



The Impact of Peri-Urbanisation on Housing Development: Environmental Quality and Residents' Productivity in Ibeju-Lekki, Lagos

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ABSTRACT

This paper assesses the impact of peri-urbanisation on housing, environmental quality and residents' socio-demography in Ibeju-Lekki peri-urban in Lagos, Nigeria. Primary data was collected through administration of 370 questionnaires to household heads in purposively selected sixteen settlements in the study area while secondary data was sourced from spatial images, land use maps and satellite images of the study area. Quantitative data was analysed using descriptive statistics while qualitative data was analysed using time series and satellite image analysis. The result shows a spatial expansion due mainly to increased housing development, a multi-dimensional environmental and socio-cultural challenges that impacts negatively on the quality of living and a literate, high income group dominance in the selected peri-urban settlements in Ibeju-Lekki. The study recommends a creation of a database to capture the pattern of housing development, residents' socio-economic demography and infrastructure needs for intervention in policy design for a sustainable development.

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1. Introduction

Housing development in Lagos State peri-urban settlements is mostly characterised by a high level of informal development, poor quality housing and confronted with a multi-dimensional environmental and socio-cultural challenges. Prompted either by forced relocation or voluntary relocation from the central urban area due to housing affordability in the peri-urban, the migrants constituting mainly the low income group and middle income group, and guided by limited economic resources, see the peri-urban, a transition zone between the rural and urban as the ideal place for personal housing development or

rental housing (Allen, 2010). Among many challenges experienced by the migrants are conflict-ridden tenure, neo-customary land rights and arbitrary increase in land prices due to land speculation activities (Pradoto, 2012).

Housing deficits in the city centre are a prominent negative effect of urbanisation in the third world (McGranham and Satterthwaite, 2014), thus

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