# THE SOCIO-DEMOGRAPHIC CHARACTERISTICS OF AN EMERGING URBAN CENTER (A CASE STUDY OF OKADA TOWN)

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**A RESEARCH WORK SUBMITTED TO THE DEPARTMENT OF DEPARTMENT OF GEOGRAPHY AND REGIONAL PLANNING, FACULTY OF SOCIAL SCIENCES, IN PARTIAL FULFILMENT OF THE REQUIREMENT FOR THE AWARD OF BACHELOR OF SCIENCE (B.SC) IN GEOGRAPHY AND REGIONAL PLANNING, UNIVERSITY OF BENIN, BENIN CITY.**

**NOVEMBER, 2018**

## CERTIFICATION

We the undersigned certify that this project work was carried out by **Odofin Abayomi** in the Department of Geography and Regional Planning, University of Benin, Benin City and approved as adequate in scope and quality for the partial fulfillment of the requirements of the award of Bachelor of Science Degree (B.Sc) in Geography and Regional Planning.

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## DEDICATION

To my beloved parents Elder and Mrs. B.A. Odofin and to my siblings and friends who were my source of courage and inspiration.

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My profound gratitude goes to God Almighty for His love and infinite mercy upon my life. My gratitude goes to my parents Elder and Mrs B.A. Odofin, My siblings, Martins, Ronica, Tihanna, and Liana, and my loving friends Eworitsemogha Boyo, Prince Buchnor, Ayo Mene-Ejegi, and Christian Ikekhua

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## ABSTRACT

*This study examines the socio-demographic characteristics of an emerging urban centre. (A case study of Okada town). The objectives of the study were to examine the socio-demographic characteristics within the neighborhood in the study area, the relationship between the two zones of the town, the relationship between the socio-demographic variables in the two zones of the town such as age, sex, marital status, monthly income, and occupation etc of the individuals in the neighborhoods. Questions were administered to a total of 150 respondents and out of this 138 were returned valid and the data collected was fed into the SPSS. Using the frequency table, bar charts, chi-square, and analysis of variance (ANOVA), it was found that socio-demographic characteristics is not evenly distributed in the study area and the analysis shows that there is slight variations between the neighborhoods. It also was found out that there is no significant socio-economic groupings in the town. the study was able to determine if there is a functional differentiation amongst the residents of the town, the study was able to identify if Okada town has the required urban foundation requirements necessary for urban growth to take place.it was also able to discover the dominant occupation in the town and above all the study was able to show the dominant function of Okada town.. The study recommends that government should help put in place a very comprehensive and qualitative population census data of the town since the census information available reflects the 2006 population of the local government only and does not reflect the actual population of the town.*

# CHAPTER ONE

# INTRODUCTION

## 1.1 Background to the Study

The world's population is gradually shifting from rural dominance to urban dominance with about 54% of the world's population said to be living in urban centers. This is predicted to increase to 66% by the year 2050. Projections show that urbanization combined with the overall growth of the world's population could add another 2.5 billion to urban population by the year 2050 with close to 90% of the increase concentrated in Africa and Asia. The 2014 revision of the world urbanization prospects by United Nations Department of Economics and Social Affairs (UN-DESA) population division noted that the largest urban growth will take place in India, China and Nigeria. These 3 countries are expected to account for 37% of the projected world population growth between 2014 and the year 2050. Overall, nearly half of the world's 3.9 billion urban dwellers reside in relatively small settlements with fewer than 500,000 inhabitants while only about 1 in 8 live in the 28 mega cities with 10 million inhabitants or more, (New York Times 10th July, 2014). Many of the largest growing cities in the worlds are relatively small urban settlements. Rural populations are expected to decrease as urban populations increase because the

rural population of the world has grown slowly since 1950, while Asia and Africa are urbanizing rapidly, the regions are still home to about 90% of the world's rural population. (James *et al*, 2013).

According to the UN-DESAs (2014) report, sustainable urbanization is said to be the key to sustainable development. Thus it is noted that a successful urban planning agenda will require that attention be given to urban settlements of all sizes. If well managed, cities offer important opportunities for economic development since expanding access to basic amenities and services including health care, and education, etc, for large number of people in a densely settled urban area is typically cheaper and less environment damaging than providing similar level of services to a dispersed rural population. According to the UN-DESA's report, recognizing the importance of smaller cities and towns helps us to expand the number of cities and provides for the first time populated estimates and projections for all of the world's urban settlements with 300,000 inhabitants or more in 2014". This population growth has some social implications especially in less developed countries of the world.

According to the United Nations World Urbanization Prospects (2007 revision), "the world has experienced unprecedented urban growth in recent decades. In 2008 for the first time, the world's population has been properly delineated into rural and urban areas". It has been reported that there were more than 400 cities with over 1 million and 19 cities with over 10 million inhabitants.

(United Nations World Urbanization Prospect Report, 2007). More developed nations were 74% urbanized while 44% of residents in less developed countries lived in the urban areas. However, urbanization is occurring rapidly in the less developed countries, it is expected that 70% of the world's population will be urban by 2050 and that most urban growth will occur in the less developed countries. (UN-DESA, 2014).

It is relevant to say that while urbanization is not alien to Nigeria before colonialism, colonial rule with its attendant economy nationalized urbanization in Nigeria. This is because urbanization became extended beyond its traditional areas of Yoruba land, Hausa-Fulani land, and Borno land, this nationalization did not ensure sufficient urbanized Nigeria but laid foundation for what followed after independence in 1960 to the transformation of settlements in Nigeria.

Within 50 years of Nigeria's independence, high level of urbanization has been reported by many authors. (Lawanson, 2006; Fabiyi, 2006; Kofowomo, 2008; and Olujimi, 2009).These studies have demonstrated that Nigeria is experiencing accelerated urbanization. Existence of large urban settlements has always been a part of Nigeria's history before the British incursions into Nigeria. A number of large cities had emerged on the landscape, prominent among these are Sokoto, Bauchi, Kano, Zaria and Kastina in the north, Oyo, Ibadan, Ogbomoso, Abeokuta, Ilorin, Iseyin, Ijebu-ode, Shaki and and Iwo in the west. Others include Benin City in the Midwest. Although these cities were medieval in outlook, organic in

their growth, and are agro-dependent for their survival, in contrast to the industrial cities of the Western world, the Yoruba cities, for example, presented an odd picture of those who are accustomed to the character of urban centers in Europe and America.

The urban center offers hope for itself and the region, while the rural land is repository of resources beneficial to the urban centers. In Nigeria, as also in other parts of the world, the rural and urban centers are not in competition but complement each other and are in continuum rather being sharply divided. This center-periphery convergence (Green, 2003), is set to be taking place in the rural-urban continuum in Nigeria. These realities are observable in Nigeria in varying levels of resolution. It is also obvious that both rural and urban areas face similar challenges, the challenges of basic needs of gainful employment, for self-support and the challenge for resource conservation.

The role of urban centers in regional development is well recognized. Analysts recognize the role of urban centers in creating incentives and stimulating growth and development. The urban center furthers efficiency in economic activities and serves as a place where new forms of economic organization are evolved (UNCHS, 1994) while there are shades of options about the external effect of urban centers there is a consensus that strong urban economy are backbone and motor of wealth of nations (Gantsho, 2008).The nature of Nigeria's urbanization offers unique opportunities for achieving this social objective, in

practice, the urban centre or city is the territory to which all activities gravitate, thus they remain the focal point of any economy (Olufemi and Oluseyi,2007). Urbanization in Nigeria is primarily a function of trade and politics.

The post-colonial era has witnessed the growth of major towns and emerging towns in Nigeria. The creation of local government area, which also helped in the expansion of urban development, because it has led to the development of smaller towns like Okada, Abudu, Ehor, etc in Edo State which hitherto used to be rural settlements. The urban biased in the development strategy which was introduced by the colonialists is clearly reflected in the hierarchy of urban centers. This polarized development and made it a major preserve of the major urban centers. However, the creation of states and local government areas in the post-colonial era has in a very large way improved the urban system in Nigeria thereby creating a hierarchy of towns ranging from the Federal Capital Territory to the major cities and the state capitals and the local government headquarters.

## 1.2 Statement of the Research Problem

World Bank (2005) cited some Sub-Sahara Africa countries where the vast majority of people live in abject poverty to include Nigeria (91%). The population growth rate of Nigeria is 3,5% and the total fertility rate is 6.0% lifetime births per woman (Ottong, 2010) which to demographers, is seen as being exponential

and can lead to an increase in population, This will also translate to more unemployment, migration (rural-urban),and poverty. (National Population Commission, 2006).

Nigeria is currently facing population explosion and uncoordinated urban development which has resulted in the development of slums, increase in hunger and malnutrition due to low food production to feed the increasing population (Ottong,2010).The general pattern of economic development tended to favor locations surrounding urban areas thereby introducing spatial inequalities and gap between the rural and urban areas.

Studies have revealed that the urban areas in Nigeria although started as small settlements have grown to become large urban centers. Rural and urban areas have been distinguished based on some criteria such as occupation, population size, population density, environmental homogeneity or heterogeneity, social stratification mobility and system of interaction. Although there is no single definition for an urban center, urban centers are usually defined based on the definer's point of view and this is due to some reasons.

Firstly, different disciplines tend to emphasize only those aspects of urbanization that is of interest to them, sociology emphasizes social organization, demography emphasizes population size, economics and geography emphasizes functional characteristics and density of people in defining urban centers respectively.

The second problem in the precise definition of an urban area is the difficulty in drawing a distinctive line between the rural area and an urban area in many developed countries, because in some countries especially the developed world, urban life has encroached into the rural areas.

The third problem is the fact that population data for urban areas are generally available only for administrative units in most countries in the world. However, these administrative units do not coincide with the physical limits of the urban centers.

Lastly, marked variations in the character of urban centers in different parts of the world is another hindrance. But in recent years, census bodies in different parts of the world have evolved three major criteria for defining and delineating an urban center namely;

- The legal and administrative function of settlements,
- Definition using minimum threshold,
- Functional definition.

But the legal and administrative definition is the most acceptable criteria because it is protected by law. Therefore, it is the most preferred, most applicable and also the most acceptable in Nigeria. The legal and administrative definition of an urban area as distinct from a rural area as a reflection of the laws of any given country. In this case, the urban area derives its legal existence from a charter granted by authority of a government of the government within whose jurisdiction

the place is located. The basis of which such legal recognition may be the existence of certain minimum population or other functional threshold requirements. There are cases in which government do not setup any requirement but just a law to designate selected places as urban. As a result, the number, extent and character of urban centers in any country depends on the legal and administrative basis under which an urban area is defined. Similarly, the proportion of urban population in such a country will reflect the mode of defining the area. In Nigeria a settlement with 20,000 people is regarded as an urban center. This is in conformity with the United Nations Figure for sub-Saharan Africa. Also all state capitals and local government headquarters are regarded as urban centers(Agheyisi,2014 lecture note).The usefulness of any administrative or legal definition of urban center depends on the frequency with which the boundaries of the towns are reviewed.

Considering the rapid urban population growth in Nigeria, the constant review of the locality defined as urban areas taking into account population changes is important if such legally or administratively defined area is to be of any practical use. If such boundary review is not done, the problem of over bounded or under bounded city will arise. Another method which has been used to delimit population clusters is the presence of certain institutionalized services including public utilities, schools, markets, and hospitals.

Urban areas are characterized by a lot of functions associated with its population structure, heterogeneity, occupation structure, and economic base. (Onokerhoraye, and Omuta, 1994). This meant that although the city dweller will experience more human contact than his rural counterpart, he would feel more isolated because of their contacts.

According to Wirth (1938), social interactions in the city are impersonal, segmental, (narrow in scope), superficial, transitory, and usually of a purely practical or instrumental kind. These he described as secondary contacts which are different from primary contacts found in rural areas.

This study tries to fill the gap between rural and urban settlements in Nigeria by drawing attention to the changes that are taking place in an urban settlement.

From the above listed points, we can see that rural and urban centers can be defined but the question that comes to mind is, what are the defining factors or criteria that can be used to delineate settlements that do not fully belong to rural and urban categories. Some terms such as con-urbanization, rurban, urban fringes, etc. may fit well into names that suits this types of development, but they do not fully define or describe in details the characteristics and changes that has occurred in transition or growth of the settlement. Some factors such as change in function of settlement, nodality, etc can lead to some settlements assuming or performing some roles or functions thereby changing the status of the settlement concerned.

Changes in the function of settlements led to the transformation of some rural settlements into urban examples are, the case of asaba, lokoja, uyo, etc. which were rural settlements before they attained the status of state capitals in 1991 and displayed great rural-urban transformation.

While most research has been made about large urban centers and rural areas, little attention has been placed on the socio-demographic change that takes place during the transformation process of emerging urban centers. Some changes such as a change in occupation types, social amenities, building types, sex and age composition, disparities in income and standard of living, etc takes place more rapidly in emerging urban centers than in large urban centers. This research seeks to fill this gap by exploring the socio-demographic pattern of Okada Town as an emerging urban center.

### 1.3 Research Questions

The following questions are raised as guides in this study;

- Has Okada town exhibited the characteristics of an urban center?
- Has Okada town gotten the population threshold or cut-off point that is required of an urban center?
- Are there functional differentiations amongst residents of the town?
- Does Okada have the required urban foundation?
- What is the socio-demographic composition of Okada town?

- What is the dominant function of Okada town?

All these questions will be answered in the course of this study.

## 1.4 Aim and Objectives

The aim of this research is to examine the changes in the socio-demographic pattern of Okada town in Ovia North East Local Government area of Edo State.

The objective of this study includes:

- To determine the socio-demographic characteristics of the residents of Okada town.
- To examine the population composition and growth pattern in the town.
- To determine the occupation types in the town.
- To establish the dominant function of Okada town.

## 1.5 Significance of the Study

The series of geopolitical reorganizations of Nigeria since 1967 which led to the gradual and consistent decentralization of the process of social, economic and political transformation and the reduction of spatial inequalities within the country appeared to have little impact on regional development. The concern of this study is to determine the pattern of urban development, to explore the specific factors that are responsible for the existing pattern of urban development and to

Okada town is the headquarters of Ovia North East Local Government Area. Okada town is located at the north western corner of the local government area, it is about43.4km North-West of Benin-City, and it is located on Latitude 6°44'5N and Longitude5°23'27E. Okada is a linear settlement because all the buildings and development in the town are located along the main road running through the town in a north to south orientation or pattern. It is bounded in the south by Okha village, in the North by Iguomon village, in the west by the river and in the east by a forest reserve. At the southern entrance into the town, there is Igbinedion University Teaching Hospital complex at the left, and Sir Gabriel Osawaru Igbinedion country home on the right, the central town has shops and business outfits at both sides of the road. The town has a periodic market where buying and selling takes place, the community secondary and primary school and the crown Estate. This estate serves as the accommodation quarters for the members of staff and students of the Igbinedion University. Very close to the Northern outskirts of the town in the area bounding Iguomon community.is the main gate of the Igbinedion University Okada (IOU).

Okada town, although still in the rural area, has some tertiary institutions such as Igbinedion University, Igbinedion University Teaching Hospital, banks, hotels and other commercial outfit. These makes it difficult to classify as a rural community while at the same time, the location of some primary activities such as sawmills, periodic markets, agrarian activities etc,makes it difficult to classify as

an urban center. Okada town before the creation of Ovia North East L.G.A.in 1991 used to be a rural settlement inhabited mainly by its aboriginal Bini indigenes who according to history migrated from Benin City. The designation of the town as the headquarters of Ovia North-East local government Area has transformed the town from the rural community it used to be into an emerging urban settlement.

### 1.8 Limitation of the Study

The study is limited by the choice of variables that were used to examine the differences between the socio-demographic variables of the town, since not all the variables can be mentioned. Another limitation may be the unavailability of qualitative census data needed to carry out the research effectively.

# CHAPTER TWO

# CONCEPTUAL FRAMEWORK AND LITERATURE REVIEW

## 2.1 Conceptual Definitions

This section considers the different concepts that are related to this study. The concept of population growth, urban growth, urban foundation, emerging urban center, socio-demography, socio-demographic characteristics and related concepts will be looked at briefly.

### 2.1.1 The Concept of Urbanization

Urbanization is a process whereby a society is transformed from an essentially rural to a predominantly urban one. According to Ojeifo and Eseigbe (2012), urbanization is a process of a city or urban growth. According to UN DESA's (2014) report, urbanization is mainly concerned with the proportion of the total population of an area concentrated in an urban settlement. It can also be defined as the proportion of a place's total area that is dedicated to urban as opposed to rural. Bloch et al (2015) defined urbanization as the increase in the proportion of the population of a country or region who live in urban areas. Urbanization can also be defined as the process by which urban population increases in absolute number and in proportion to rural population either through the increase in population of existing cities or through the growth of new ones

(Ikwuyatum 2016), this definition is further amplified by Mabogunje (2005), who indicated that an urban settlement is a large compact, densely built up area where open spaces are often in short supply except in the periphery. Mabogunje further stressed on the characteristics of an urban settlement as a settlement where population tend to be heterogeneous and socially diversified such that kinship relationship is of minimal importance, goods and services are largely commoditized such that everything seems to have a price tag to it and interaction and interpersonal relations are virtually contractual in nature with the maintenance of law and order being rather formal and impersonal. (Mabogunje 2005 and Olujimi 2011). Ikwuyatum (2016) added that urban centers are associated with the diversity of functions where all types of occupations, industries, and services are represented. Urban centers are classified into types ranging from small towns to megacities. Most times the class or type of an urban center reflects the population while a small town parades a population of 20, 000,(UN benchmark),a city or megacity parades millions of people. According to Galae and Vlahor (2005), urbanization is one of the most important demographic shifts worldwide during the past century and it represents a substantial change from how most of the world's population has lived for the past several thousands of years. Urbanization entails the movement of population from rural to urban areas and the resulting increasing proportioning of population that resides in urban rather than rural areas. Urbanization is not only concerned with the movement of people from villages to

cities and change from agriculture related occupations to business, trade and services profession but also involves the change in migrants attitudes, beliefs, values, and behavioral patterns.

