



Significant Evaluation of Housing Formation Challenges in International Border Towns in Ogun State, Nigeria

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ABSTRACT

As a public good, residents and house owners are entitled to effective government housing development planning both in urban and fringe areas. However, challenges posed by unplanned housing formation in international border areas could have far-reach negative implications for the inhabitants. It is in this respect that the current research aimed at evaluating challenges of housing development pattern in international border towns between Nigeria and Benin-Republic. In terms of population and high economic concentrations, three towns namely; Idi-Iroko, Ilara and Ohunbe; from three different local governments in Ogun State were selected for the study. For more reliable results, the opinions of twenty-eight (28) officials of Physical and Planning Authority regarding possible challenges of housing formation patterns in the selected towns were systematically obtained through questionnaire instrument. The researcher employed standard student t-test at 5% level of significance and discovered that high population of people per an area, lack of financial resources, poor state of infrastructures, insecurity, biohazard, degradation, social exclusion and social discrimination are significant challenges of existing housing formation patterns in international border areas between Nigeria and Benin-Republic. In particular, poverty, insecurity, degradation, and poor infrastructures are more prevalent in porous and unplanned international border areas most especially in towns between developing countries. The researcher, therefore, affirms that there is evidence of significant challenges as a result of unplanned housing development patterns in international border towns between Nigeria and Benin-Republic. The study suggests that more efforts from governments should be directed towards ensuring better housing development patterns in the border areas between developing countries.

Keywords: Housing, Development, Authority, pattern, Border towns

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1. INTRODUCTION

The international border between the Federal Republic of Nigeria and Benin Republic is roughly 700 km long (Blum, 2014). There is mutual relationship between Nigeria/Benin Republic. This is because the countries share a similar culture, climate and socioeconomic approach, the colonial rule that separated them despite the closeness territorially foreign policy of the Benin Republic controlled by France while Nigeria is channelled toward Britain. Both countries share the same border and were economical, socio-culturally and politically interwoven, more so support each other in absence of colonialism political boundary (Isyaku, 2017).



The concept of border politics described the regulations involved in planning borders and relationship between the local and international laws guiding the activities of border areas (Scott, 2015). Border settlement has various political units that depend on each other for administrative functions. International border towns have effect on political, cultural and economic activities within the areas.

Historically, poor handling of the Nigerian border politics in relations to national security has been sustained over the years by insufficient security personnel, attitudes of many Nigerians, societal decay as well as Nigerian inadequate international relations regulations (Ani, 2012). Borders and boundary are very important because they decide patterns of relationship either by trade or physical demarcation that presented residents opportunities and led to a reduction in a land dispute. The physical environment of the border poses numerous challenges for human development and quality of the environment. The forces of socio-economic development, population change, culture and government policy were important tools in transforming border towns (Liverman, 1999).

The porosity of border encourages more people with different cultural background and hence there is no particular dominant culture in border towns. It, therefore, reflects a neutral mixed cultural area due to intense economic activity that affects their decision making (Owumi & Raji, 2013). The current Nigeria-Benin Republic border is a colonial remnant, separated a homogeneous socio-cultural group, language and ethics are similar along the border. The concept of human development is related to settlement and inhabitants in searching for resources sustainability for daily activities, therefore, the physical environment has been affected. The impact of population on border communities has an effect on housing spatial distribution organization including physical planning.

2. LITERATURE REVIEW

Akinyemi (2013) identified challenges of border areas to include: porosity, corruption, inadequate manpower and logistic support, poorly patterned, institutional framework, lack of provision of basic amenities political instability and economic crisis in neighbouring countries, further concluded that challenges pose danger on trans-border activities. The challenges of border regions are critical in nature and attributed to the physical, socio-cultural and commercial characteristics of the area. Aluko, (2012) perceived the situation of border communities based on

“The partitioning of Africa that took place in November, 1884 which was purely a European affair as there was neither Africans interest involvement nor participation. The result was that conflicting and incompatible ethno-cultural groups were forced on one another while, some other ones were mutilated, and consequently, the border regions have remained boiling spots”.

