. The research adopts survey research design. Data were obtained through personal observation and administration of structured and semi-structured questionnaires. Sampling was done using multi-stage sampling and disproportionate sampling techniques. One thousand, three hundred and forty-five questionnaires were administered on casual economic venture entrepreneurs in fifty-two administrative wards across the sixteen local government areas that made up the Lagos metropolis. Nine hundred and seventy-three making up 73.9% of administered questionnaires were retrieved and found adequate and acceptable for analysis. Data were analyzed using descriptive and inferential statistical tools for the interpretations and discussions of results. The study proved that statistical positive relationships exist between the incidence of informal commercial activities and the residential land use effects: aesthetical disorder; encroachment on circulation land use; visual obstruction; indiscriminate disposal of waste; and land use conversion which implies that there is a significant inter-group variation in the effects; they graduate with the increase in densities. The paper concludes with recommendation for absorption of casual economic ventures in residential areas of urban environment in such a way that will minimize its adverse environmental consequences.*

**Keywords:** Residential land use, Casual Economic Ventures, Relationship, Metropolitan Lagos

## BACKGROUND OF THE STUDY

All formal and casual human activities require land. From the formal large-scale industrial complex, the super metro-line, the traditional market to the roadside cobbler's shop, and all other informal commercial activities require the land in varying dimensions (Agbola, 2004). On the surface of the land, beneath it, and hanging above it are all traces of human activities, which confirms that land is a very important element in development. Consequent to the diverse needs of human activities with respect to location, area

coverage, the temporal dynamism of location attributes, and the need for these human activities of which some are formal and others casual (informal), there is often intense competition for land (Agbola, 2004). Unfortunately, the land is practically limited, and the awareness of land as an irreplaceable finite resource has made its use and management require extreme care (Olatubara, 2004). Competing uses of land have a complex mechanism for arranging themselves within the urban landscape. The activity that ultimately gains the control of a particular portion of land is the name such portion of land is called. Market allocation of land to different uses is largely unpredictable for a number of reasons and, therefore, difficult to control. Also, the problem of control might jeopardize public interest. This becomes obvious as urban areas begin to overflow and urban problems become more complex (Olatubara et al., 2004), as witnessed in Lagos, the leading commercial nerve Centre of Nigeria (Lawanson, Nwokoro & Olajide, (2012) and Oduwaye, (2013).

This is usually the result of urban agglomeration economies where people and activities cluster to benefit from proximity regardless of land use type, as witnessed in most cities in Nigeria. This most often results in unwanted negative external effects, which are not usually properly "priced" by the market mechanism. These effects, known as "market failures," often result in economic, spatial, and environmental inefficiencies and other undesirable conditions associated with metropolitan areas such as Lagos. Due to this reason, among others, public authorities statutorily intervene in the urban land allocation process to reconcile competing land uses. However, most often, informal sector activities are left out in such land allocation. The failure to provide designated spaces for them and their desperation for survival inform their operation on streets, public places, and in residential areas. The astronomical growth of the sector in Lagos residential areas is nourished by unemployment and the influx of migrants into the city. Due to the inability of the formal sector to provide jobs for such large numbers of migrants, the casual sector becomes the primary source of employment for them.

With the current large number of immigrants into Lagos, the city is experiencing a consistent increase in size and complexity. The rapid rate of urbanization has had



a profound effect on land use. The current average population density of the built-up area of Lagos metropolis is about 20,000 people per square kilometer (Alade, 2010). Symptoms of urbanization in the city are a mixture of land uses, traffic congestion, pollution in many ramifications; inadequate housing leading to the emergence of more slums, illegal- conversion of the built environment into other uses, unemployment, and decay. These are all products of the uncontrolled influx of people into the city. This phenomenon is not exclusive to Lagos alone. According to Tukur (2004), the population of most small and medium-sized cities in Nigeria is fast growing. It is projected that by the year 2015, more than half of the total population of Nigeria will live in urban centers (Ogunleye and Alo, 2011). Furthermore, industry and commerce continue unabated to be the sustainers of the economy of the metropolis. Commercial activities have been predominant in the informal sector of the Lagos economy, especially in residential areas which INEC (1998), Lagos State Master Plan (1980-2000), Oduwaye (2002), Lawanson (2011), Alade (2011), and Agunloye (2013) classified into low, medium and high residential densities; which occupy 51.9% of the total Lagos built-up area (Ogunleye and Alo, 2010). This underscores the importance of the sector in residential areas of Lagos, and this is the focus of this research.