### 2.1.2. The Concept of Urban Growth

Urban growth is defined as the rate at which the population of an urban center or area increases over time. Bloch et al (2015) defined urban growth as an increase in the absolute size of a country or regions urban population. They explained further that urban growth occurs when there is an increase in the number (not proportion) of urban dwellers in a country or region.

According to UN DESA's (2015) report, urban growth rates have been much faster in some regions than others. The report stated that the highest urban growth rate between 1995 and 2015 was clearly in the least developed parts of the world with Africa being the most rapidly urbanizing. With Nigeria being the most urbanizing country in Africa, it is expected that its urban growth rate will be higher. At the other extreme, the most developed regions in the world led by Europe saw their cities growing the least. UN DESA (2015) report also stated that the urban growth rate of Africa is almost ten times more rapid than the growth rate in Europe. According to the report, Africa’s rapid urbanization is driven mainly by natural increase, rural–urban migration, spatial expansion of urban settlements through the annexation, and reclassification of rural areas, and in

some countries, negative events such as conflicts and disasters (UN DESA 2015). The report further said "given that African cities are among the poorest in the world, their growth rates signal a major challenge to their resource base, which helps to build and to sustain adequate infrastructure and public services for their growing populations". Nearly 20 years ago, many developing countries with support from development agencies actively implemented policies to reduce migration to large cities; today multilateral and bilateral organizations recommend policies to encourage migration to enable the poor to move from lagging to leading areas, in such a way that governments can help reduce rural poverty by making migration more efficient (UN DESA 2015). As the urban population increases, the land area occupied by cities has increased at an even higher rate.

A global sample of 120 cities by the UN DESA between 1990 and the year 2000, shows that while the population grew at a rate of 17 per cent on average, the built-up area grew by 28 per cent (UN DESA 2014). It has been projected that by 2030, the urban population of developing countries will double, while the area covered by cites would triple. Such urban expansion is not only consuming land and energy, but increases greenhouse gas emissions. It has also led to the alteration of ecological systems in many cities over the past two decades. A second major theme of the demographic story must be the emergence of many large cities and megacities, particularly in the low and middle-income regions of the world. Large cities are defined as having between 5 and 10 million inhabitants

and megacities as having 10 million and above inhabitants (UN-DESA 2014). According to UN-DESA's (2014) report, there were remarkable increases over the last two decades. In 1995, there were 22 large cities, and 14 megacities; by 2015, both categories of cities had doubled as there were 44 large cities, and 29 megacities. Most megacities are located in developing countries and this trend will continue as several large cities in Asia, Latin America and Africa are projected to become megacities by 2030.

In the past, it is usually easy to identify and distinguish a town from a village. Ancient towns were usually marked by city walls, moats and other man-made and natural features. Areas outside these boundaries are usually referred to as rural areas but recently urbanization has tended to change all that so much so that a town or city spread for several kilometers into the rural countryside, According to Mabogunje (1968), within 50 years of independence, Nigeria is experiencing accelerated urbanization and this is responsible for the transformation of some settlements which hitherto were not urban settlement into urban settlements. Nigeria is currently plagued with the problem of population explosion which has given rise to uncoordinated urban development this has resulted in the development of slums, increase in hunger and malnutrition due to low food production to feed the increasing population and also settlements that are not truly rural or urban. Various names have been given to such settlements namely: Rural-urban fringe, R'urban, suburb, peri-urban, etc. The spread of

secondary and tertiary activities into the rural areas and the location of some primary activities in some urban areas have made it difficult to delineate what is truly rural and what is truly urban. Various approaches have been adopted in the definition of urban and rural areas, these approaches ranges from geographical, economic, demographic and even legal and administrative definitions.

### 2.1.3. Emerging Urban Centre

The term "emerging urban center" is used to define or refer to a settlement that is not rural and not truly urban. Some scholars or researchers such as Wiltz (2015) in her publication titled: 'Returning to the exurbs; emerging urban center was referred to as exurban settlements or far suburb settlements. It is characterized by the growth or spread of urbanization into the rural countryside and the growth of settlements that are some distances away from the main urban center, She referred to them as exurban settlements because they are not attached to the core urban center. Wiltz was able to differentiate them from r'urban, suburban, or urban fringe settlements. These settlements are said to be in-between the rural and urban settlement types. It does not fully possess the characteristics of rural settlements and is also not truly urban in nature. Therefore, it poses a challenge when we want to define such a settlement. Wiltz (2015) identified that new census data available to the United Nations shows that the far suburbs are enjoying a renaissance, and that they are now the fastest growing areas in the

world. Tacoli (1998a) said that the increasingly complex connections between urban and rural areas are beginning to be recognized but “still have a relatively limited impact on development policy and practices.” and this recognition gave room for the need to properly delineate the emerging urban centers from the rural areas and at the same time give it a proper definition away from the usual urban center related definitions. According to Garreau (1991), "todays exiles are not looking for a lengthy commune from the far suburbs to a downtown (city center) office. Seasoned professionals with big incomes who have grown tired of the urban rat race are looking to completely eradicate the notion of commuting to work and toiling from 9am to 5pm. To them rich greenery and wide open vistas are a must but not just any exurban will do".

### 2.1.4. Urban Foundation

For urban growth to take place, such settlement must possess some required criteria. These criteria are what are referred to as urban drivers or urban foundation. the term urban foundation refers to the urban facilities and infrastructures such as roads, electricity, drainage system, sewage system, telephone lines, portable water, physical infrastructure, security infrastructure, banking infrastructure, etc. (Agheyisi, 2016 lecture note). According to Agheyisi, the presence of these facilities encourages the growth center than where they are lacking, the money needed to establish the basic urban foundation will be saved

where it has already been established or existed. Although in medieval era, urban growth was centered around theocratic activities, the era that followed was agricultural oriented which means that urban growth took place around agriculturally progressive areas. According to Moerbeek (2011),the period was the period of agricultural revolution and thus it encouraged urban growth in good agricultural areas. The period was later followed by an era where focus on infrastructures, transport facilities, and planning was required for urban growth (Babalola, 2012). This era was later followed by the pre-industrial period where political power and states expansion was the main driver of urban growth. This era was characterized by the imposing complex of religious and government structures (Babalola, 2012). The real change in urban growth according to Babalola (2012), was during the period of the industrial revolution. He argued that a number of factors such as improved economy, transportation and road networks, communication facilities, etc. created room for urbanization thereby influencing urban growth. Beaulah (2012) stated that the establishment of urban centers in Nigeria is based on population and legal and administrative criteria. He stated further that Nigeria adopts the UN threshold of 20,000 people in a settlement as benchmark for classifying a settlement as an urban center. Beulah added that in addition to the aforementioned criterion, all states and local government headquarters are legally or administratively regarded as urban centers. But on the other hand, Ojeifo and Eseigbe (2012), identified increase in population, creation

of more administrative centers, provision of social amenities and migration as the main drivers or factors responsible for urban growth in Nigeria.

### 2.1.5. Demographic Change

Demography is a Greek word which literally means "describing the population". The term "demographic change" refers to a shift in population structure. Demographic changes occur mostly as a result of three factor namely; declining death rates, longer life expectancy, and increasing immigration. Abd Aziz et al (2012) said that urbanization is a process that leads to the growth of cities due to industrialization and economic development and that it leads to urban specific changes in specialization, labour divisions, and human behaviors and in that way they said urbanization is a force and an inevitable demographic movement that should not be neglected. Byrant (1999) added that urbanization is a dynamic set of process responding to changing values and perceptions of the intrinsic characteristics of the rural versus urban. This implies the change in the composition or characteristics of a population, and these characteristics includes age, sex, level of education attainment, income, attitudes, beliefs, values, and behavior patter. as a result of the influence of some external factors on the population. These external factors include urbanization, migration, crises and wars, famine and pestilence, diseases and epidemic outbreak, etc. While some factors such as in-migration, urbanization etc. aids the growth of urban population,

some factors such as wars, famine, disease and epidemic outbreak hampers population growth in the areas where they are domiciled. Urbanization is mostly characterized by change and it is not only concerned with the migration of people from rural to urban centers and or change in occupations of people from agro-based to tertiary occupations but also a change in people's attitudes, beliefs, values and behavioral patterns.

### 2.1.6. Socio-Demography

The term "socio-demography" refers to a group defined by its sociological and demographic characteristics. (The Merriam Webster dictionary,2003 version). This is a branch of demography that tries to marry sociology and demography. It studies the sociological characteristics of a population such as race, type of residence, level and type of sport involvement, skin colour, height, choice and preferences. It also shows the demographic characteristics of such population such as age, sex, level of education attained, income levels.

### 2.1.7. Socio-Demographic Characteristics

Socio-demographic characteristics refer to the factors which highlights the total measure of a person's or a community's social and economic position in relation to that of other persons or communities. (The Merriam Webber dictionary 2003 version.) According to Priego et al (2008), cities are not socially

homogenous, but divided into socially and structurally differentiated sub-units which means that every city is made up of some distinct sub units of social strata or divisions within it.

Socioeconomic status makes up a very important determinant of social outcomes within the population. These socioeconomic characteristics are unequal within and among settlements. As related living conditions are also unequal the socio demographic characteristics of each constituents of the population are the differentiating attributes or characters that are similar or different amongst and within groups.

### 2.1.7.1. Age and Sex Structures

Age is an important socio-demographic characteristic that has been noted to directly and indirectly influence the population of settlement. According to The Merriam Webbers dictionary (2003 version) the age of a person is defined as the amount of time during which a person has lived. It also defined age as the length of an existence extending from the beginning to any given time. The sociability of an individual has being known to decline with the advancement in the age of the individual. As the individual age is increasing the bodily functions of the individual starts to decline, organs become weakened leading to a reduction in the person's ability to adapt to adverse changes and conditions all of which causes a high prevalence of health issues which also influence the choice of settlement of

the individual. Hitsch, et al (2005), argued that older adults enjoy less involvement in natural institutions such as schools and university that facilitate meetings because they are less interested in socialization and social activities. This is responsible for the prevalence of youthful populations in most urban settlements, unlike the rural settlements that are mostly composed of the aged and children populations. Youths tend to troop to urban centers either in search of good jobs, education, better health services and better social amenities. This tends to also affect the age structure of the population of the settlement.

Another important socio-demographic characteristic which determines the population of individuals within the settlement is the sex. Sex here refers to the gender of an individual. According The Merriam Webbers Dictionary, (2003 version), sex is the state of being male or female. The choice of an individual differs based on their gender. The male and female genders have different physiological makeup and thus adapt to similar conditions differently. Eccles and Harold (1989), Greendorfer (2010) in their studies of "gender differences in sports involvement" and examination of the gendered aspect of leisure involvement respectively, discovered that some sports enjoy very low participation by the female gender compared to the male gender. The physiological comfort level also differs with the female genders believed to have a lower comfort level. This means that while the male gender can adapt easily to change in condition (environmental) and remain comfortable in adverse environmental conditions the

female genders put in similar conditions with the male genders take longer time to adapt and becomes easily uncomfortable in adverse environmental condition.

### 2.1.7.2. Marital Status and Household Size

Another important socio-demographic factor that influences the population of urban centers is the marital status. The marital status refers to the individual's state of being single, divorced, separated, or widowed. There is a close relationship between the marital status of individuals and their social life. Married people are believed to make use of a bigger space in terms of accommodation. This is due to many reasons and factor which includes the household size. The population of a settlement is said to depend on the marital status of the individual. A single or recently widowed individual with few children needs a smaller house and space compared to married individuals with many children.

Apart from the emotion which is said to differ with the marital status of the individual, other factors such as the social-cognitive factors, behavioral factors and the biological process have also been linked to the marital status of the individual, all of which affects population of the settlement (Bandura 1999). For instance, an individual who is single may be willing to live in a small congested settlement with lesser space than a married individual who before making decisions will not only consider himself but also consider his spouse decision. A

widowed individual may be restrictive and unlikely to use much space and social amenities but may have to in cases where the person has children to cater for.

In addition to marital status is the household size. The household size refers to the number of individuals living within a dwelling unit or house and feed from the same pot. According to statistics Canada (STATCAN) (2012), a household refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere. These dwelling units may be either public or a collection of dwelling units or private dwellings. A family is made up of the father, mother and children. It has been observed that the size of the household can influence the type and population of settlements. For instance, it is usually assumed that a house which is only made up of the husband, wife and their children will tend to have a higher standard of living. The quality of life of such family will be higher when compared to an extended household including their grandparents, their aunts, their uncles, and their cousins whose population is much higher and standard of living may be affected by the reduction in their quality of life which may result from the increase in population and reduced space of the dwelling unit.

### 2.1.7.3. Income and Social Status

Income is the most important socioeconomic characteristic that influences population of settlements. It is a very important factor not only because it affects

the spatial spread of the population of settlements but also because it affect directly or indirectly other socio-demographic characteristics. According to www.thefreedictionary.com, income is defined as the amount of money or its equivalent received during a period of time in exchange for labour or service, from the sales of goods or property or as profit from financial investments. Brooks (2017), defined income as the basis for assigning tax burdens for distributing transfers, and for broader normative issues of inequality and justice. UN DESA (2014) report shows that the income of an individual determines to a large extent the housing type, resident quality, and type of settlement an individual resides in. Most city dwellers are said to be of rich or moderate working class people unlike the rural areas that is mostly peopled by the poor peasants who mostly engage in farming and other primary activities.

The amount of income received by an individual on a timely basis will determine the socioeconomic status of the individual. It will determine if the individual will be considered rich or poor. Inequality in income distribution within a population is believed to be the major cause of social inequalities within the population. The income of an individual will determine the social position and status and the education attainment of the individual, all of which influence the standard of living of the person and population of the settlement.

### 2.1.7.4. Educational Attainment

The level of an individual's education refers to the highest level of schooling that the person has reached (STATCAN, 2015). The education attainment level is also an important socioeconomic characteristic which influences the population of individuals in the settlement. There is a well-known association between the education attainment level and the standard of living of individuals in a population. There is the general belief that the higher the education of individuals the better informed they are about health and risk factors and their consequence. Also it is believed that the higher the education of individuals the better their chance of getting a high income occupation which will ensure a high standard of living and subsequently a higher settlement choice for residence. All of these boil down to ensuring the individual have a better health conditions due to better knowledge of the health determining factors, thereby giving rise to proper planning and child bearing and spacing which also influences and determines the population of settlements. Most educated people tend to have lesser number of children unlike the less educated rural population who, due to lack of proper education and enlightenment about the risk of uncontrolled child bearing and also the need for more hands to help in farm work, tends to have more children than the urban dweller. UN-DESA (2014),states that urban living offers a higher prospect for high level of literacy, and education, better health,

lower fertility, and a longer life expectancy, greater access to social amenities and enhanced opportunities for cultural and political participation.

### 2.1.7.5. Employment/Occupation

Occupation, according to the Oxford Advanced Learners Dictionary, is defined as the job that an individual partakes in and from which such an individual earns a living. Employment has a significant effect on a person's physical, economic and social life. Occupation engaged in by different individuals may present different levels of satisfaction to the individuals. It tends to influence the choice of housing, settlement, and standard of living of the individual. For instance, some occupations are physically demanding and may result to employment of large number of workers while other may involve the use of machinery therefore the need for only few individuals to operate them. Also paid work provides not only money, but also a sense of identity and purpose, social contacts and opportunities for personal growth. When a person loses these benefits, the results can be devastating to both the social life of the individual and his or her family. Unemployed people have a reduced life expectancy and suffer significantly more health problems than people who have a job (Health Canada, 1999).

## 2.2 Literature Review

### 2.2.1 Introduction

This section is concerned with the review of literature in the field of study, in this section the review of literature is based on the themes such as urbanization, urban growth, Socio-demographic changes in emerging urban centers. The effect of an increase in population can only be felt in areas where there is a considerable increase in density of people living in such areas, According to Forstall et al (2004), urbanization occurs because people move from rural areas (country side) to urban areas. This they said usually occurs when a country is still developing. As the country is urbanizing, more urban centers continue to emerge and as a result, it leads to an increase in the number of people living in urban areas and as this happens, it leads to an increase in the proportion of an entire population living in cities and the suburb of cities.

Murao (2017) in his study of urbanization and its effect on the spatial population spread in India discovered that historically, urbanization has been closely connected with industrialization. Murao identified that when more and more ultimate sources of energy were used to enhance human productivity, surpluses increased in both agriculture and industry, larger and larger proportions of a population began to live in large densities. Murao also explained urbanization as the expansion of a city or metropolitan area. He defined urbanization as the proportion of total population or area in urban localities or areas or the increase of

this proportion overtime. This expansion he said, can thus represent a level of urbanization relative to total population of the area, or the rate at which the urban proportion is increasing. This he said can be expressed in percentage terms, the rate of change expressed as a percentage per year, decade or period between causes.

Forstall et al (2004), in their study of the rate of urbanization in Europe and America observed that Prior to 1950, the majority of urbanization occurred in MEDC's, (more economically developed countries). They observed that rapid urbanization took place during the period of industrialization that took place in Europe and North American in the early Nineteenth Century. This they said led to the movement of people from rural to urban areas to get jobs in the rapidly expanding industries in many large towns and cities but since 1950, urbanization has slowed in most MEDC's and now some of the biggest cities are losing population as people are now moving from the city to the rural areas. This movement from the city to the surrounding countryside is what they referred to as counter-urbanization. Forstall and some other authors such as Greene (2004), and Pick (2004), in their studies identified that Since 1950, the most rapid growth or urbanization is occurring in LEDC'S (less economically developed countries) of South America, Africa and Asia.

According to the authors (Forstall (2004), Greene (2004), Pick (2004)) the three main causes of urbanization in LEDC'S since 1950 are: Rural-urban

migration due to population pressure and lack of resources in rural areas, and People living in rural areas are pulled to the city often because they believe that the standard of living in urban areas will be much better than the rural areas. They also observed that the quest for well-paid jobs, the hope of greater opportunities to find casual or informal work, the presence of better health care and educational facilities are also some factors.

Forstall et al (2004) observed that early in the United States' history, urban areas were far outnumbered by rural areas, but every year, more and more urban centers were emerging close to transportation routes either water ways, railways or roads. In the 1800's cities began to grow in importance as centers of commerce and industry. Due to transportation constraints, one has to live in the city center in order to participate in these opportunities. The opportunities presented by industrialization thus increased the rural to urban migration and urban centers began to grow. But the middle of the 1990's cities began to sprawl out from the center into suburbs. Consequently cities population density began to decrease. People and businesses began to move out from the central city. This phenomenon was facilitated by the broadening of transportation networks including the creation of subways and more roads built in recent times, the increase in services related industries makes distance to the city center more flexible for business.

### 2.2.2 Urban Growth

According to Forstall et al (2004), the trend of urbanization is a universal phenomenon in all countries, and it is either for positive reasons or in some it is for negative reasons. Forstall et al highlighted the positive reasons as **a**ttraction of the towns and the increased efficiency of the farms as factors that are making certain amount of population free to go to the city. These are both positive reasons, one based on the development of industry, commerce and services in town, and improved agricultural techniques. Forstall et al gave the negative reason as **r**epulsion of the rural scene, they explained that there are people in many developing countries that are leaving the rural scene because the standard of living is intolerable. The main push factor causing workers to leave agriculture, they said, is the lower levels of income. The main factor determining the rate of outward movement is the expansion of employment in other occupations. Forstall et al stated that the pattern of urban growth is not the same in all regions. They explained that urban growth has occurred differently in much of the developing world. They stated that historically, many of these countries before now were former colonies of the developed nations. Although they have some of the highest rates of population growth and the largest urban areas, they are characterized as being poor, because they have less technology than the developed world and a very rapid transition from rural to urban societies.

Murao (2017), argued that in the United States, urban growth was facilitated by large scale industrialization and the need for labour. he argued that in the developing world, this is not the case; rather population is placing a great deal of pressure on urban area without having the benefit of industrialization. He identified the lack of employment opportunities for most urban migrants as one of the factors undermining the ability of cities to incorporate people, the consequences of this, he posited, is lack of employment opportunities in urban areas, a large percentage of whose population are unemployed, youthful and living in poverty, and forced to live in unsanitary squatter settlements.

Tacoli (2003) and Rosenthal (2000) observed that in developing countries, the idea that there is a clear divide between urban and rural areas distorts the realities of urban, rural, and the increasingly important peri-urban (sometimes referred to as exurban) areas where both urban and rural characteristics can be found. They argued that rural areas depend on urban areas for secondary schools, post, telephone, credit, agricultural expansion services, farm equipment, hospitals and government services. Greater access to information technology, better roads, improved education and changing economic realities are increasing the movement of people, diffusion of innovation, information, goods, services, and urban areas depend on rural areas mostly for the supply of raw materials for its industries but posit that waste and pollution are blurring the boundaries between urban and rural areas. The creation of more administrative headquarters in rural areas and local

government creation due to population growth are also influencing the urban outlook and composition of the developing countries thereby giving room to several trends of development of settlements that are not fully rural and cannot be said to be really urban in nature.

### 2.2.3 Urbanizing Rural Settlements

In his study of the "Effects of Urbanization in India", Murao, (2018) noted that many villages all over India are becoming increasingly subject to urban influences. Murao observed that the nature of urban impact varies according to the kind of relationship a rural area has with an urban center, he was able to identify villages which are situated close to an industrial town; these villages he said are exposed to a different kind of influence from those with a sizeable group of urban emigrants. He observed that when an industrial town comes up in the midst of villages, some of the villages are totally uprooted while the land of others is partially acquired. He explained that these villages are formed to receive an influx of immigrant workers which not only stimulates the demand for houses, and a market inside the village but creates problems of ordering relationship between the native residents and the immigrants. Besides these villages, he observed that there are those whose lands are either unacquired or partially acquired. According to the United Nations world urbanization prospects (2009), in such villages, cultivation is still possible but villagers may exploit such

economic opportunities as markets gardening, dairy farming, and poultry keeping. They may seek employment in the urban center and start commuting. Another effect of urbanization on the surrounding villages is the outflow of urban residents who wish to move out of the congested city center to the open country side or more conducive smaller towns with considerable cost of living. (U.N. World Urbanization Prospects, 2009).

Murao (2018), identified that factor such as irrigation agriculture, advancing trade, political changes, religious movements, industrialization and urbanization or a combination of any two of these are factors that aid urban growth. Murao also identified that economic changes have certain repercussions on other aspects of the traditional social structure because some areas of social life are interrelated. Also a change in one area of economic organization tends to affect another economic activity. He said with respect to the Japanese system of service relations he noticed that while some services like those of potters and carpenters are no longer bound by these constraints, others like those of blacksmiths, sweepers and barbers are very much a part of it which shows why there is always income and job disparity in an urban center compared to the rural area.

According to Babalola (2012), Africa ranks among the highest region or continent that is presently experiencing rural-urban transformation in the world with about 14.72% of the world's human population. He stated further that

although the growth pattern in Africa shows a different characteristics compared to what is known in the developed world, urban structures in Africa especially in Nigeria exhibits a complicated pattern of rural- urban transformation Babalola (2012) added that rural-urban transformation in Africa is brought about by a myriad of complicated forces. He said that the urban centers in Nigeria evolved through evolutionary process from human settlements which increased in size, population, and physical development. He advised that there must be complete economic transformation and technological development as attained by the developed countries in order for Africa to be able to overcome its numerous problems. Babalola explained that apart from population density, multiple functions performed by settlements is another factor that demarcates an urban centre from a rural settlement.

Babalola (2012) stated further that changes in the demography of a settlement that is urbanizing includes emergence of the middle class, emphasis on social relations reforms, founding of financial institutions, shift away from family operated handicraft industries to urban factories, development of international trade, and the nucleation and mobility of the family.

### 2.2.4 Urbanizing Rural Settlements in Nigeria

Nigeria ranks the highest among the countries experiencing rural-urban transformation in Africa, being the most populated country in Africa, the 7th in the world, and the highest black population in the world (World atlas 2010, LOC, 2008, and Nwaka, 2005). Nigerian population is said to have increased from about 9 million to 57million between 1990- 2008, a 60% growth rate. (I E A, 2011) the United Nations projection of 2009 is said to be at 154,729,000. The population is distributed as 51.7% rural and 43.3% urban with a population density of 167.5 persons/kmsq (Babalola , 2012). Due to the fact that census data in Nigeria has been disputed in the past, the figures may be said to be unreliable but the UN 2005 report states that Nigeria is among the countries that accounted for half of the world's population increase from 2005 till date.(UN, 2005). The UN said that the population of Nigeria will reach between 390 and 402 million by 2050 if not checked thereby making it the 4th most populated country in the world (US CBDIS, 2011; WPP, 2010). According to the available statistical data one out of every 4 Black Africans and one out of every 7 African is said to be a Nigerian (BBC News, 2006). It is also estimated that 20% of the world's Black population lives in Nigeria (US 2008) about 42.3% of this population is said to be between the ages of 0-14 years of age while 54.6% is said to be between the ages of 15 - 65 years of age with higher birth rate of 40.4 compared to death rates of 16.9 per

1000 persons (US, 2008) Babalola said this population growth is what is responsible for the rapid urban growth that is being experienced in Nigeria today( Babalola, 2012). Babalola explained further that although some urban centers such as Kano, Benin City and Ibadan had long histories, he claimed that most human settlements in Nigeria existed as family homesteads, hamlets, and villages without being able to be classified as urban centers before the arrival and domination of the country by the colonial masters. Babalola explained that most urban centers that we have in Nigeria today had their influence and rapid growth due to colonial /provincial administration. It is observed that in the latter half of the twentieth century Nigeria's urban growth has rapidly accelerated.

Characterized by rapid population growth, declining mortality and persistent high fertility rate, urban natural increase plays a significant role in determining urban population growth in Nigeria. While rural-urban migration also contributes to urban growth, the significance of urban natural increase and reclassification due to rural densification has been widely underappreciated while the role of rural-urban migration has likely been over stated in Nigeria and indeed sub-Saharan Africa. Nigeria also exhibits different regional dynamics. Population growth and fertility rates are higher in the northern areas where rural-urban migration propensities are apparently lowest while fertility is considerably lower in the southern regions where rural-urban migration is higher. Linard et al (2012),

also added that rapid population growth has also had a major impact on the structure of urban centers throughout Nigeria. They identified some factors such as the absorption of new population, the expansion of land cover and the appearance of new distance towns as influence on urban classification. This they claimed has changed the morphology of Nigeria cultures. They listed some factors such as the complex and dynamic, entities marked by the frequently unguided and unordered assemblage of the traditional core city, its residential, commercial and industrial zones coupled with the numerous new typically sub-urban or peri-urban areas which are used in a wide array of configurations and social realities most of which contain extensive range of economic functions and social activities as results of this change. They also observed that contemporary Nigeria urban settlements are further characterized by a decentralization of both population and economic activity emplaced within low density metro political areas. Which emerges as a specific urban landscape characteristic of Nigeria's urbanization which should inform the development of frameworks for strategic spatial planning in the country. The materialization of a new scale of urbanization in Nigeria can be observed. This refers to the appearance of strongly interdependent urban/metropolitan regions consolidated through a poly nucleated structure which stretches way beyond a single urbanized entity. Urban corridors developing in Lagos, Ibadan, FCT and its satellite towns, Kano, Katsina, Maradi, or Awka, Onitsha, Nnewi are clear illustration of this urban expansion.

According to Linard et al (2012), what constitutes an urban area is conceptually and practically ambiguous broadly speaking, urban settlements are defined as demographically large, relatively densely populated, built up areas. In practice, countries classify settlements for enumeration purposes using a variety of criteria, there is no universal standard. Considerations include population, sizes, density, administrative statue, In Nigeria, a settlement is generally classified as urban if it comprises of 20,000 or more people which are a relatively high minimum population threshold compared to many other countries.

Fourchand (2003) argued that the colonial period transformed the urban system by changing the pattern of distribution of towns in the country. New towns emerged as Kaduna and Enugu while others were fostered as industrial centers (Jos and Enugu).This was particularly visible in the South-East of the country prior to the British rule.

Abumere (1994) also stated that urbanization tended to concentrate in the North and South-West while the South-East had a predominantly rural character. The colonial masters encouraged the urbanization of South-Eastern Nigeria through the creation of four major cities for the processing and export of raw materials which are Port Harcourt, Aba, Enugu and Owerri. The 1917 Township ordinance established three categories of cities first, second and third classes while the rationale for the classification remains ambiguous (population and traditional size of the towns do not emerge as determining factors) Evidence

indicates that proximately to the Coast or Coastal ports, the role played in the processing and collecting of raw materials as well as the contribution to the export trade were all essential. Lagos was the only city identified as a first class town with 18 classified as second class towns and 50 classified as 3rd class towns were mostly located in the South. This classification he explained led to an uneven distribution of social activities and infrastructures. Cities in the South close to the Coasts, railways lines and ports were privileged at the expense of Northern cities leading the latter to decline. This process he posited created unequal development between urban areas in the North and the South of the country which is still highly visible today.

The changes in the post-independence urban landscape were linked with administrative transformations at the dawn of independence; there were three regions, Northern, Western and Eastern with Capitals at Kaduna, Ibadan and Enugu respectively with Lagos as federal capital. In 1963, a forth Midwest region (with Benin City as Capital) was added. The number of states increased to 12 in 1967 and 19 in 1976 and with then the number of state capitals. Today there are 36 states as well as Abuja Federal Capital Territory (FCT). Beulah, (2012) added that the creation of local government areas has also expanded the number of urban centers in Nigeria.

### 2.2.5 Impact of urbanization on rural areas and Changing Demographic Characteristics of Emerging Urban Centers

As settlements grow, there is always a corresponding change in the demographic characters and population makeup of such settlements. This is in terms of the age, sex, income, migration pattern, etc. Korhassan and Gumus (2009) in their research about demographic change in Turkey observed that due to urbanization, migration and population increase, the demographic composition of urbanizing rural settlements in Turkey are changing thus making it difficult to classify them either as rural or urban, The perceived link between the urban center and the countryside is evolving rapidly, shifting away from the assumptions of few conceptual landscapes where rural-urban links are being redefined. In most field, the urbanizing rural interface is still generally considered as a transitional zone between city and countryside, often described "not as a discrete area, but rather as a diffuse territory identified by combinations of features and phenomena, generated largely by activities within the urban zone proper" Nottingham and Liverpool Universities, (1998),in their research on Peri-Urban Natural Resource Conceptualization and Management, discovered that emerging urban centers or urbanizing rural areas are always difficult to define and, moreover, they are also bound with problems inherent to the conceptualization of both rural and urban worlds.

Korhassan and Gumus (2009) listed some factors such as migration, change in communication tools, extension of social amenities, Technical advancement and Revolution of industrialization as being responsible for the changes that are taking place in the urbanizing rural settlements or emerging urban centers. They added that access to information, and social amenities without necessarily having to change their localities, and the location of tertiary activities in the rural areas was responsible for the urbanization and growth of the rural settlements. They added that the location of this facilities in the rural areas has helped to also improve the tourism sector and aided migrations to some news settlements. They also discovered that these factors had led to the gradual disappearance of traditional primary activities in the rural areas and the socio economic conditions which are associated with the activities.

Korhassan and Gumus (2009), identified two ways in which rural settlements are being transformed in Turkey. They observed the first as the growth of settlements that are located close to major urban centers. They discovered population surge, slum development, massive rapid immigration and uncontrolled growth. They listed the second factor as the growth of rural settlement as a result of tourism. They explained it further as the relocation of the urban population into rural areas either for tourism or in search of serenity. They discovered that the development of secondary activities, tourist institutions, and migration of people from the non-urbanizing settlements into the urbanizing

settlement as causal factors. They said when some settlements of the same area start getting additional functions and importance, people tend to migrate to such areas in search of better standards of living and jobs. This they claim lead to a change in the socio-demographic and socio- economic structure of such settlements. Korhassan and Gumus also added that internal migration also leads to population increase and increased birth rates in such rural settlements. McGee (1991) argued that the urban regions resulting from processes like those mentioned above are often composed of one or more large urban cores linked by major transportation axes plus the peri-urban zones and an extensive zone of mixed rural-urban land use alongside the main routes.

Jones and Visaria (1997) added that Common features of these emerging-urban areas includes, rapid commercialization of agriculture, expansion of transport systems; and an employment shift from farming to other activities, accompanied by migration or commutation to cities. Factories and other non-agricultural activities are also developing within the zone but outside the city proper. They also argued that another characteristic feature of these emerging-urban regions is that the distinctions between urban and rural are tending to become increasingly blurred as a result of technological changes and globalization processes that make available to rural dwellers, goods and services that were the preserve of urban residents only a very short time ago. They agreed that development of investment in housing and industrial estates has thus transformed

mainly peripheral agricultural areas to large new town and industrial estates. An influx of population into these urbanizing rural areas, mainly middle-income groups, has boosted land speculation and a strong and dynamic activity of developers, but puts it that this is not always under the regulation of the state.

This process, Firman (1997) argues must be interpreted in the light of a general economic and physical restructuring of the region, where they observed that Jakarta City,( the core), is shifting its former industrial function to a business, finance and services center. Example was given by Fultron et al (1997), in their study of demographic and socioeconomic characteristics of migration streams between urban and peri-urban areas at four different times in the United States of America and Canada between 1975 and 1993. They found three significant shifts in the direction of migration. The first occurred during the 1970's when historical patterns of peri-urban loss of human resources were reversed. During this time urban areas shrank while rural areas gained and increased retention of the young and better-educated. During the 1980s that trend reversed itself and there was a net migration loss from rural areas as better educated and white collar workers moved to urban areas. During the 1990s there was a peri-urban net migration gain, with the greatest increases among those higher status groups which experienced the greatest decline in the 1980's. This shows an increase gain in outer or peri urban settlement growth as higher or middle income urban dwellers move out of the congested city centers to the rural countryside either in search for space or

serenity. Luoma (2016) added that the development process involves significant changes in the demographic characteristics of the population ranging from the educational attainment level, age composition of the population, to the level of income of individuals because some parts of the society always benefit more from the rising incomes which in many cases, together with the development process changes the income distribution, thereby causing the income of a part of the population to increase relatively more compared to the rest of the population Luoma added that lower class such as illiterates and uneducated move into the urban centers with the sole aim of providing for their families and meeting their requirements and tend to generate income, education or remittances that could be useful for the whole family. Luoma also said that urbanization changes economic structure and growth of the society as it alters the income of individuals, it creates significant changes in the income distribution in both the short and long run. He argued that economic growth and income inequality theory shows how demographic changes followed by industrialization alters income distribution within a country but the theory was only concerned about one way relation from development to inequality. It did not take into account the impact of inequality on urban growth

Adepoju (1997) in his study of the dynamics of urban population noted that the role of repeated migration show that a substantial proportion of

impressive educated tenants or residents which consists of youthful population or age structure predominates the urban cores.

Angel (2011) observed that Nigeria's urban population growth has naturally been accompanied by the expansion of existing built up areas and also the emergence of new identifiably urban settlements. Overall the physical expansion of built up areas is predicted to continue in the coming decades although there is considerable uncertainties about how much expansion will take place. The key variables are population growth and critical population densities. It is impossible to predict how population densities will change but in general, rates of urban expansion have exceeded rates of urban population growth in West Africa. If this precedent holds, it is likely that population densities will decline somewhat resulting in greater physical expansion.