The importance of casual economic activities in the urban economy is widely recognized by researchers. Abumere, Arimah, and Jerome (2008) stated that casual workers contribute more to global trade than other sectors of the urban economy. They are of the opinion that workers in the informal sector made up a large proportion of the workforce in major export industries, particularly those engaged in simple manual tasks such as labor-intensive operations, simple machine or potable technology as found in the textile and footwear industries. Folawemo (2009) noted that the informal sector provides ten jobs for everyone provided by the formal sector employment in Africa. The sector has become a key form of organization of production and an important provider of employment and income opportunity in both rural and urban areas (UNCHS, 2007), and their activities influence the socio-economic and physical development in Nigeria (Lawanson, 2011). In Nigeria, the sector accounts for 65% of Gross National Product and accounts for 90% of new jobs (Osolor, 2010). Nigeria has the largest informal sector in Africa, predominance that stems from its massive population of 153.9 million and decades of unimpressive economic performance denoted by a high unemployment rate of 12.9% and soaring poverty incidence (CBN, 2009). Evidently, therefore, there is a huge host of the urban workforce in the casual sector, and a good percentage of them are based in residential areas, which according to Lawanson (2011), is a result of the reduction in transport and shop rental charges.

However, the fact that the sector has the potential to absorb the large size of unemployed in the labor force has

constituted a great challenge to urban land use planning in Nigeria and many developing countries (Adeyinka, Omisore, Olawuni & Abegunde, 2006). This challenge is borne out of the fact that the sector most often generates land-use problems such as; urban sprawl, incompatible land uses, building alteration, the menace of temporary structures, alteration of land use functions and values, open space conversions, and land degradation (Okeke, 2009). There is constant conflict between urban management authorities' efforts to keep their cities clean and the urban informal commercial operators who need space for their activities (Deden, 2007). These urban land use problems are aggravated in residential areas due to urban growth and the consequent phenomenal increases in population and unstable state of the urban economy driving people into the informal sector (Marjit & Kar, 2009).

In view of the magnitude of the informal sectors, the large number of people involved in it, the likelihood of the impact they may have on where they are found, and the need for a sustainable, functional, efficient, and aesthetically befitting residential area in an urban setting, there is the need for a thorough investigation into their activities in residential areas of urban communities. These are essential for effective urban land use management if cities and towns are to remain both economically and environmentally sustainable. It is on this note that this study examines the effects of casual commercial activities on residential land use and environmental condition.

## THE SETTING

Lagos Metropolis is located in Lagos State in the South-Western part of Nigeria. It is the largest metropolitan area in Nigeria (Ayeni, 1979) and consists of eighteen local government areas. Lagos metropolis generally lies on low lands, with about 17500 hectares of built-up area. The State has a disproportionate share of the nation's population, with a population density of 1,000.54 people per square kilometer in 1991. It rose to 2,519.85 people per square kilometer in 2006. This is far higher than the national population densities of 96.34 and 151.56 persons per square kilometer in 1991 and 2006, respectively. It is a reflection of the high concentration of people in the state. About 95% of the State's population lives in the major settlements of Lagos Metropolis, Ikorodu, and Badagry. Only 5% of the State's population lives in rural areas. The corresponding national rate is 26.28% and 63.72% for urban and rural areas, respectively. Lagos State, therefore, has a higher proportion of its population living in urban areas compared to the entire nation. This is reflected in the dominance of the Lagos metropolis in the national spatial system and the concentration of economic activities in the State.

## METHODOLOGY

The study focused on the low, medium, and high residential areas of the Lagos metropolis. The area comprises 16 local government areas in the Lagos Metropolis. The Independent

National Electoral Commission records 210 geopolitical wards in Lagos Metropolis segregated on the basis of predominant residential densities. The choice of wards was based on the strength of information-rich cases. Information-rich cases are those from which one can learn a great deal about issues of central importance. As such, during the reconnaissance survey, wards with a preponderance of informal activities were identified and selected for the study. Out of the 210 wards in the 16 LGA of Lagos Metropolis, 52 wards were selected, which consist of 5, 17, and 30 wards from low, medium, and high-density residential density areas, respectively. The general principle of the sample is at least

10% of the sample frame was followed, which informed the choice of 10% for low density that is 48, and medium density that is 595. However, because of the large size of the sample frame of high density coupled with the need to reduce the volume of information obtained to manageable size informed the choice of 3% of the sample frame that is 675. A total of 975 duly completed questionnaires were used for data analysis. Both descriptive and inferential statistics were used for data analysis. The hypotheses were tested using the Chi-Square goodness of fit test with the level of significant set at 5%.