### 2.2.6 Changing Demographic Characteristics of Emerging Urban Centers

Some researchers such as Korhassan and Gumus (2009), kazuyo (2011), Tumbe (2015 b), etc discovered some demographic changes in the course of their studies.

#### 2.2.6.1 Urbanization and Birth rate relationships

Korharssan and Gumus (2009) noticed that Birth rate has increased in the urbanizing rural settlements. They noticed that birth rates is reducing per head as

most families due to a change in socio-cultural and economic features are transforming the household structures which is tending towards nuclear in form. They also added that the decrease in birth rate can also be traced to the increasing level of educational attainment of the women in the emerging urban centers. They said that the increase in literacy and educational attainment levels of the women has led to increase awareness about family planning methods and the ambitious nature of the women has led to a quest for other attainments other than child bearing.

#### 2.2.6.2 Urbanization and Occupation Relationships

Korhassan and Gumus (2009), also noticed a change in the occupation of the residents of the emerging urban settlement. They noticed that most inhabitants are engaged in non-primary activities which they claim has also led to a disparity in the income levels of the inhabitants who unlike the rural residents are engaged in different occupations that ranges from primary, secondary and in some cases tertiary activities. They noticed that the location of non-primary activities and their increase in number in the urbanizing settlements has also led to an increase in the number of migrants into the urbanizing settlements. This increase in migration has also led to a change in the age structure of the population of the urbanizing settlement. Since the migrants population is mostly composed of male

youthful population who in most cases migrate to the urbanizing settlements either in search of better standard of living or in search of jobs.

### 2.2.6.3 Urbanization and Sex Relationships

Korhassan and Gumus (2009), noticed that since the population is mostly composed of young male youthful population, the dependent population is witnessing a downturn as the dependent population keeps reducing due to reduced birth rates and longer life expectancy. Since the urbanizing settlement is mostly populated by male migrant population, it also affects the sex composition of the population which is witnessing an increased male youthful dominated population.

Tumbe (2015b) added that urbanizing settlements tend to have been male dominated because migration to urban centers to work is mostly a male dominated venture. He also noted that older males leave the urban centers to retire in the rural areas leaving behind their children in the urban centers.

Kazuyo (2011) said that women living in urban areas are more likely to postpone marriage and have access to education and health facilities and formal jobs and also adopt modern technologies and ideas such as the use of contraceptives .He claimed that this is responsible for the reason why fertility is lower in the urban centers compared to rural areas.

### 2.2.6.4 Urbanization and Household Size

Urbanization has an effect on the household size in the urbanizing rural settlements compared to the non-urbanizing rural settlements, Korhassan and Gumus (2009) noticed that although urbanizing rural settlements tend to have a higher population compared to the non-urbanizing rural settlements, the household size seems to be smaller and seems to be tending towards nucleated household. In non-urbanizing rural areas, households are dense and composed of more members compared to the urbanizing rural areas. Korhassan and Gumus (2009) noticed that a reduction in birth rate is also affecting the household size which is tending towards nuclear family pattern as most residents of emerging urban centers seems to have a higher level of education and literacy compared to the non-urbanizing rural settlements. They noticed a decreasing illiteracy levels in emerging urban centers. They said the decrease in birth rates is as a result of the high literacy levels in urbanizing rural settlements. Browder et (1995), discovered that households surveys have shown the urbanizing rural areas as quite socially homogeneous areas populated by middle and lower-middle income sectors, with insignificant informal activity (although that is gender biased) and being the results of reverse migratory processes rather than the urban migration of the rural poor (as thought by many people), while linkages to the rural areas are quite rare.

### 2.2.6.5 Urbanization and Educational Attainment Levels

Urbanizing settlements tend to have a higher percentage of educated population, according to Korhassan and Gumus (2009) in their research discovered that most urbanizing rural settlement population in Turkey was a mixture of people from both urban and rural settlements. When this happens there is bound to be some kind of mix in the population structure with the migrants from urban centers being the most educated ones who have relocated to the emerging urban center either in search of serenity of space which is always limited in the urbanized settlements.

### 2.2.6.6 Urbanization and Age Relationship

It has also been noticed that there exists a relationship between urbanization and age. Korhassan and Gumus (2009) in their research about urbanizing rural areas in Turkey discovered that most migrant population and resident populations of urbanizing rural areas are made up of youthful active populations. Xenos (2004) in his study of the age structure and urban migration of youths in the Philippines identified that 10% of youths (aged 15-29) in the less urbanized areas and 19% in the national capital region are migrants, had resided in another area 5 years earlier. Rodríguez (2004) argued that the age has important implication for both rural and urban population as this is the main factor that determines the growth or decline of such population. United Nations (UNDESA)

populations division population projections forecasts a continuing shift in age structure in sub-Saharan Africa as fertility declines, ages 9 and above will rise from 68 – 81%.Population projections predict extensive urbanization with an increase from 33 percent of the population living in urban areas in 2000 to 60.5 percent by 2050. ECLAC (2006) added that in terms of age structures, migration could be expected to widen disparities in dependency ratios. Since emigration from less developed areas tends to involve young adults, the result according to ECLAC, is that the proportion of children in the total population left behind, which tends to be higher in such areas as they are at an earlier stage of demographic transition, will increase. In Eastern Asia, a large proportion of rural enterprises are located in sizeable settlements with strong non-agricultural economic bases and which could be classified as urban centers.

**2.2.6.7 Urbanization and Behavioral Change**

There also seems to exist a relationship between urbanization and behavioral change. Rosenberg (2013) in his studies about urbanizing rural settlements in China observed that urbanizing rural settlements tend to have an effect on the behavior and attitudes of the residents. He said unlike rural settlements where relationship is mostly on a kinship bases, urbanizing settlement just like the urbanized settlements tend to exhibit a formal system of relationship where all interactions are always contractual and formal in nature. He said that the

urbanizing settlements also tends to change the attitude of the residents towards space and buildings utilization. He said unlike the rural areas space is limited in urbanizing settlements and in most cases urban renewal practices take place with the replacement of old corrugated crude houses and housing pattern with modern houses that are usually fitted with the necessary amenities such as electricity, water, etc. This he said changes the social behavior of the residents towards healthy living and lifestyle when compared to the non-urbanizing rural areas.

### 2.2.6.8 Urbanization and Income Relationship

It has been proven that there is a direct link between urbanization and income levels, it has been proven that urbanization has a kind of influence on the income of the residents. Korhassan and Gumus (2009) noticed that as settlements become more urbanized, there is always a corresponding change in the distribution of economic activities which leads to a variation in the income of the residents in urban centers compared to the rural areas where mostly primary agricultural activities are the main dominant occupations.

Korhassan and Gumus (2009) observed that most rural dwellers tend to have the same level of income because the occupation seems to be primary activities which in most cases are agricultural oriented occupation. They discovered that due to the disparity in the type of economic activities in urban settlements, the location of some secondary and tertiary activities in urbanizing

settlements are responsible for the varied income levels. Tacoli (1998) discovered that a sharp distinction between urban and rural settlements generally assumes that the livelihoods of the inhabitants can equally be reduced to two main categories: agriculture based in rural areas and manufacture and services based in the urban centers. But she posits that recent research suggests that even where activities can be described as either urban or rural and are spatially separated, there is always a continued and varied exchange of resources between urban and rural areas. The sectorial interaction she said consists of rural activities taking place in urban areas (e.g. urban agriculture) or traditionally "urban" activities as manufacturing and services taking place in rural areas, or the areas binding the two centers which she referred to as peri-urban, exhibits some flows to and from rural industries that are spatially concentrated around urbanizing rural areas. In that context, Tacoli (1998) and Rigg (1997) added that policies aimed at alleviating poverty are still considering the existence of either "rural" or "urban" poverty, while the reality of many regions in the developing world suggests that every-day life and livelihood strategies of "multispatial households "are increasingly taking place within an integrated rural-urban space. Jones and Visaria (1997) added that, in many regions of the developing world, including its largest countries, the boundaries between urban and rural are getting blurred thus affecting the very definition of such an entity as a peri-urban (or rural-urban) interface. Douglass (1998a), said that even if the focus has shifted from a spatial

definition (i.e. assuming a central urban point surrounded by a de-densifying periphery) to a more functional focus on diverse flows between the rural and urban sectors, recent developments both in theory and in real world contexts such as space-time compression and globalization all point to the need of a reassessment of the changing nature of the rural-urban divide. Douglass said," While policy initiatives toward rural-urban linkages have remained attached to the simple urban diffusion and industrial growth pole models, the basic parameters of rural-urban relations and by extension the prospects for poverty alleviation have been fundamentally transformed by new forms of economic organization, technological change and globalization."(Douglass, 1998).

### 2.2.6.9 Urbanization and Migration Relationships

It has also been proven that there exists a relationship between urbanization and migration. Korhassan and Gumus (2009) in their research about urbanizing rural settlements in Turkey discovered that so much immigration is taking place in the urbanizing rural areas. They noticed that this migration streams consists of both urban dwellers and the rural dwellers who move into the urbanizing settlements either for tourism purposes, in search of serenity, in search of better standard of living or in search of opportunities. Rodríguez (2004) argued that the elasticity of migration has important implication for both rural and urban population. He said more direct impact of migration on origin and destination

areas is on the total population of the areas. He added that migration tends to promote convergence between regions in terms of demographic growth, as poles of attraction are usually the wealthier regions that are also more advanced in terms of demographic transition, and therefore have lower levels of natural increase. He said that migration also affect the structure of the population and through it the socio-demographic composition of different regions. He gave some instances where he said if women migrate to areas with high proportions of men, the sub-national imbalances in the population by sex will be reduced. Given the evidence of a positive relationship between development and migratory attraction, and considering the historic selectivity of Latin America's internal migration in terms of age, gender and level of schooling internal migration should be broadening territorial differences in population structure by age, sex and level of education. He also said that more developed regions have a greater proportion of women and higher levels of education, in part because of prior immigration. He posits that such areas remain net recipients of mainly female migrants and people with above-average education, migration will deepen regional disparities in terms of gender and schooling.

Champion and Waters (1991) added that although the historical reasons are very different, processes of urban dispersal into rural areas have also been taking place in industrialized economies. This they said is being described within a particular segment of the geographic literature for many decades, basically as a

result of what can be referred to as the counter urbanization dynamics, that is, the reverse migration from the urban core to the rural countryside.

Garreau (1991),Soja (1992) and Beauregard (1995), argued that the difficulty of having to deal conceptually with diversified livelihood strategies of "multispatial households" within an integrated rural-urban space and a changing economic context has contributed to the emergence of new ways of conceptualizing poverty, which tends to be seen now as a lack of different kinds of assets and a process of exclusion from development, Garreau, Soja, and Beauregard argued that although the first manufacturing factories of the Industrial Revolution were located in the English countryside, suburban landscapes imagery shows that not only flows of people, but of capital, labour, commodities and information leave the central urban area for a restless and place-less periphery. But explained that, in the developing countries the social and economic disparities between urban and rural regions have tended to limit the debate to more "traditional" terms, These assumptions concerning the urbanizing rural areas according to Browder et al., (1995) are increasingly being criticized as part of a somewhat stereotyped model, as proven by recent research which they conducted in the urban fringe of cities as Bangkok, Jakarta and Santiago de Chile.

The debate is enriched with further empirical evidences. Rigg (1997), Firman and Dharmapatni (1994) all agreed that the fast growing economies of the Southeast Asia or the changes in the organization and management of certain

selected areas of China with special market oriented policies e.g.(Pearl River Delta, etc.) are providing indications that fast urbanization processes featuring a synergetic mix of agricultural and industrial activities is creating economic growth, even if increasing social inequalities and environmental problems need to be addressed and can eventually question the validity of the urban growth model. To define the limits of this debate, on the one hand, based on the globalization discourse and logic, some academicians such as Ginsburg et al (1991), Dick and Rimmer (1998) have even proposed to apply the same conceptual tools in every context where the accelerated integration into the world economy is taking place. This is to apply mainly USA and Europe. Theoretical developments to analyze the contemporary dispersal of the post-fordist city into the periphery in the Southeast Asian context or eventually any other extended urban region and the acceptance of a general blurring of frontiers, not only the one marking the rural-urban division but the one between the First World and the Third World as well. On the other hand, other scholars such as Potter and Unwin, (1995) argue that while many regions in Asia have witnessed the emergence of functionally integrated territorial structures where agricultural and non-agricultural activities are increasingly found in complex spatial mixes, evidence from other regions in the Third World, mainly in Africa where the origin of the exurban concept is generally accepted, may suggest that in physical terms the distinction between rural and urban landscapes is still relevant. Nevertheless, in functional terms, the

increasing and sustained integration is recognized. According to McGee (1997), one of the environmental and social challenges of the next century will be the rapid and sustained increase of population expected in the extended urban regions of the developing world, where the urban centers are expanding and industrial activity is being relocated. He stated that a “paradigm shift” seems ready to emerge, following a movement initiated in the late eighties by the research about interactions and linkages between rural and urban areas. Potter and Unwin (1995) stated that this trend was seen at that time as a response to" the bulk of research that has been devoted to the analysis of urban and rural development as separate issues expressing a growing awareness of the importance of rural- urban relationships, and a classification with urban based centralized models of development ".

Rakodi (1998) used a definition stressing the relationship between urban and the rural areas being the result of a process over time: Rakodi said that the urbanizing rural areas is a dynamic zone both spatially and structurally. Spatially it is the transition between fully urbanized cities and areas in predominantly agricultural use. It is characterized by mixed land uses and indeterminate inner and outer boundaries, and typically is split between a numbers of administrative areas. She identified it as the land area which can be characterized as urban shifts over time as urban centers expand. It is also a zone of rapid economic and social

structural change, characterized by pressures on natural resources, changing labour market opportunities and changing patterns of land use.

Although Nottingham and Liverpool Universities use Rondinelli's (1983) framework of rural-urban linkages, it is not clear, apart from the existence of a "land link" that spatializes these relationships, what the theoretical and practical implications of such a choice are, when considering that Rondinelli's model is partly based on central place theories and purports an "urban diffusion" to rural areas in order to ensure an equitable development amongst which are that:

"Population density in the most central zones frequently decline as households are displaced by the expansion of other activities. This is a very robust finding in both industrial and developing countries. Large households typically prefer larger dwelling units. Since housing prices and rents are lower at the periphery of urban centers than at the center, large households are often more decentralized than small households" According to Ingram (1998) this kind of process has been analyzed in different countries. Indeed, the formation of vast and ever-expanding metropolitan regions which are as a result of so many independent small urban centers merging together with time seems to be "an inevitable feature of very large populous countries" in the developing world.

Jones and Visaria (1997) explained further that the potential growth of such agglomerations is been constantly enhanced by technological development, especially by major improvements in transports and telecommunications. In Latin

America, with an urbanization rate of more than 80 %, the rural-urban migration has virtually ended, the poor classes having contributed in the large majority of cases, to the creation of a poor class urban fringe settlements development close to major urban centers during the 1950s and 1960s. More recent processes in Brazil have been analyzed from the point of view of the changes that took place during the 1980s and 1990s in the urban growth pattern.

Ribeiro and Correa (1995) argued that these changes are seen as having segregated the lower-income populations in the extensive and precarious peripheral areas, where the "capitalistic sector" has allowed them to settle and become "home owner". This spread of the poor to the periphery has been favored by the way in which metropolitan space was produced, the result being "the buffering of social conflicts in Brazilian cities". The three main indicators of the new change are:

- a socio-economic diversification of the peripheral areas, thus reproducing the center-periphery pattern within themselves;
- The spread of poverty throughout the metropolitan network;
- The emergence of segregation by middle-class segments of society.

These changes they said led to the formation of a more complex peri-urban and exurban structure than the one described in the 1970s. They added that the periphery has ceased to be an open space, and in this sense it ceased to be a frontier, whose growth logic led to the spread of urban land ownership. This trend,

they explained, has thus coexisted with a diametrically opposing one i.e. the production of privileged residential neighborhoods whose target owners belong to higher-income groups, who are territorially separated from the rest of the city.

Martine and Diniz (1997) argued that although firms in Brazil have in general decided from the 1980s onwards to settle in small cities at a convenient distance of Sao Paulo and even if out of the administrative metropolitan area the consequent de-concentration has implied to the extension of the radius of concentrated economic activity and of intensive demographic growth, as well as centralization of financial control" around the city core.

In Southeast Asia, while suggesting the formation of an extended metropolitan region, Firman (1997) has described the fast process of land conversion in the Northern Region of West Java, Indonesia, mainly from agricultural to industrial and residential uses. This process he said was being led by domestic and foreign investment in the manufacturing, finance and service sectors, and has also been encouraged by a series of financial deregulation policies from the 1980s, aiming to stimulate economic growth.

The development of investment in housing and industrial estates, according to Firman, has thus transformed mainly agricultural areas to large new town and industrial estates. An influx of population into these peripheral areas, mainly middle-income groups, has boosted land speculation and a strong and dynamic activity of developers, not always under the regulation of the state. This

process, he explained, must be interpreted in the light of a general economic and physical restructuring of the region, where Jakarta City, the core, is shifting its former industrial function to a business, finance and services center. Meanwhile, population growth in peripheral areas is far exceeding the one in the core.

Tacoli (2006) argued that the ongoing economic, social and demographic transformations in most parts of Africa and Asia are best understood as processes based on a complementary relationship between rural and urban development and a blurring of the rural-urban divide, rather than as relatively clear-cut transitions The main implication for policy is the need to support governance systems that take account and respond to these changes and to the emerging and novel challenges that these changes present. Local governance systems can play a key role in determining the nature of rural-urban development, especially in ensuring that it does not result in the social and economic exclusion of vulnerable and marginalized groups. She added that success in this regard depends in part on whether national institutional frameworks provide a space for local decision-making. She stated that small and intermediate urban centers have traditionally been the focus of regional development strategies, but many growing agricultural market nodes and small-scale manufacturing settlements are still classified as "rural" and therefore often lack the levels of technical competence and financial resources that are associated with urban status.

Okali et al (2001) also added that the governance of rural-urban development is a balancing act between supporting the high levels of mobility and occupational diversification that are so important for households and communities alike, and ensuring that their potentially negative impacts do not become a reality. They also observed that high levels of mobility and remittances from internal migrants are generally positive, not only for the households that receive them but that remittances can also have a critical impact on the economy of small towns, for example, through investment in housing and, where migrant hometown associations are active, in the construction of public facilities such as schools, religious centers, water point etc. From the above reviewed literature, it would be fair to say that a lot of studies have been carried out with regards to peri-urban d and exurban development. However, research on the socio-demographic characteristics of emerging urban centers has been very scanty especially in Africa and particularly in Nigeria. It is this gap in knowledge that this research intends to fill.

# CHAPTER THREE

# METHODOLOGY

## 3.1 Introduction

Methodology in research is a process that includes the methods, procedures or modalities by which a researcher intends to accomplish the objectives of the research (Agbonifoh and Yomere, 1999). This chapter focuses on explaining the research methodology which will be used to undertake the research investigation. The methodology in this chapter would include the study design, the methods and techniques of data collection and data analysis.

## 3.2 Study Design

The strategy that directed the process through which data would be collected in this research is the survey research design. This entails the collection of data in the study area at one point in time and the result generalized to the entire population of the study area. The research investigation was designed in such a way as to follow a quantitative approach of research. Burns and Grove (1993) defined a quantitative research as a formal, objective, systematic process of describing and testing relationships and examining cause and effect of interaction among variables. To examine relationships and associations between

and among the variables under investigation, a descriptive survey design will be used.

A survey is used to collect data from a population when secondary data about that population are not available, difficult to get or inadequate for the study and when the population to be described are too large for direct observation by the researcher. According to Polit and Hungler (1997) a survey obtains information from a sample of people by means of self-report, that is, the people responds to a series of questions posed by the investigators.

### 3.3 Sources of Data

The data for this research was acquired from primary sources. The primary data was gathered directly from the field. The data collection method that was used in this study includes the use of questionnaire survey to solicit information from the subjects based on selected samples from the study population of Okada town. Questionnaires were used to collect data about the individuals' socio demographic characteristics in the study area.

### 3.4 Population of the Study

Burns and Grove (1993) defined a population as all elements (individuals, objects and events) that meet the sample criteria for inclusion in a study. The study which is aimed at investigating “The Demographic Characteristics of Okada

Town" as an emerging urban center focused on the population of Okada town as the study population. The study population includes all residents in the study area. Since the whole population cannot be surveyed, a representative sample (or subset) of the population was carefully selected. The subset of the study population then becomes the target in the study. In this study, the study population includes the selected houses and their occupants in the town.

### 3.5 Sampling Instruments

Data used in the study was collected through the use of a questionnaire. A questionnaire is a printed self-report form designed to elicit information that can be obtained through the written responses of the subjects. The information obtained through a questionnaire is similar to that obtained by an interview, but the questions tend to have less depth. Burns and Grove, (1993). In order to achieve the aim of this research study, the questionnaire was supported by on-site survey. The questionnaire was used to collect data on the socio-demographic characteristics within the study population such as income level, age, education level etc. while the on-site survey was designed to collect data on urban foundation (i.e. facilities or infrastructures) in the settlement.

### 3.6 Sampling Technique

Sampling is a procedure for choosing the sample units from a population. The various techniques for selecting units that make up the sample are categorized into: probability and non-probability techniques. In this study, the stratified sampling and systematic sampling techniques which are types of probability sampling technique was used. The systematic sampling technique involves a random start and then proceeds with the selection of every $K^{th}$ element from then onwards. It is important that the starting point is not automatically the first in the list, but is instead randomly chosen from within the first to the $K^{th}$ element in the list. However, in this study, the stratified sampling technique was used to divide the town into two zones for ease of questionnaire administration. Therefore, the town was divided into two zones as follows:

- Zone 1: Crown Estate.
- Zone 2: The Main Town.

From each zone, the systematic sampling technique was used to select the houses and the respondents. Every third house of every second street in each zone was sampled. The target was any occupant of the dwelling unit available at the time of visiting. Based on this sampling technique, a total of 150 copies of the questionnaire were administered to elicit information in the study area. 100 questionnaires were administered in the main town while 50 questionnaires were administered in the Crown Estate.

### 3.7. Method of Data Analysis

Data analysis is a technique for reducing and organizing data to produce results that require interpretation by the researcher. The analysis of this research work was performed by the use of Statistical Package for Social Sciences (SPSS). Descriptive statistics was used to analyze the collected data in this study. The method employed was simple percentages. The percentages were derived from the frequency table. Likert scale was used to rate the following responses: strongly disagree, disagree, indifferent, agree and strongly agree. Each response was coded as follows: strongly disagree = 1, disagree = 2, indifferent = 3, agree = 4, strongly agree= 5. The Likert scale used to determine the level of satisfaction and acceptance of respondents with facilities and transformations were as follows: Very Dissatisfied (VD)= 1, Dissatisfied (D)= 2, Fairly satisfied (FS)=3, Satisfied (S)= 4 and Very Satisfied (VS)= 5. Also, statistical diagrams such as bar graphs and pie charts would be employed to show results in this study.

Based on the second objective of this study, the chi-square was used to check if there is any significant differentiation among the two zones. The chi-square test can be used to determine or test the hypothesis or results of a study in two major ways such as the test for significance (which is a two-tail test) and the goodness of fit test (which is a single tale test). The chi-square test shows how well theoretical/expected distributions (such as normal and binomial distributions)

fit empirical/observed distribution (that is those obtained from the sample data). The formulae for determining the chi-square statistic is given as;

$$\sum \frac{(fo-fe)2}{fe}$$

Given that;

fo= represents observed frequency of the distribution

fe= represents expected frequency of the distribution

$\sum$ = This is sigma sign and represents total summation of the observed and the expected frequency of the distribution.

In the chi-square analysis, it is important to first determine the figure of the expected frequency (fe) before a chi-square analysis can be carried out. The formula for determining the expected frequency (fe) of the distribution is given as

$$\mathbf{Fe} = \frac{RT \times CT}{n}$$

Where;

RT = represents the roll total

CT =represents column total

n = represents total number of roll and column

To determine the level of significance of the chi-square result, the degree of freedom (df) of the distribution must be known. The degree of freedom is determined using the formula below;

**df=(R-1) (C-1)**

Where:

df is the degree of freedom

R is the number of rolls and

C is the number of columns.

The Analysis of Variance (ANOVA) was also used to examine the demographic variations or differentiation within and between the two zones of the town. These variations includes age, sex, income level, education level etc. The One-way Analysis of Variance (ANOVA) is a parametric statistical method for testing the differences between means particularly when more than two samples are involved and the data measured are in interval or ratio scale. The statistical test assesses the likelihood of the K-samples having been drawn from the same population by decomposing the total variance into within and between group components. The ratio of these two components gives the F-ratio which is obtained by dividing the between group by the within group variances. If the test value of F exceeds the critical value, then Ho which says that there is no difference between the means of the groups is rejected. The general expression for the variance is given as:

$$\text{Variance} = \frac{Sum\ of\ Squares}{Degree\ of\ Freedom}$$

The within group variance (sj) was found by dividing the sum of squared deviations of all observations about their respective group means by the

appropriate degree of freedom. The later in this case is *n–k*, where *n* is the total number of observations and *k* is the number of groups; with the result that:

$$S_w^2 = \sum_{j=l}^{k} \frac{\sum_{i-l}^{nj} \left(X_{ij} - \overline{X}_j\right)^2}{n-k} = \frac{\text{within - group sum of squares}}{\text{within - group degrees of freedom}}$$

Where:

*Xj* are $\left(S_w^2\right)$ the group means and *Xij* the observations within each group. Summation is repeated within each group to give the required sum of squares. The between-groups variance considers the squared deviations of the group means about the mean for the whole data (X). The squares are also weighted in terms of the number of observation (*nj*) within each group, and the equation reads thus:

$$S_b^2 = \frac{\sum_{j=l}^{k} nj\left(\overline{X}_j - \overline{X}_l\right)^2}{k-l} = \frac{\text{between - group sum of squarc}}{\text{between - group degrees of freedom}}$$

The degrees of freedom are now one less than the number of groups (*K* – 1). The total sum of squares is the sum of the within – and between – groups squares. The required *F* ratio was derived as follows:

$$F = \frac{s_b^{\,2}}{s_w^{\,2}}$$

The result is summarized in ANOVA output summary table as shown below:

**Table 3.1: ANOVA Output Table**

| **Sources of Variation** | **Sum of Squares** | **Degrees of Freedom (d.f)** | **Variance** | ***F* – ratio** |
|---|---|---|---|---|
| Between Groups | BSS | K-1 | $\frac{BSS}{K-1}$ | $\frac{BSS}{WSS}$ |
| Within Groups | WSS | N-K | $\frac{WSS}{N-K}$ | |
| Total | | (K-1) + (N-K) | | |

# CHAPTER FOUR
# DATA PRESENTATION, ANALYSIS AND INTERPRETATION

## 4.1 Introduction

This chapter deals with the presentation of data as well as providing accurate and detailed insight to the research through a detail analysis of the primary data generated from the questionnaire survey carried out in the study area and this subsequently will be succeeded by the discussion of research result.

## 4.2 Presentation of Preliminary Survey Details

A total of 150 questionnaires were taken to the field for distribution among respondents in the study area. 138 of the 150 questionnaires were returned valid for analysis. The results of the analysis are discussed below.

### 4.2.1 Socio-Demographic Characteristics

This section deals with the analysis of the socio-demographic characteristics of respondents and this was achieved with the aid of tables and charts. The varying socio-demographic characteristics are discussed below.

**Name of Quarter**

| | Frequency | Percent |
|---|---|---|
| Crown Estate | 38 | 27.5 |
| Main Town | 100 | 72 |
| Total | 138 | 100.0 |

**Table 4.1**
**Source: Fieldwork 2018.**

From the above table we are able to get information about the distribution of the data collected within the two zones in the town. From the table we can see that 72% of the returned questionnaires were gotten from the main town while 27.5% of the returned questionnaires were gotten from the crown estate.

**Gender of Respondents**

| | Frequency | Percent |
|---|---|---|
| Male | 80 | 58.0 |
| Female | 58 | 42.0 |
| Total | 138 | 100.0 |

Table 4.2
Source: Field Survey, 2018.

Figure 4.1: Table and Pie Chart Showing the Gender of Respondents in the Study Area

Figure 4.1 and Table 4.2 shows the gender of respondents in the study area. From the figure, the proportion of the sampled population who are males is represented as 58.0% while the proportion of respondents who are females is given as 42.0%. From this, it can thus be concluded that the majority of the sampled population from the study area are males.

**Age of Respondents**

| | Frequency | Percent |
|---|---|---|
| Less than 25 | 49 | 35.5 |
| 26-35 Years | 50 | 36.2 |
| 36-45 Years | 24 | 17.4 |
| 46-55 Years | 10 | 7.2 |
| 56 Years and Above | 5 | 3.6 |
| Total | 138 | 100.0 |

Table 4.3

Source: field survey 2018.

Table 4.3. Shows the age group of respondents. As can be seen from the table, the proportion of respondents who are less than 25 years of age is recorded as % , those between the ages of 26 and 35 years is represented as 36.2 % the proportion of those between the ages of 36 and 45 is recorded as 17.4 %. The

proportion representation for respondents who are between the ages of 46 and 55 years is recorded as 7.2% while those aged 56 and above is given as 3.6 %.

**Marital Status of Respondents**

| | Frequency | Percent |
|---|---|---|
| Single | 69 | 50.0 |
| Married | 65 | 47.1 |
| Cohabiting | 2 | 1.4 |
| Divorced/Separated | 2 | 1.4 |
| Total | 138 | 100.0 |

Table 4.4

Source: Field survey 2018.

Table 4.4 .shows the marital status of respondents. As can be seen from the table, the proportion of respondents who are single is represented as 50.0%, the proportion of those who are married is 47.1%, the proportion of those who are cohabitating in the study area recorded at 1.4%. The proportion representation for respondents who are divorced or separated in the study area is given as 1.4%.

From the above analysis, it can be deduced that majority of the sampled population are single as they have the highest representation within the study area while those who are divorced, separated or cohabitating have the least representation standing at 1.4%. It can thus be concluded that the study area has more single youthful population and is experiencing more growth in that regards

with the advent of development while those who are cohabiting and the divorced or separated are few within the population of the town.

**Religion of Respondents**

| | Frequency | Percent |
|---|---|---|
| Christianity | 116 | 84.1 |
| Islam | 20 | 14.5 |
| Traditional Religion | 2 | 1.4 |
| Total | 138 | 100.0 |

Table 4.5

Source: Field survey 2018.

Table 4.5 shows the religion of respondents. As can be seen from the table, the proportion of respondents who are Christians is represented as 84.1% with the proportion of practicing Muslims in the study area recorded at 14.5%. The proportion representation for respondents who are into traditional religion in the study area is given as 1.4%.

From the above analysis, it can be deduced that majority of the sampled population are professing Christians as they have the highest representation within the study area while those who are into traditional religion have the least representation standing at 1.4%. It can thus be concluded that the study area has more Christian population and is arguably experiencing more growth in that

regards with the advent of development while the traditional religion is experiencing a backlog in terms of population and growth.

**Occupation of Respondents**

| | Frequency | Percent |
|---|---|---|
| Student | 26 | 18.8 |
| Self-employed/Business | 71 | 51.4 |
| Civil/Public Servant | 21 | 15.2 |
| Pensioner | 5 | 3.6 |
| Farming | 8 | 5.8 |
| Not Employed | 7 | 5.1 |
| Total | 138 | 100.0 |

Table 4.6,
Source: Field survey 2018.

Table 4.6, shows the occupation of respondents. As can be seen from the table, the proportion of respondents who are students is represented as 18.8%, the proportion of those who are into businesses or are self-employed is highest in the study area and is recorded at 51.4%. The proportion representation for respondents who are in the public service or are civil servants in the study area is given as 15.2%, the proportion of the respondents who are Farmers in the study area is 5.8%, the proportion of respondents who are not employed is 5.1%, while the proportion of those who are pensioners is the least and is put at 3.6%

From the above analysis, it can be deduced that majority of the sampled population are self-employed or business men and women as they have the highest representation within the study area while those who are pensioners have the least representation. It can thus be concluded that the study area has more self-employed or businessmen and women population and is may be due to the presence of a growing business environment as the town continues to experience more development while the pensioners are few in terms of population this may be as a result of the low population of public or civil servant in the study area.

**Respondents' Level of Education**

| | Frequency | Percent |
|---|---|---|
| No Formal Education | 1 | .7 |
| Primary Education | 17 | 12.3 |
| Secondary Education | 59 | 42.8 |
| Tertiary Education | 59 | 42.8 |
| Others | 2 | 1.4 |
| Total | 138 | 100.0 |

Table 4.7
Source: Field survey 2018.

The distribution of the educational status of respondent by percentage is depicted clearly by Table 4.7 According to the table, the level of education with the highest proportion of respondent in the population is the Tertiary level i.e. the

proportion of the population with at most a Tertiary education and this represent 42.8 % of the population. This is at par with the proportion of the respondent with at most a secondary school education which represents 42.8 % of the population too. The proportion of the population with at most a primary education is shown to be 12.3 % of the population. While a proportion of the population that had other forms of education either through training or apprenticeship and they represent 1.4% of the population. The proportion of the population without any form of education is the least which accounts for 0.7% of the population

The consequence of this result is that a larger percentage of the population are at least educated up to the secondary level. This means that the proportion of respondent with a formal education is higher than that of the respondent with no formal education. From this result, it can be concluded that Okada town has a majority of its population educated.

**Monthly Income of Respondents**

| | Frequency | Percent |
|---|---|---|
| Less than #20, 000 | 49 | 35.5 |
| #21, 000- #40, 000 | 32 | 23.2 |
| #41, 000- #60, 000 | 5 | 3.6 |
| #61, 000- #80, 000 | 11 | 8.0 |
| #81, 000 and Above | 19 | 13.8 |
| No Response | 22 | 15.9 |
| Total | 138 | 100.0 |

Table 4.8.
Source: Field survey 2018.

Table 4.7, shows the monthly income range of respondents. As can be seen from the table, the proportion of respondents who earn less than 20,000 monthly is the highest and is represented as 35.5%,the proportion of those who earn between 21,000 and 40,000 in the study area is recorded at 23.2%. The proportion representation for respondents who earn between 41,000 and 60,000 monthly in the study area is given as 3.6%, the proportion of respondents who earn between 61,000 and 80,000 monthly is 8.0%, the proportion of those who earn between 81,000 and above monthly is recorded as 13.8% while those who did not want to indicate their monthly earnings are recorded as 15.9%.

From the above analysis, it can be deduced that majority of the sampled population earn below 20,000 monthly as they have the highest representation

within the study area while those who earn between 41,000 and 60,000 have the least representation standing at 3.6%. It can thus be concluded that the study area has more low income earner population. This may be due to the high student population in the town.

**Are you an Indigene of this Town?**

| | Frequency | Percent |
|---|---|---|
| Yes | 17 | 12.3 |
| No | 121 | 87.7 |
| Total | 138 | 100.0 |

Table 4.9

Source: Field survey 2018.

Table 4.9 shows the proportion of migrants in the town. As can be seen from the table, the proportion of respondents who indigenes of the town is represented as 12.3% while the proportion of respondents who are non- indigenes in the study area recorded at 87.7%.