**Table 1: Analysis for Determining Sample Size**

Residential Density	Selected wards	Sample Frame	% for Sampling	Total Sample Size
Low	5	480	10	48
Medium	17	5950	10	595
High	30	22500	3	675
Total	52	28930		1318
Author's Design				

#### Sampling Technique

The fact that the study area covers a wide expanse and the multi-dimensional components of the research variable informs the choice of multi-stage sampling for the study. The first stage involved the use of a stratified random sampling technique in categorizing the residential areas into high, medium, and low residential densities. The next stage involved applying a random selection technique on each stratum while ensuring that the number of items is proportional to the stratum's share of the total population. A systematic random sample technique was adopted in the administration of questionnaires in each of these stratified residential densities.

#### DATA ANALYSIS & DISCUSSIONS

Table 2 presents the mean scores of problems on land uses caused by casual economic ventures in Lagos metropolis. The mean rating of problems on land uses that caused by casual economic activities are as follows: blockage of drainage (3.75), traffic congestion (3.64), noise pollution (3.64), indiscriminate disposal of waste (3.36), aesthetical disorder (3.30), encroachment of circulation land use (3.31), urban sprawl (3.22) and conversion of land use (3.45). Each of these gave a mean score above 3.0, which is the benchmark for the acceptance or rejection of 5-Likert scale items. This implies that all the respondents were in agreement with all the statements of the items on effects of ICA on residential land use.

**Table 2: Descriptive Statistics of Problems on Land Uses that are Caused by Informal Activities**

	Low-density residential area			Medium-density residential area			High-density residential area			Total		
	Mean	N	S. D	Mean	N	S. D	Mean	N	S. D	Mean	N	S. D
Blockage of drainage	4.16	43	.688	3.84	420	1.237	3.64	467	2.395	3.75	930	1.900
Traffic congestion	3.70	43	.832	3.54	420	1.344	3.44	465	1.017	3.64	928	1.131
Visual obstruction	3.88	43	.823	3.73	412	1.289	3.54	469	1.017	3.64	924	1.143
Indiscriminate disposal of waste	3.37	43	.725	3.53	414	1.284	3.21	472	.899	3.36	929	1.092
Aesthetical disorder	3.61	44	.813	3.52	415	1.320	3.07	458	.890	3.30	917	1.126
Encroachment of circulation land use	3.51	41	.810	3.49	400	1.300	3.13	421	.780	3.31	862	1.069
Urban squalid	3.62	39	.847	3.27	386	1.320	3.14	425	.956	3.22	850	1.136
Conversion of use.	3.68	38	.809	3.55	399	1.294	3.33	427	.926	3.45	864	1.112

Using one-way analysis of variance (ANOVA) as shown in table 4, it was also observed that there is a statistical significant difference in the mean ratings of problems on land uses caused by casual economic ventures across the

different residential density areas in Lagos metropolis in all but two of the items (blockage of drainage and traffic congestion). The correlation table 3 shed more light on the effects of ICA on residential land use in the study area. Eight

of the fifteen residential land use condition variables : waste generation (n=975, r= -0.023, p < 0.05); indiscriminate waste disposal (n = 975, r = 0.079, p < 0.05); noise pollution (n = 975, r = -0.065, p < 0.05); traffic congestion (n = 975, r = 0.086, p < 0.05); aesthetic disorder (n = 975, r = 0.134, p < 0.05); urban sprawl (n = 975, r = 0.065, p < 0.05); circulation encroachment (n = 975, r = 0.156, p < 0.05) and environmental congestion (n = 975, r = -0.050, p < 0.05) had

significant relationships with the incidence of informal commercial activities. For instance, the correlation result of aesthetic disorder and effects of informal commercial activities is weak, negative but significant (n = 975, r = -0.134, p < 0.05). This implies that aesthetic disorder is more associated with the area of preponderance of casual economic venture compared to area with few casual economic ventures.