From the above analysis, it can be deduced that majority of the sampled population are migrants as they have the highest representation within the study area while those who are indigenes of the town have the least representation. It can thus be concluded that the study area has more migrant population and is arguably experiencing more growth in that regards with the advent of

development while the indigenous population is experiencing a backlog in terms of growth.

**Length of Residence in Town**

| | Frequency | Percent |
|---|---|---|
| Less than 2 Years | 27 | 19.6 |
| 2-5 Years | 35 | 25.4 |
| 6-10 Years | 35 | 25.4 |
| 11-15 Years | 11 | 8.0 |
| 16 Years and Above | 30 | 21.7 |
| Total | 138 | 100.0 |

Table 4.10

Source: Field survey 2018.

Table 4.10, shows the length of residence of respondents. As can be seen from the table, the proportion of respondents who have resided in the town less than two years is represented as 19.6%, the proportion of residents who have resided in the town between two and five years is recorded at 25.4%, the proportion representation for respondents who have resided in the study area between 6 and 10 years is given as 25.4%,the proportion of respondents who have resided in the town between 11 and 15 years is recorded as 8.0%, while those who have resided in the town for 16 years and above is recorded as 21.7%

From the above analysis, it can be deduced that majority of the sampled population have been residing in the town for less than 10 years as they have the highest representation within the study area while those who have been residing in the town between 11 and 15 years have the least representation. It can thus be concluded that the study area has more new settlers' population and is experiencing more growth in that regards with the advent of growth and development.

**Respondents' Residence Type**

| | Frequency | Percent |
|---|---|---|
| Passage House | 48 | 34.8 |
| Self-Contained | 49 | 35.5 |
| Flat | 23 | 16.7 |
| Chalets | 10 | 7.2 |
| Hostel | 8 | 5.8 |
| Total | 138 | 100.0 |

Table 4.11,
Source: Field survey 2018.

Table 4.11 shows the type of accommodation of respondents. As can be seen from the table, the proportion of respondents who live in passage house is represented as 34.8%, the proportion of those who live in self-contained in the study area is recorded at 35.5%, the proportion representation for respondents

who live in flats in the study area is given as 16.7%, the proportion of respondents who live in the chalets is recorded as 7.2%, while the proportion of respondents who live in the hostels is recorded as 5.8%.

From the above analysis, it can be deduced that majority of the sampled population live in self-contained house as they have the highest representation standing at 49%,while those who live in the hostels have the least representation standing at 5.8%.

It can thus be concluded that the study area has more of its population living in comfortable accommodation.

**Growth Rate of Okada Town**

| | Frequency | Percent |
|---|---|---|
| Very Fast | 16 | 11.6 |
| Fast | 62 | 44.9 |
| Slow | 40 | 29.0 |
| Very Slow | 20 | 14.5 |
| Total | 138 | 100.0 |

Table 4.12,

Source: Field survey 2018.

Table 4.11 shows the growth rate perception of respondents. As can be seen from the table, the proportion of respondents who agreed that Okada town is growing very fasts is represented as 11.6%, the proportion of respondents who

agreed that Okada town is growing fast is 44.9%, and the proportion who agreed that the growth rate of the town is slow is 29.0%. The proportion representation for respondents who agreed that the growth rate of the town is very slow is 14.5%.

From the above analysis, it can be deduced that majority of the sampled population believe that Okada town is growing at a fast rate, as they have the highest representation within the study area while those who believe that Okada town is growing at a very fast rate have the least representation standing at 11.6%. It can thus be concluded that the study area is growing but not at a very fast rate.

**Factor Responsible for Growth**

| | Frequency | Percent |
|---|---|---|
| Igbenedion University | 124 | 89.9 |
| Local Government Headquarter | 2 | 1.4 |
| Lumbering and Agricultural Activities | 8 | 5.8 |
| Immigrant Traders | 4 | 2.9 |
| Total | 138 | 100.0 |

Table 4.13,
Source: Field survey 2018.

Table 4.13 shows the growth factor perception of the respondents. As can be seen from the table, the proportion of respondents who agreed that the siting of Igbinedion University in Okada town responsible for the growth of Okada town is represented as 89.9%, the proportion of respondents who agreed that the siting of

Ovia north east local government headquarters in Okada town is responsible for the growth of the town is 1.4%, the proportion representation for respondents who agreed that the presence of lumbering and agricultural activities in Okada town is responsible for the growth of the town is 5.8%, the proportion of respondents who agreed that the in migration of immigrant traders is responsible for the growth of Okada town is 2.9%.

From the above analysis, it can be deduced that majority of the sampled population agreed that the siting of Igbinedion University in Okada town is responsible for the growth of the town as they have the highest representation within the study area while those who are of the opinion that the siting of Ovia north east local government headquarters in Okada town have the least representation standing at 1.4%. It can thus be concluded that the factor responsible for the growth of Okada town is the siting of Igbinedion University in the town.

**Mode of House Rent Payment**

| | Frequency | Percent |
|---|---|---|
| Monthly | 70 | 50.7 |
| Yearly | 68 | 49.3 |
| Total | 138 | 100.0 |

Table 4.14,
Source: Field survey 2018.

Table 4.14, shows the mode of rent payment for accommodation in the town by the respondents. As can be seen from the table, the proportion of respondents who agreed that payments for rent are made monthly is represented as 50.7% , the proportion of respondents who agreed that payments for rent are made yearly in the study area is recorded at 49.3%.

From the above analysis, it can be deduced that majority of the sampled population make payment for their rents monthly as they have the highest representation standing at 50.7%,within the study area while those who make their payment yearly have the least representation standing at 49.3%. It can thus be concluded that most of the residents of Okada town make payment for their rents monthly.

**Is there Scarcity of Accommodation?**

| | Frequency | Percent |
|---|---|---|
| Yes | 23 | 16.7 |
| No | 115 | 83.3 |
| Total | 138 | 100.0 |

Table 4.15,
Source: Field survey 2018.

Table 4.15 shows the perception of the respondents with regards to the accessibility or availability of accommodation in Okada town. As can be seen from the table, the proportion of respondents who believe that accommodation is scarce in Okada town is represented as 16.7%. The proportion representation for respondents who did not agree that accommodation is scarce in Okada town is given as 83.3%.

From the above analysis, it can be deduced that majority of the sampled population are of the opinion that accommodation is not scarce within Okada town, as they have the highest representation within the study area while those who are of the opinion that accommodation is scarce have the least representation. It can thus be concluded that the study area is not experiencing scarcity of accommodation since majority of the respondents believe that there is no scarcity of accommodation.

**Major Mode of Transport**

| | Frequency | Percent |
|---|---|---|
| Motorcycle | 106 | 76.8 |
| Taxi | 23 | 16.7 |
| Public Buses | 1 | .7 |
| Private Cars | 3 | 2.2 |
| School Buses | 5 | 3.6 |
| Total | 138 | 100.0 |

Table 4.16,
Source: Field survey 2018.

Table 4.16 shows the Major mode of transport used by the residents of Okada town. As can be seen from the table, the proportion of respondents who use motor cycle as their means of transportation is represented as 76.8%, the proportion of respondents who use taxi as their major means of transportation is 16.7%, and the proportion of respondents who use public buses as their major means of transportation is recorded at 0.7%. The proportion representation for respondents who use private cars as their major means of transportation is 2.2%, while the proportion of respondents who use private buses as their major means of transportation in the study area is given as 3.6%.

From the above analysis, it can be deduced that majority of the sampled population use motorcycle as their major means of transportation since they have the highest representation within the study area while those who use public buses

as their major means of transportation have the least representation standing at 0.7%. It can thus be concluded that the use of motorcycle is the major mode of transportation in Okada town.

**Respondents' Rating of Transport Cost**

| | Frequency | Percent |
|---|---|---|
| Very High | 17 | 12.3 |
| High | 33 | 23.9 |
| Cheap | 80 | 58.0 |
| Very Cheap | 8 | 5.8 |
| Total | 138 | 100.0 |

Table 4.17,
Source: Field survey 2018.

Table 4.17, shows the respondents rating of transportation cost in Okada town. As can be seen from the table, the proportion of respondents who agreed that transportation cost is very high in Okada town is 12.3%, the proportion of respondents who agreed that transportation cost is high in Okada town is 23.9%, the proportion representation for respondents who agreed that transportation cost is cheap in Okada town is recorded as 58.0%, the proportion of respondents who agreed that the cost of transportation is low in Okada town is given as 5.8%.

From the above analysis, it can be deduced that majority of the sampled population agreed that the cost of transportation is low as they have the highest

representation within the study area recorded at 58.0% while those who agreed that transportation cost is very cheap have the least representation standing at 5.8%. It can thus be concluded that transportation cost is moderately or fairly cheap in Okada town but not very cheap.

**Cost of Living in the Study Area**

| | Frequency | Percent |
|---|---|---|
| Very High | 45 | 32.6 |
| High | 48 | 34.8 |
| Cheap | 43 | 31.2 |
| Very Cheap | 2 | 1.4 |
| Total | 138 | 100.0 |

Table 4.18,

Source: Field survey 2018.

Table 4.18 shows the respondents perception of the cost of living in Okada town. As can be seen from the table, the proportion of respondents who are of the opinion that cost of living is very high in Okada town is represented as 32.6%, the proportion of respondents who are of the opinion that the cost of living is high in Okada town is recorded at 34.8%, the proportion representation for respondents who are of the opinion that cost of living is cheap in Okada town is cheap is 31.2%, while those who are of the opinion that the cost of living in Okada town is very low is given as 1.4%.

Figure4.4, Shows the religion of respondents. As can be seen from the table, the proportion of respondents who are Christians is represented as 84.06% with the proportion of practicing Muslims in the study area recorded at 14.49%. The proportion representation for respondents who are into traditional religion in the study area is given as 1.45%.

From the above analysis, it can be deduced that majority of the sampled population are professing Christians as they have the highest representation within the study area while those who are into traditional religion have the least representation standing at 1.4%. It can thus be concluded that the study area has more Christian population and is arguably experiencing more growth in that regards with the advent of development while the traditional religion is experiencing a backlog in terms of population and growth.

proportion of those who use school buses as their major mode of transportation is given as 3.62%.

From the above analysis, it can be deduced that majority of the sampled population use motorcycle as their major mode of transport as they have the highest representation within the series ie. 76.81%, while those who use public buses have the least representation standing at 0.72%. It can thus be concluded that the major mode of transportation in Okada town is the use of motorcycles since most of the respondents agreed to the use of motorcycle as the major mode of transportation in Okada town.

living is cheap is recorded as 31.16 while the proportion representation for respondents who agreed that the cost of living is cheap is given as 1.45%.from the above analysis, it can be deduced that majority of the sampled population agreed that the cost of living in Okada town is high as they have the highest representation within the series while those who agreed that the cost of living in Okada town is very cheap have the least representation. It can thus be concluded that the cost of living in Okada town is relatively high.

**Age Variations of the Two Zones in the Study Area**

**Crosstab**

Count

| | | Age of Respondents | | | | | |
|---|---|---|---|---|---|---|---|
| | | Less than 25 Years | 26-35 Years | 36-45 Years | 46-55 Years | 56 Years and Above | Total |
| Name of Quarter | Crown Estate | 7 | 14 | 10 | 5 | 2 | 38 |
| | Main Town | 42 | 36 | 14 | 5 | 3 | 100 |
| Total | | 49 | 50 | 24 | 10 | 5 | 138 |

Table 4.19.

Source: Field work 2018.

Table 4.19 above shows the variations of the age grade of respondents according to their zones. As can be seen from the table, the proportion of

respondents who are less than 25 years of age in crown estate are7, while the number of respondents from the main town is 42. Those between the ages of 26 and 35 years is given as 14 for crown estate while that of the main town is 36, those between the ages of 36 and 45 is given as 10 for crown estate and 14 for the main town. Those between the ages of 46 and 55 years is given as 5 for crown estate and 5 for the main town while those who are aged 56 and above is given as 2 for crown estate and 3 for the main town.

**Chi-Square Tests**

| | Value | Df | Asymp. Sig. (2-sided) |
|---|---|---|---|
| Pearson Chi-Square | 9.637[a] | 4 | .047 |
| Likelihood Ratio | 9.750 | 4 | .045 |
| McNemar-Bowker Test | . | . | .[b] |
| N of Valid Cases | 138 | | |

a. 3 cells (30.0%) have expected count less than 5. The minimum expected count is 1.38.

b. Computed only for a PxP table, where P must be greater than 1

The chi-square (9.637) df (4) was significant because (P<0.05) which means that there is a significant variation or differentiation in the age of respondents within the two zones.

**Marital Status of Respondents Variations of the Two Zones in the Study Area**

**Crosstab**

Count

| | | Marital Status of Respondents | | | | |
|---|---|---|---|---|---|---|
| | | Single | Married | Cohabiting | Divorced/ Separated | Total |
| Name of Quarter | Crown Estate | 18 | 19 | 0 | 1 | 38 |
| | Main Town | 51 | 46 | 2 | 1 | 100 |
| Total | | 69 | 65 | 2 | 2 | 138 |

Table 4.20

Source: Field work 2018.

Table 4.20 above shows the variations of the marital status of respondents according to their zones. As can be seen from the table, the proportion of respondents who are single in crown estate are18, while the number of respondents from the main town is 51, those who are married is given as 19 for crown estate while that of the main town is 46, those who are cohabiting is given as 0 for crown estate and 2 for the main town, those who are divorced or separated is given as 1 for crown estate and 1 for the main town.

**Chi-Square Tests**

| | Value | Df | Asymp. Sig. (2-sided) |
|---|---|---|---|
| Pearson Chi-Square | 1.432[a] | 3 | .698 |
| Likelihood Ratio | 1.905 | 3 | .592 |
| McNemar-Bowker Test | . | . | .[b] |
| N of Valid Cases | 138 | | |

a. 4 cells (50.0%) have expected count less than 5. The minimum expected count is .55.

b. Computed only for a PxP table, where P must be greater than 1.

The chi-square (1.432) df (3), was not significant because (P> 0.05) which means that there is no significant variation or differentiation for the marital status within the two zones.

**Religion of Respondents Variations of the Two Zones in the Study Area**

**Crosstab**

Count

| | | Religion of Respondents | | | |
|---|---|---|---|---|---|
| | | Christianity | Islam | Traditional Religion | Total |
| Name of Quarter | Crown Estate | 31 | 6 | 1 | 38 |
| | Main Town | 85 | 14 | 1 | 100 |
| Total | | 116 | 20 | 2 | 138 |

Table 21
Source: field work 2018.

Table 4.21, above shows the variations in the religion of respondents according to their zones. As can be seen from the table, the proportion of respondents who are Christians in crown estate are 31, while the number of respondents from the main town is 85, those who practice Islamic religion is given as 6 for crown estate while that of the main town is 14, those who practice traditional religion is given as 1 for crown estate and 1 for the main town.

**Chi-Square Tests**

| | Value | Df | Asymp. Sig. (2-sided) |
|---|---|---|---|
| Pearson Chi-Square | .605[a] | 2 | .739 |
| Likelihood Ratio | .549 | 2 | .760 |
| McNemar-Bowker Test | . | . | .[b] |
| N of Valid Cases | 138 | | |

a. 2 cells (33.3%) have expected count less than 5. The minimum expected count is .55.

b. Computed only for a PxP table, where P must be greater than 1.

The chi-square (0.605) (df 2) was not significant because ($P < 0.05$). Which means that there is no significant variation or differentiation for the religion of respondents within the two zones.

**Occupation of Respondents Variations of the Two Zones in the Study Area**

**Crosstab**

Count

| | | Occupation of Respondents | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | Student | Self-employed/Business | Civil/Public Servant | Pensioner | Farming | Not Employed | Total |
| Name of Quarter | Crown Estate | 2 | 12 | 14 | 4 | 3 | 3 | 38 |
| | Main Town | 24 | 59 | 7 | 1 | 5 | 4 | 100 |
| Total | | 26 | 71 | 21 | 5 | 8 | 7 | 138 |

Table 4.22
Source: Field work 2018.

Table 4.22, above shows the variations of the occupation of respondents according to their zones. As can be seen from the table, the proportion of respondents who are students in crown estate are 2, while the number of respondents from the main town is 24, those who are self-employed is given as 12 for crown estate while that of the main town is 59, those who are civil / public servants is given as 14 for crown estate and 7 for the main town, those who are pensioners is given as 4 for crown estate and 1 for the main town, those who engage in farming is given as 3 for crown estate and 5 for the main town, while those who are not employed is given as 3 for crown estate and 4 for the main town.

**Chi-Square Tests**

| | Value | Df | Asymp. Sig. (2-sided) |
|---|---|---|---|
| Pearson Chi-Square | 33.389[a] | 5 | .000 |
| Likelihood Ratio | 31.933 | 5 | .000 |
| McNemar-Bowker Test | . | . | .[b] |
| N of Valid Cases | 138 | | |

a. 4 cells (33.3%) have expected count less than 5. The minimum expected count is 1.38.

b. Computed only for a PxP table, where P must be greater than 1.

The chi- square (33.389) (df 5) was significant because (P < 0.05) which means that there is a significant variation or differentiation for the occupation of respondents within the two zones.

**Respondents' Level of Education Variations of the Two Zones in the Study Area**

**Crosstab**

Count

| | | Respondents' Level of Education | | | | | |
|---|---|---|---|---|---|---|---|
| | | No Formal Education | Primary Education | Secondary Education | Tertiary Education | Others | Total |
| Name of Quarter | Crown Estate | 0 | 1 | 8 | 29 | 0 | 38 |
| | Main Town | 1 | 16 | 51 | 30 | 2 | 100 |
| Total | | 1 | 17 | 59 | 59 | 2 | 138 |

Table 23.
Source: Field work 2018.

Table 4.23, above shows the variations of the respondents' level of education according to their zones. As can be seen from the table, the proportion of respondents who have no formal education in crown estate are 0, while the number of respondents from the main town is 1, those who have attained only primary education is given as 1 for crown estate while that of the main town is 16,those who have attained only secondary education level is given as 8 for crown estate and 51 for the main town, those who have attained tertiary education is given as 29 for crown estate and 30 for the main town while those who have attained other forms of education is given as 0 for crown estate and 2 for the main town.

| | | | |
|---|---|---|---|
| | Value | Df | Asymp. Sig. (2-sided) |
| Pearson Chi-Square | 24.727[a] | 4 | .000 |
| Likelihood Ratio | 26.218 | 4 | .000 |
| McNemar-Bowker Test | . | . | .[b] |
| N of Valid Cases | 138 | | |

a. 5 cells (50.0%) have expected count less than 5. The minimum expected count is .28.

b. Computed only for a PxP table, where P must be greater than 1.

The chi-square (24.727) (df 4) was significant because ($p < 0.05$) which means that there is a significant variation or differentiation in the level of respondents between the two zones.

**Monthly Income of Respondents Variations of the Two Zones in the Study Area**

**Crosstab**
Count

| | | Monthly Income of Respondents | | | | | |
|---|---|---|---|---|---|---|---|
| | | **Less than #20, 000** | **#21, 000-#40, 000** | **#41, 000-#60, 000** | **#61, 000-#80, 000** | **#81, 000 and Above** | **Total** |
| Name of Quarter | Crown Estate | 8 | 9 | 2 | 2 | 14 | 35 |
| | Main Town | 41 | 23 | 3 | 9 | 5 | 81 |
| Total | | 49 | 32 | 5 | 11 | 19 | 116 |

Table 4.24.

Source; Field work 2018.

Table 4.24, above shows the variations in the monthly income of respondents according to their zones. As can be seen from the table, the proportion of respondents who earn less than 20,000 monthly in crown estate are 8, while the number of respondents from the main town is 41, those who earn between 21,000 and 40,000 naira monthly is given as 9 for crown estate while that of the main town is 23, those who earn between 41,000 and 60,000 naira monthly is given as 2 for crown estate and 3 for the main town, those who earn between 61,000 and 80,000 naira monthly is given as 2 for crown estate and 9 for the main

town while those who earn 81,000 naira and above is given as 14 for crown estate and 5 for the main town

**Chi-Square Tests**

| | Value | Df | Asymp. Sig. (2-sided) |
|---|---|---|---|
| Pearson Chi-Square | 22.576[a] | 4 | .000 |
| Likelihood Ratio | 21.357 | 4 | .000 |
| McNemar-Bowker Test | . | . | .[b] |
| N of Valid Cases | 116 | | |

a. 3 cells (30.0%) have expected count less than 5. The minimum expected count is 1.51.

b. Computed only for a PxP table, where P must be greater than 1.

The chi-square (22.576) (df 4) was significant because ($p < 0.05$) which means that there is a significant variation or differentiation in the monthly income of respondents between the two zones.

**Are you an Indigene of this Town?**

**Crosstab**

Count

| | | Are you an Indigene of this Town? | | Total |
|---|---|---|---|---|
| | | Yes | No | |
| Name of Quarter | Crown Estate | 5 | 33 | 38 |
| | Main Town | 12 | 88 | 100 |
| Total | | 17 | 121 | 138 |

Table 4.25
Source: Field work 2018.

Table 4.25, above shows the variations of the Indigenous affiliation of respondents according to their zones. As can be seen from the table, the proportion of respondents who are indigenes in crown estate are 5, while the number of respondents from the main town is 12. Those who are non- indigenes is given as 33 for crown estate while that of the main town is 88.

**Chi-Square Tests**

| | Value | Df | Asymp. Sig. (2-sided) | Exact Sig. (2-sided) | Exact Sig. (1-sided) |
|---|---|---|---|---|---|
| Pearson Chi-Square | .034[a] | 1 | .853 | | |
| Continuity Correction[b] | .000 | 1 | 1.000 | | |
| Likelihood Ratio | .034 | 1 | .854 | | |
| Fisher's Exact Test | | | | 1.000 | .528 |
| McNemar Test | | | | .[c] | |
| N of Valid Cases | 138 | | | | |

a. 1 cells (25.0%) have expected count less than 5. The minimum expected count is 4.68.

b. Computed only for a 2x2 table

c. Both variables must have identical values of categories.

The chi-square (0.034) (df 1) was not significant because ($p > 0.05$) which means that there is no significant variation or differentiation in the nativity of respondents between the two zones.

**Length of Residence in Town**

**Crosstab**

Count

| | | Length of Residence in Town | | | | | |
|---|---|---|---|---|---|---|---|
| | | Less than 2 Years | 2-5 Years | 6-10 Years | 11-15 Years | 16 Years and Above | Total |
| Name of Quarter | Crown Estate | 9 | 8 | 9 | 5 | 7 | 38 |
| | Main Town | 18 | 27 | 26 | 6 | 23 | 100 |
| Total | | 27 | 35 | 35 | 11 | 30 | 138 |

Table 4.27,
Source: Field work 2018.

Table 4.26, above shows the variations of the length of residency of respondents according to their zones. As can be seen from the table, the proportion of respondents who have resided in Okada town for less than 2 years of age in crown estate are 9, while the number of respondents from the main town is 18, those who have resided in Okada town between 2 and 5 years is given as 8 for crown estate while that of the main town is 27,those who have resided in Okada town between 6 and 10 years in Okada town is given as 9 for crown estate and 26 for the main town, those who have resided in Okada town between 11 and 15 years is given as 5 for crown estate and 6 for the main town while those who have resided in Okada town for 16 years and above is given as 7 for crown estate and 23 for the main town.

**Chi-Square Tests**

| | Value | Df | Asymp. Sig. (2-sided) |
|---|---|---|---|
| Pearson Chi-Square | 2.933[a] | 4 | .569 |
| Likelihood Ratio | 2.774 | 4 | .596 |
| McNemar-Bowker Test | . | . | .[b] |
| N of Valid Cases | 138 | | |

a. 1 cells (10.0%) have expected count less than 5. The minimum expected count is 3.03.

b. Computed only for a PxP table, where P must be greater than 1.

The chi-square (2.933) (df 4) was not significant because (p >0.05) which means that there is no significant variation or differentiation in the length of stay of respondents between the two zones.

**Respondents' Residence Type**

**Crosstab**

Count

| | | Respondents' Residence Type | | | | | Total |
|---|---|---|---|---|---|---|---|
| | | Passage House | Self-Contained | Flat | Chalets | Hostel | |
| Name of Quarter | Crown Estate | 8 | 11 | 6 | 9 | 4 | 38 |
| | Main Town | 40 | 38 | 17 | 1 | 4 | 100 |
| Total | | 48 | 49 | 23 | 10 | 8 | 138 |

Table 4.27
Source: Field work 2018.

Table 4.27, above shows the variations of the respondents' resident types according to their zones. As can be seen from the table, the proportion of respondents who live in passage house apartments in crown estate are 6, while the

number of respondents from the main town is 40, those who live in self-contained apartments is given as 11 for crown estate while that of the main town is 38,those who live in flats is given as 6 for crown estate and 17 for the main town, those who live in chalets is given as 9 for crown estate and 1 for the main town while those who live in hostels is given as 4 for crown estate and 4 for the main town.

**Chi-Square Tests**

| | Value | Df | Asymp. Sig. (2-sided) |
|---|---|---|---|
| Pearson Chi-Square | 25.079[a] | 4 | .000 |
| Likelihood Ratio | 22.995 | 4 | .000 |
| McNemar-Bowker Test | . | . | .[b] |
| N of Valid Cases | 138 | | |

a. 2 cells (20.0%) have expected count less than 5. The minimum expected count is 2.20.

b. Computed only for a PxP table, where P must be greater than 1.

The chi-square (25.079) (df 4) was significant because ($p < 0.05$) which means that there is a significant variation or differentiation in the level of respondents resident types between the two zones.

**Growth Rate of Okada Town**

**Crosstab**

Count

| | | Growth Rate of Okada Town | | | | Total |
|---|---|---|---|---|---|---|
| | | Very Fast | Fast | Slow | Very Slow | |
| Name of Quarter | Crown Estate | 5 | 18 | 12 | 3 | 38 |
| | Main Town | 11 | 44 | 28 | 17 | 100 |
| Total | | 16 | 62 | 40 | 20 | 138 |

Table 4.28,
Source: Field work 2018.

Table 4.28, above shows the variations in perception of respondents concerning the growth rate of Okada town according to their zones. As can be seen from the table, the proportion of respondents who agreed that the growth rate of Okada town is very fast is 5 for crown estate, while the number of respondents from the main town is 11, those who agreed that the growth rate of Okada town is fast is given as 18 for crown estate while that of the main town is 44, those who agreed that the growth of Okada town is slow is given as 12 for crown estate and 28 for the main town, while those who agreed that the growth of Okada town is very slow is given as 3 for crown estate and 17 for the main town

**Chi-Square Tests**

| | Value | Df | Asymp. Sig. (2-sided) |
|---|---|---|---|
| Pearson Chi-Square | 1.877[a] | 3 | .598 |
| Likelihood Ratio | 2.077 | 3 | .557 |
| McNemar-Bowker Test | . | . | .[b] |
| N of Valid Cases | 138 | | |

a. 1 cells (12.5%) have expected count less than 5. The minimum expected count is 4.41.

b. Computed only for a PxP table, where P must be greater than 1.

The chi-square (1.877) (df 3) was not significant because ($p > 0.05$) which means that there is no significant variation or differentiation in the respondents perception of the growth rate of Okada town between the two zones.

**Factor Responsible for Growth**

**Crosstab**

Count

| | | Factor Responsible for Growth | | | | |
|---|---|---|---|---|---|---|
| | | Igbenedion University | Local Government Headquater | Lumbering and Agric Activities | Immigrant Traders | Total |
| Name of Quarter | Crown Estate | 38 | 0 | 0 | 0 | 38 |
| | Main Town | 86 | 2 | 8 | 4 | 100 |
| Total | | 124 | 2 | 8 | 4 | 138 |

Table 4.29.

Source; Field work 2018.

Table 4.29, above shows the variations in the respondents' perception of the factors that is responsible for the growth of Okada town according to their zones. As can be seen from the table, the proportion of respondents who agreed that the siting of Igbinedion University in Okada town is the main factor that is responsible for the growth of the town in crown estate is 38, while the number of respondents from the main town is 86, those who are of the opinion that the siting of Ovia north east local government headquarters in Okada town is responsible for the growth of the town is given as 0 for crown estate while that of the main town is 2,those who agree that the presence of Lumbering and Agricultural activities in Okada town is responsible for the growth of the town is given as 0 for crown estate and 8 for the main town, while those who agreed that the increase in the population of immigrant traders is responsible for the growth of Okada town is given as 0 for crown estate and 4 for the main town.

**Chi-Square Tests**

| | Value | Df | Asymp. Sig. (2-sided) |
|---|---|---|---|
| Pearson Chi-Square | 5.921[a] | 3 | .116 |
| Likelihood Ratio | 9.606 | 3 | .022 |
| McNemar-Bowker Test | . | . | .[b] |
| N of Valid Cases | 138 | | |

a. 5 cells (62.5%) have expected count less than 5. The minimum expected count is .55.

b. Computed only for a PxP table, where P must be greater than 1.

The chi-square (5.921) (df 3) was not significant because ($p > 0.05$) which means that there is no significant variation or differentiation in the respondents perception of the factor that is responsible for the growth of Okada town between the two zones.

**Table 4.30: Mode of House Rent Payment**

**Crosstab**

Count

| | | Mode of House Rent Payment | | |
|---|---|---|---|---|
| | | Monthly | Yearly | Total |
| Name of Quarter | Crown Estate | 18 | 20 | 38 |
| | Main Town | 52 | 48 | 100 |
| Total | | 70 | 68 | 138 |

Table 4.30.
Source: Field work 2018

Table 4.30, above shows the variations in the mode of payment for accommodation rent by the respondents according to their zones. As can be seen from the table, the proportion of respondents who make their rent payments monthly in crown estate is 18, while the number of respondents from the main town is 52, the number of respondents who make their rent payments yearly is given as 20 for crown estate while that of the main town is 48.

.

**Chi-Square Tests**

| | Value | Df | Asymp. Sig. (2-sided) | Exact Sig. (2-sided) | Exact Sig. (1-sided) |
|---|---|---|---|---|---|
| Pearson Chi-Square | .236[a] | 1 | .627 | | |
| Continuity Correction[b] | .087 | 1 | .768 | | |
| Likelihood Ratio | .236 | 1 | .627 | | |
| Fisher's Exact Test | | | | .704 | .384 |
| McNemar Test | | | | .[c] | |
| N of Valid Cases | 138 | | | | |

a. 0 cells (.0%) have expected count less than 5. The minimum expected count is 18.72.

b. Computed only for a 2x2 table

c. Both variables must have identical values of categories.

The chi-square (0.236) (df 1) was not significant because ($p > 0.05$) which means that there is no significant variation or differentiation in the respondents mode of house rent payment between the two zones.

**Is there Scarcity of Accommodation?**

**Crosstab**

Count

| | | Is there Scarcity of Accomodation? | | |
|---|---|---|---|---|
| | | Yes | No | Total |
| Name of Quarter | Crown Estate | 9 | 29 | 38 |
| | Main Town | 14 | 86 | 100 |
| Total | | 23 | 115 | 138 |

Figure 4.31.
Source: Field work 2018.

Figure 4.31, above shows the variations in the respondents' perception of scarcity of accommodation, in Okada town according to their zones. As can be seen from the table, the proportion of respondents who agreed that there is scarcity of accommodation in Okada town is 9 in crown estate, while the number of respondents from the main town is while those who disagreed that there is scarcity of accommodation on Okada town is given as 29 for crown estate and 86 for the main town.

**Chi-Square Tests**

| | Value | Df | Asymp. Sig. (2-sided) | Exact Sig. (2-sided) | Exact Sig. (1-sided) |
|---|---|---|---|---|---|
| Pearson Chi-Square | 1.859[a] | 1 | .173 | | |
| Continuity Correction[b] | 1.227 | 1 | .268 | | |
| Likelihood Ratio | 1.759 | 1 | .185 | | |
| Fisher's Exact Test | | | | .203 | .135 |
| McNemar Test | | | | .[c] | |
| N of Valid Cases | 138 | | | | |

a. 0 cells (.0%) have expected count less than 5. The minimum expected count is 6.33.

b. Computed only for a 2x2 table

c. Both variables must have identical values of categories.

The chi-square (1.859) (df 1) was significant because ($p > 0.05$) which means that there is a significant variation or differentiation in the respondents perception about the availability of accommodation between the two zones.

**Major Mode of Transport**

**Crosstab**

Count

| | | Major Mode of Transport | | | | | |
|---|---|---|---|---|---|---|---|
| | | Motorcycle | Taxi | Public Buses | Private Cars | School Buses | Total |
| Name of Quarter | Crown Estate | 27 | 5 | 0 | 2 | 4 | 38 |
| | Main Town | 79 | 18 | 1 | 1 | 1 | 100 |
| Total | | 106 | 23 | 1 | 3 | 5 | 138 |

Table 4.32.
Source: Field work 2018.

Table 4.32, above shows the variations in the means of transportation used by the respondents according to their zones. As can be seen from the table, the proportion of respondents who use motorcycle as their major means of transportation in crown estate is 27, while the number of respondents from the main town is 79, those who use taxi as their major means of transportation is given as 5 for crown estate while that of the main town is 18,those who use public buses as their major means of transportation is given as 0 for crown estate and 1 for the main town, those who use private cars as their major means of transportation is given as 2 for crown estate and 1 for the main town while those

who use school buses as their major means of transportation is given as 4 for crown estate and 1 for the main town.

**Chi-Square Tests**

| | Value | Df | Asymp. Sig. (2-sided) |
|---|---|---|---|
| Pearson Chi-Square | 10.193[a] | 4 | .037 |
| Likelihood Ratio | 9.222 | 4 | .056 |
| McNemar-Bowker Test | . | . | .[b] |
| N of Valid Cases | 138 | | |

a. 6 cells (60.0%) have expected count less than 5. The minimum expected count is .28.

b. Computed only for a PxP table, where P must be greater than 1.

The chi-square (10.193) (df 4) was significant because ($p < 0.05$) which means that there is a significant variation or differentiation in the respondents major mode of transportation between the two zones.

**Respondents' Rating of Transport Cost**

**Crosstab**

Count

| | | Respondents' Rating of Transport Cost | | | | |
|---|---|---|---|---|---|---|
| | | Very High | High | Cheap | Very Cheap | Total |
| Name of Quarter | Crown Estate | 7 | 16 | 14 | 1 | 38 |
| | Main Town | 10 | 17 | 66 | 7 | 100 |
| Total | | 17 | 33 | 80 | 8 | 138 |

Table 4.33
Source: Field work 2018.

Table 4.33, above shows the variations in the respondents rating of transport costs according to their zones. As can be seen from the table, the proportion of respondents who agreed that the cost of transportation is very high in crown estate is 7, while the number of respondents from the main town is 10, those who agreed that the cost of transportation is high is given as 16 for crown estate while that of the main town is 17, those who believe that the cost of transportation is cheap is given as 14 for crown estate and 66 for the main town, while those who agreed that the cost of transportation is very cheap is given as 1 for crown estate and 7 for the main town.

**Chi-Square Tests**

| | Value | Df | Asymp. Sig. (2-sided) |
|---|---|---|---|
| Pearson Chi-Square | 13.788[a] | 3 | .003 |
| Likelihood Ratio | 13.455 | 3 | .004 |
| McNemar-Bowker Test | . | . | .[b] |
| N of Valid Cases | 138 | | |

a. 2 cells (25.0%) have expected count less than 5. The minimum expected count is 2.20.

b. Computed only for a PxP table, where P must be greater than 1.