**Table 3: Correlation between Environmental Condition, Residential Density Areas and Effects of Casual Economic Ventures in Lagos Metropolis**

Waste generation	Sanitation	Indiscriminate disposal	Road condition	Drainage condition	Security	Noise level	Blockage of drains	Traffic congestion	Aesthetic disorder	Urban sprawl	Conversion of use	Circulation encroachment	Environmental congestion	R.D. A	Effect of ICA
Effect of ICA	-0.023	0.030	0.079*	0.038	0.013	0.020	-0.065*	0.012	0.086**	0.134*	0.065*	0.002	0.156**	-0.050**	0.11
									*						0.0159*

NOTE: Waste; Sanitation; Indiscriminate waste disposal; Road condition; Drainage condition; Security; Noise level; Blockage of drainage; Traffic congestion; Aesthetic disorder; Urban sprawl; Conversion of use; Circulation encroachment; Environmental congestion; R.D. A=residential density area;

**Table 4: ANOVA TABLE**

S/N	Problems	Sources of Variations	Sum of Squares	Df	Mean Square	F	p-Value
1	Blockage of drainage	Between groups	16.773	2	8.386	2.331	0.098
		Within groups	3335.331	927	3.598		
		Total	3352.103	929			
2	Traffic congestion	Between groups	4.019	2	2.010	1.573	0.208
		Within groups	1181.963	925	1.278		
		Total	1185.938	927			
3	Visual obstruction	Between group	10.475	2	5.237	4.033	0.018
		Within groups	1195.952	921	1.299		
		Total	1206.427	923			
4	Indiscriminate disposal of waste	Between group	22.524	2	11.262	9.621	0.000
		Within groups	108.952	926	1.171		
		Total	1106.476	928			
5	Aesthetical disorder	Between group	48.797	2	24.398	20.052	0.000
		Within groups	1112.115	914	1.217		
		Total	1160.912	916			
6	Aesthetical disorder	Between groups	41.880	2	20.940	16.453	.000
		Within groups	1019.467	801	1.273		
		Total	1061.347	803			
7	Encroachment of circulation land use	Between groups	27.805	2	13.903	12.492	.000
		Within groups	955.996	859	1.113		
		Total	983.802	861			
8	Urban squalid	Between groups	9.878	2	4.939	3.853	.022
		Within groups	1085.651	847	1.282		
		Total	1095.529	849			
9	Conversion of use	Between groups	12.046	2	6.023	4.911	.008
		Within groups	1055.912	861	1.226		
		Total	1067.958	863			

#### 4 Multivariate Analyses of Residential Land Use Effects of Casual Economic Ventures

**Table 5: Model Summary**

Model	R	R Square	Adjusted R Square	Std. The error of the Estimate
1	0.323 <sup>a</sup>	0.104	0.088	3.59765

This relationship (Table 5) also helps to reject the null hypothesis that “there are no significant relationships between casual economic ventures, residential land use and condition of the study area.” The regression model was significant at explaining the variance in the effects of casual economic ventures in the Lagos metropolis.

**Table 6: ANOVA**

Model	Sum of squares	Df	Mean square	F	Sig.
1 Regression	1255.589	15	83.706	6.467	0.000 <sup>a</sup>
Residual	10768.629	832	12.943		
Total	12024.216	847			

From table 6, the multiple regression equation of the variable Y (effects of casual economic ventures in relation to the fifteen independent variables could be written as:

$$Y = 25.898 - 1.888x_1 + 0.316x_2 + 1.339x_3 - 0.431x_4 + 0.489x_5 + 0.211x_6 - 0.347x_7 + 0.102x_8 + 1.102x_9 + 0.912x_{10} + 0.175x_{11} + 0.106x_{12} + 2.979x_{13} - 0.562x_{14} - 2.251x_{15} + e$$

This equation shows that indiscriminate waste disposal has the highest contribution of 0.174 to the effects of informal commercial activities in the Lagos metropolis. It is only the influence of ICA on waste generation, indiscriminate waste disposal, and aesthetical disorder, encroachment on circulation, and residential density area on effects of casual economic ventures that were statistically significant. The influence of environmental sanitation, road condition, drainage condition, security level, noise pollution, blockage of drainage, traffic congestion, urban sprawl, conversion of use, and environmental congestion were not statistically significant.