The chi-square (13.788) (df 3) was significant because ($p < 0.05$ ) which means that there is a significant variation or differentiation in the respondents rating of transport cost between the two zones.

**Cost of Living in the Study Area**

**Crosstab**

Count

| | | Cost of Living in the Study Area | | | | |
|---|---|---|---|---|---|---|
| | | Very High | High | Cheap | Very Cheap | Total |
| Name of Quarter | Crown Estate | 14 | 13 | 11 | 0 | 38 |
| | Main Town | 31 | 35 | 32 | 2 | 100 |
| Total | | 45 | 48 | 43 | 2 | 138 |

Table 4.34
Source: Field work 2018.

Table 4.34, above shows the variation in the cost of living of respondents according to their zones. As can be seen from the table, the proportion of respondents who agreed that the cost of living in Okada town is very high in crown estate is 14, while the number of respondents from the main town is 31, those who agreed that the cost of living in Okada town is high is given as 13 for crown estate while that of the main town is 35, those who agreed that the cost of living is cheap in Okada town is given as 11 for crown estate and 32 for the main town, while those who are agreed that the cost of living is very low in Okada town is given as 0 for crown estate and 2 for the main town.

**Chi-Square Tests**

| | Value | Df | Asymp. Sig. (2-sided) |
|---|---|---|---|
| Pearson Chi-Square | 1.135[a] | 3 | .769 |
| Likelihood Ratio | 1.658 | 3 | .646 |
| McNemar-Bowker Test | . | . | .[b] |
| N of Valid Cases | 138 | | |

a. 2 cells (25.0%) have expected count less than 5. The minimum expected count is .55.

b. Computed only for a PxP table, where P must be greater than 1.

The chi-square (1.135) (df 3) was significant because ($p > 0.05$) which means that there is no significant variation or differentiation in the cost of living of respondents between the two zones.

**On-site Survey Data**

| S/N | FACILITIES | C – E | M – T 1 | M – T2 | M- T 3 | MT TOTAL |
|---|---|---|---|---|---|---|
| 1. | Tarred street | 3 | 1 | 3 | None | 4 |
| 2 | Street light | 32 | 32 | 34 | 32 | 98 |
| 3 | Drainages | 2 | None | 2 | None | 2 |
| 4. | Public pipe – borne water (stand – alone borehole | 4 | 4 | 5 | 1 | 10 |
| 5 | Private pipe – borne water (stand – alone boreholes | 2 | 9 | 10 | 4 | 23 |
| 6. | Open space or playground | 4 | 1 | 2 | 4 | 7 |
| 7. | Bus stop shade | 2 | 2 | 2 | None | 4 |
| 8. | Electric power supply | 40 | None | 40 | None | 40 |
| 9. | Paved walk ways | None | None | None | None | None |
| 10 | Hospitals | 2 | none | 2 | None | 2 |
| 11. | Clinic/ maternity | 1 | none | None | 2 | 2 |
| 12. | Government administrative buildings | 6 | 1 | 2 | 3 | 6 |
| 13 | Tertiary Institution of Learning | 1 | None | 2 | None | 2 |
| 14 | Public secondary school | 4 | None | 1 | 1 | 2 |
| 15 | Private secondary school | 1 | None | None | None | None |
| 16. | Public primary school | 4 | 1 | 1 | None | 2 |
| 17 | Private primary school | 1 | 1 | none | None | 3 |
| 18. | Market | 3 | None | 2 | 1 | 3 |
| 19 | Power sub – station | 1 | None | None | 3 | 3 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 20 | Banks | 3 | None | 3 | 2 | 5 |
| 21 | Telephone masts | 1 | 2 | 3 | 2 | 7 |
| | **PRIMARY ACTIVITIES** | | | | | |
| 1 | Poultry farming | None | None | None | 1 | 1 |
| 2 | Lumbering/ sawmill | 3 F 7unF | none | 3F 7unF | 1F | 4 |
| 3 | Fishing | 2 | None | None | None | None |
| 4 | Vegetable | 1 | 2 | None | 2 | 4 |
| 5 | Horticulture | None | None | None | 2 | 2 |
| | **Cottage Industry** | | | | | |
| 1 | Basket waving | None | None | None | None | None |
| 2 | Pottery | None | None | None | None | None |
| 3 | Furniture making | 2 | None | None | None | None |
| 4 | Shoe making | None | 1 | 2 | 1 | 4 |
| 5 | Block Molding | 1 | None | None | 1 | 1 |
| 6 | Iron bending | 1 | None | None | None | None |
| 7 | Welding | 4 | 1 | 2 | 2 | 5 |
| 8 | Blacksmithing | None | None | None | None | None |
| | **Services** | | | | | |
| 1 | Vulcanizing | 1 | 3 | 5 | 1 | 9 |
| 2 | Tailoring | 2 | 7 | 13 | 2 | 22 |
| 3 | Eateries | 2 | 6 | 7 | 1 | 14 |
| 4 | Barbing | 2 | 1 | 3 | 1 | 5 |
| 5 | Hoteling | 2 | None | 2 | 3 | 5 |
| 6 | Retailing | 40 | 52 | 50 | 11 | 113 |

**Table 4.35**
**Source: field work, 2018**

C – E = Crown Estate

M – T = Main Town

F= Functional

Un= Not Functional.

The table above shows the on-site values for the facilities that are present in the town, from the table above, we can see that some facilities can be found in the town while some are absent.

The on-site survey table was able to show that some major primary activities are absent in the town, these activities includes Basket weaving, Pottery, Blacksmithing etc.

The absence of these facilities maybe due to the fact that the town is witnessing a change in occupation and function that is evident in the town. The onsite survey has proven that there is a gradual change in the occupation of residents as the on-site survey has shown an increase in secondary and tertiary activities.

Among the facilities, the on-site survey table has shown that there is no paved walkway in the town this may be due to the fact that there is no proper urban planning procedures put in place.

**ANOVA on the Variation between the two Zones (Crown Estate and the Main town).**

| | | Sum of Squares | df | Mean Square | F | Sig. |
|---|---|---|---|---|---|---|
| Gender of Respondents | Between Groups | .414 | 1 | .414 | 1.714 | .193 |
| | Within Groups | 27.543 | 114 | .242 | | |
| | Total | 27.957 | 115 | | | |
| Age of Respondents | Between Groups | 11.515 | 1 | 11.515 | 11.050 | .001 |
| | Within Groups | 118.795 | 114 | 1.042 | | |
| | Total | 130.310 | 115 | | | |
| Marital Status of Respondents | Between Groups | .048 | 1 | .048 | .124 | .725 |
| | Within Groups | 44.400 | 114 | .389 | | |
| | Total | 44.448 | 115 | | | |
| Religion of Respondents | Between Groups | .018 | 1 | .018 | .097 | .756 |
| | Within Groups | 21.180 | 114 | .186 | | |
| | Total | 21.198 | 115 | | | |
| Occupation of Respondents | Between Groups | 17.224 | 1 | 17.224 | 14.135 | .000 |
| | Within Groups | 138.914 | 114 | 1.219 | | |
| | Total | 156.138 | 115 | | | |
| Respondents' Level of Education | Between Groups | 9.995 | 1 | 9.995 | 20.902 | .000 |
| | Within Groups | 54.514 | 114 | .478 | | |
| | Total | 64.509 | 115 | | | |
| Monthly Income of Respondents | Between Groups | 35.463 | 1 | 35.463 | 18.131 | .000 |
| | Within Groups | 222.977 | 114 | 1.956 | | |
| | Total | 258.440 | 115 | | | |

**Table 4.36**
Source Field survey 2018.

The result of the ANOVA test in table 4.36 above, shows the difference or variation between the two Zones (Crown Estate and Main Town) according to the

table above, revealed that there is a significant difference between and within the group for the gender of respondents, with an alpha value of 0.193.

The marital Status of respondent within and between the groups gives an alpha value of .725. This implies there is a significance difference in the marital status of the residents of the two zones

The religion of respondent gives an alpha value of 0.76 which implies also there is significance difference between them. There is no significant difference between and within the group in the age of respondents with an alpha value of .001. There is also no significant difference between the occupations of respondents with an alpha value of .000, there is no significant difference in the respondents' level of education attained with an alpha value of .000 and there is also no significant difference in the monthly incomes of respondents with an alpha value of .000.

The result on the demographic difference between the two zones (Crown Estate and Main Town) therefore revealed that there is no significant difference between those in living in crown Estate and main town in reference to their occupation, level of education, monthly income and age since there alpha value is less than 0.05 but there is a significant difference or variation in the gender, marital status and religious composition of the two zones.

# CHAPTER FIVE

# SUMMARY OF RESULT, CONCLUSION AND RECOMMENDATIONS

## 5.1 Introduction

This chapter deals with the summarization of the research findings which drawn from the data analysis. This is followed by the conclusion and the recommendation while attempts are made to also show area of the research that can be research further.

## 5.2 Summary of Result

The research has been able to study the socio demographic characteristics of an emerging urban center within selected neighborhoods in Okada town. After careful analysis and synthesis of the data collected from the field a series of discovery were made and these includes the following;

Table 4.1 shows that the population of Okada town is male dominated which shows that the gender isn't evenly distributed within the town

Table 4.2 and 4.3, shows that most of the respondents of the town are mostly youths and young married adults which shows that the town has a growing and active population a trait that is synonymous with most urban centers.

Table 4.4, 4.5, and 4.6. Shows that Okada town has most of its residents educated at least to primary school certificate level, it also shows that most of the

residents are low and middle income earners this is due to the fact that most of the residents are self-employed and students. This shows that there is no significant social class stratification in the town. The ANOVA results shows that there is a functional differentiation among the residents of the town.

Table 4.8, 4.9, and 4.10, shows that Okada town exhibits the characteristics of an urban centre with most of its residents being mostly migrant population who have resided in the town between ten years and below. It also shows that most of the residents have access to good accommodation with a high proportion of its residents living in self-contained apartments.

Table 4.11, 4.12, 4.13 and 4.14 also shows that Okada town is growing at a fast rate, and most of the respondents attested to the fact that the siting of Igbinedion University in Okada town is responsible for the growth of the it also shows that there are functional differentiation among the residents of the town. This provides an answer to the main function of Okada town, which shows that Okada town serves the function of a university town or an educational settlement.

From the above stated facts, it was discovered that the socio demographic characteristic is fairly evenly distributed within the neighborhoods of the town. It was discovered that the neighborhoods does not show much significant difference except for gender marital status and religious composition of the two zones. It was discovered that the income level, age, occupation, and level of education of the respondents does not show any significant difference.

The information also shows the presence of Urban Foundation facilities as indicated by table 4.8, table 4.9, and table 4.32. It therefore suggests that Okada town has exhibited some characteristics of an urban center

## 5.3 Conclusion

Urbanization brings about urban growth and urban growth is a very fundamental assert of a good society, however it has been observed that urban growth of a society varies in form and process of growth as these criteria's also determines the socioeconomic classes of the neighborhoods and the socio demographic characteristics of the individuals within the settlement. More importantly it has also been observed that the socio demographic characteristics of the respondents affects the characteristics of the individual which subsequently also determines the perception of the individuals within the population.

Conclusively therefore, it can be said that Okada Town may not have met with the United Nations cut off mark ( of 20,000 inhabitants) for an urban center due to lack of comprehensive population data. However, based on the socio-demographic characteristic of the respondents and the provision, availability and the access to social amenities within the neighborhoods the result shows that Okada town is gradually evolving into an urban centre.

## 5.4 Recommendations

Based on the research findings of this research study the following recommendations can be made:

1. That the federal government should help provide a periodic update of the population census information about the population of each town and settlement since the only population census data available is an estimate of the whole Ovia north east local government and not Okada town
2. That the federal government of Nigeria should make a review of its constitution with regards to the designation of an urban centre since the present assumption that all local government headquarters and state capitals are considered to be urban centers cannot be quantitatively proven by statistical data.

The federal government should also help create awareness and public sensitization about the importance of population data in national planning.

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## APPENDIX

## DEPARTMENT OF GEOGRAPHY AND REGIONAL PLANNING
## FACULTY OF SOCIAL SCIENCES
## UNIVERSITY OF BENIN, BENIN CITY, NIGERIA.

**Dear sir/Madam,**

I am a final year student of the above named department. I am conducting a study on the socio-demographic characteristics of an emerging urban center as part of the requirement for the award of Bachelor of Science (B.Sc.) in geography and regional planning.

The purpose of this questionnaire is to obtain data for my project titled; S**ocio-Demographic Characteristics of an Emerging Urban Center (A Case Study of Okada Town)**. Your identity and all information will be treated with utmost confidentiality and will be used for the above stated academic purpose only.

**Instruction**:

Please tick the boxes provided or fill the lines where necessary.

Name of street/Quarter……..

**SECTION A: Socio-Demographic Characteristics of Respondents.**

1. Gender of respondent (a)Male [ ] (b) Female [ ]
2. Age of respondent (a) Less than 25 [ ], (b) 26–35 [ ], (c) 36–45 [ ] (d) 46–55 [ ] (e) 56 and above [ ].
3. Marital status of respondent (a) Single [ ] (b) Divorced/Separated [ ] (c) Widowed [ ] (d) Married [ ](e) Cohabiting [ ].
4. Religion of respondent (a) Christianity [ ] (b) Islam [ ] (c) traditional religion [ ] (d) atheist [ ] (e) others (specify)……

5. Occupation of respondent (a) Student [ ] (b) Self-employed/business [ ] (c) Civil/public service [ ] (d) pensioner [ ] (e) farming [ ] (f) not employed [ ] (g) logger/lumbering [ ] (h) sex worker.
6. Level of education attained (a) No formal education [ ] (b) primary education [ ] (c) secondary education [ ], (d) tertiary education [ ], (e) others (specify)……
7. What is your monthly income bracket (a) Less than N20,000[ ] (b) N21,000- N30,000 [ ] (c) N31,000-N50,000 [ ] ( d) N51,000-N100,000 [ ] (e ) N100,000 and above [ ]
8. Are you an indigene of this town? (a) Yes [ ] (b) No [ ]
9. If no to the question above please state your ethnicity _____
10. How long have you been residing in this town?(a) below 2 years (b)2- 5 years (c) 6-10 years (d)10-15 years, (e) 15 and above
11. What type of House do you reside in? (a) Passage house [ ] (b) self-contain [ ] (c) flat [ ] (d) duplex/Chalets [ ] (e) Hostel [ ]
12. How many households are in your house? Please indicate.....
13. How many persons are in your household? Please indicate ……

**SECTION B: Growth of Okada Town**

14. How would you rate the growth of Okada Town (a) Very Fast [ ] (b) Fast [ ] (c) Slow [ ]n
15. What is the dominant occupation in this town? Please indicate ----------
16. What facilities are needed but not present in this town? Please specify _----------
17. Which occupation is the highest employer of labour in this Town? please indicate ----------

18. Which of the following factors do you think is responsible for this growth of the town? Please tick whichever is most applicable

    (a) Igbenedion University [ ] (b) local Government Headquarter [ ] (c) lumbering and Agricultural activities [ ] (d) immigrant trader [ ] (e) natural population increase [ ]

**SECTION C; Cost of Living in Okada Town**

**a. Housing**

19. What is the rent for the following accommodation in his town?

    (a) One bedroom [N…….] (b) Self-contain [N…….] (c) Flat, [N……. ]

    (d) Room and parlor [N……..]

20. What is the mode of payment for house rent? (a) Monthly [ ] (b) Yearly [ ]
21. Is there scarcity of accommodation in this town? (a) Yes [ ] (b) No [ ]
22. If yes to the above question, what is responsible for this? Please indicate --

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b. **Internal Transportation**

23. What is the major of public transport within this town? Tick whichever is applicable

(a) Motorcycle [ ] (b) Taxi[ ] (c) public buses [ ] (d) private car [ ] (e) school buses [ ]

24. How would you rate the cost of transportation in this town? (a) Very high [ ] (b) high [ ] (c) cheap [ ] (d) very cheap [ ]
25. How would you rate the cost of living in this town generally? 9a) very high [ ] (b) high [ ] (c) cheap [ ] (d) very cheap [ ]

**Thank you.**

## APPENDIX II

**On-site Survey Data**

| S/N | FACILITIES | NUMBERS |
|---|---|---|
| 1. | Tarred street | |
| 2 | Street light | |
| 3 | Drainages | |
| 4. | Public pipe – borne water (stand – alone borehole | |
| 5 | Private pipe – borne water (stand – alone boreholes | |
| 6. | Open space or playground | |
| 7. | Bus stop shade | |
| 8. | Electric power supply | |
| 9. | Paved walk ways | |
| 10 | Hospitals | |
| 11. | Clinic/ maternity | |
| 12. | Government administrative buildings | |
| 13 | Tertiary Institution of Learning | |
| 14 | Public secondary school | |
| 15 | Private secondary school | |
| 16. | Public primary school | |
| 17 | Private primary school | |
| 18. | Market | |
| 19 | Power sub – station | |
| 20 | Banks | |
| 21 | Telephone masts | |

| | | |
|---|---|---|
| | **PRIMARY ACTIVITIES** | |
| 1 | Poultry farming | |
| 2 | Lumbering/ sawmill | |
| 3 | Fishing | |
| 4 | Vegetable | |
| 5 | Horticulture | |
| | **Cottage Industry** | |
| 1 | Basket waving | |
| 2 | Pottery | |
| 3 | Furniture making | |
| 4 | Shoe making | |
| 5 | Block Molding | |
| 6 | Iron bending | |
| 7 | Welding | |
| 8 | Blacksmithing | |
| | **Services** | |
| 1 | Vulcanizing | |
| 2 | Tailoring | |
| 3 | Eateries | |
| 4 | Barbing | |
| 5 | Hoteling | |
| 6 | Retailing | |

**Table 4.32**