**Table7: Contribution of Regression Coefficient on the Relationships between Residential Land Use and Casual Economic Ventures**

Model	Unstandardized coefficients B	Standardized coefficients Std. Error	Beta	T	Sig.
(Constant)	25.898	3.032		8.541	0.000
Waste disposal	-1.888	0.595	-0.109	-3.174	0.002
Sanitation	0.316	0.307	0.033	1.027	0.305
Indiscriminate disposal	1.339	0.329	0.174	4.070	0.000
Road condition	-0.431	0.268	-0.051	-1.606	0.109
Drainage condition	0.489	0.359	0.061	1.361	0.174
Visual obstruction	0.211	0.351	0.023	0.601	0.548
Waste pollution	-0.347	0.322	-0.036	-1.076	0.282
Blockage of drainage	0.102	0.208	0.016	0.490	0.624
Traffic congestion	1.102	0.651	0.062	1.693	0.091
Aesthetical disorder	0.912	0.209	0.139	4.357	0.000
Urban squalid	0.175	0.167	0.034	1.043	0.297
Conversion of use	0.106	0.148	0.023	0.716	0.474
Encroachment on circulation	2.979	0.641	0.153	4.649	0.000
Environmental congestion	-0.562	0.242	-0.080	-2.321	0.020
Types of residential area	-2.251	0.483	-0.152	-4.657	0.000

Dependent Variable: effects.

As shown above, the multiple regression of all the fifteen explanatory variables (Table 7) on the effects of informal commercial activities in Lagos metropolis revealed that  $R^2 = 0.104$  and Adjusted  $R^2 = 0.088$ . This means that 91.2% of the variance in effects of casual economic ventures in Lagos metropolis could not be explained by the fifteen explanatory variables highlighted. This study shows that the total strength of the relationship between the environmental condition, residential density areas, and incidence of casual economic ventures in Lagos metropolis is 0.323, which is a weak positive relationship. This implies that the respondents in each of the residential densities would trade-off the adverse effects of casual economic ventures in residential areas for or in preference for the existence of the sector in the area. One can easily deduce that respondents are in support of the existence of the sector in their neighborhoods, possibly because of the benefits derivable from the ventures. This view is in agreement with that of Lacquian (1993), who criticized the action of urban planners who impose artificial restrictions on the use of home and communities' other uses. It equally agreed with the observation of UNCHS (2007) that echoed the view that the dichotomy often imposed between residential and commercial activities in residential areas is not only absent in many urban scenarios but is also, to all intents and purposes, unrealistic. It also validates the claim in an early study by Onyebueke (1987) that in Nigeria, the notion of a house as a mono-functional residential unit is deeply entrenched in policy and practice in spite of compelling evidence to the contrary. Meanwhile, it is evident that the opportunity cost of the benefits of the operation of casual economic venture in residential areas is the adverse effects on the environment that characterized where the sector exists.

## CONCLUSION AND RECOMMENDATIONS

The study investigated the relationship between the incidence of a casual business venture and residential land use. The residential land use condition variables have significant relationships with the incidence of casual economic ventures. The study proved that positive statistical relationships exist between the incidence of casual economic ventures and the land-use effects in aesthetical disorder, encroachment on circulation land use, visual obstruction, indiscriminate disposal of waste, and land-use conversion, which implies that there is a significant inter-group variation in the effects, they graduate with the increase in densities. This finding is in support of a similar study, although on a lower scale by Aina (2006) in Ikeja that attributed land-use conversion in the area to the presence of the informal sector. In fact, the general results are consistent with those in previous studies such as Adeyinka et al. (2006), Farinmade and Anyankora (2012), and Ezeadichie (2009). It is also consistent with the observation of Okeke (2004) that noted that the informal sector has a lot of negative environmental effects. However, the respondents are in support of the sector in a residential

area; the uncontested planning implication of this is that the acceptable direction of thinking and action for both planners and policymakers could only be on the ways of absorption of casual economic ventures in residential areas of the urban environment in such a way that will minimize its adverse environmental consequences. It is hereby recommended that casual economic ventures should be absorbed in residential areas of the urban environment but in such a way that will minimize its adverse environmental consequences.

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