The expansion of settlement at the edge is a component of the cross-border exchange and is an indicator for communities to see the border as an opportunity rather than problem (USAID/Mexico, 2013). Land expansion strategy is associated with progress, increase in population and economic growth (Dewan & Yamaguchi 2009). Population increase attract challenges if adequate measure is not in place (USAID/Mexico, 2013). Janthy, et.al. (2013) studied the effects of sprawl on fringe settlements of Jakarta and revealed that Trans-border trade increases the population. Ye & Liu (2013) concluded that socioeconomic development of fringe settlements in the central region of China reconstructed the areas. Kasala (2014) pointed out social and spatial challenges comprising of inaccessibility, institutions and finance that pose challenges on people that lead to unhealthy environment. Guavana (2004) attributed the causes of informality to physical, socioeconomic, behaviour and legal aspects beyond the presence of informal and formal dichotomy. Social changes and economic development were potentials for economic growth (Moretti et al., 2015). Hurskainen (2004) concluded that, the challenges of processing of land documents and building permits take a longer period due to corruption and mismanagement while the population keeps on increasing but the environment is deteriorating.



Frequent delays in the processing of development permit and the bureaucracy involved are problems to physical development planning (Ahmed & Dinye, 2011). Masum (2009) studied problems of urban fringe in developing countries. He discovered that they are very similar in nature, experience unregulated development pattern rather than planned and do not conform to rules and regulations. Mostafa (2009) described the population at town fringes with unfavourable conditions and low quality of life with houses made of low quality materials which resulted into social, cultural, physical, hygienic, economics, political and security harms. Unplanned human settlement can cause a delay in industrialization, urbanization and modernization (Zhang, Xiao, Shortridge, & Wu, 2014).

Mensah, Antwi and Acheampong (2013) argued that consciousness of building permit and plot for development, the perception of land use planning contributed to the development of informal settlements and residents believe is a normal syndrome to reside in such area. Nhlapo, et al., (2011) examined the challenges of homeland towns in Post-Apartheid South Africa. Their findings show that these homeland towns face a multiplicity of growth challenges centered around geographical location, negative State policy, problems of attracting investments, inadequate funding for infrastructure and services and a net-outmigration of the middle class. The challenges of an unplanned settlement are multi-dimensional, covering legal, socio-economic and physical aspects (Shrestha, 2014). Unplanned settlements persist as a consequence of urbanization and challenge to adequate urban planning and physical development. Magalhaes and Eduardo (2007) described the challenges of informal settlements in urban centers of Manaus Brazil in relation to the illegal occupation of slum dwellers that occupy land outside land tenure system regulations. Tsenkova & Badyina (2008) and Amao (2012) further described houses built on illegal lands, without building grants taking after their own standard. Pattern reflects not only current influences but also past influences and physical constraint operating as the settlement pattern developed.

Shankar (2009) pointed out disadvantages of border population under these categories: vulnerability to criminal's action at the border, restriction of movement by border agents, rear over the attack, activities of agents in controlling, sidling by the government and insufficient services. The physical-spatial configurations of the territory are very important to understand the vulnerability of a disaster area in relation to the topography (Fernandez, 2011). The cumulative effect of hap -hazardous distribution of land uses and structures without respect to any planning standards resulted in congestion, inaccessibility, pollution and environmental degradation (Ahmed & Dinye, 2011).

2.1 Concept of Social –Marginalization and Residential location

Marginalization comprises individuals and groups ignored or relegated to the side-lines of political civil argument, social arrangement, and economic bargaining. Homelessness, dialect, work status, race, and religion are few criteria generally used to measure marginalization. Unclear demarcation in circulation, physical planning and absence of reliable utilities prompted marginalization (Bermanian & Navid, 2015). Social exclusion or social marginalization is social disadvantage and relegation to the fringe of society. It is a term used widely in Europe, and was first used in France. In an option conceptualization, it includes four corresponded measurements: inadequate access to social rights, material hardship, constrained social cooperation and an absence of standardizing incorporation. Gultekin (2009) studied impact of social exclusion in the residential neighbourhood in Turkey, it shown that both external and internal factors contributed the external are unemployment, external tribalisation, social exclusion and educational segregation.

The relationship between marginalization and provision of amenities determines level of poverty, income, amenities and socio- economic activities of the residents. Kokalanova (2013) sees the concepts of exclusion, marginalization and integration as a critical approach to border study. Border conditions are connected to the forces of socio-economic rules that determines every space (Suau, 2013). Settlement normally surface along regional, tribe, culture and empires history of the settlers (Chakrabarti, 2001).



Migration from neighbouring settlements as a result of high commercial activities in border settlement increases the population. Movement into the suburb is urban-rural and trans-boundary in a huge measure (UN-Habitat, 2014). In view of these, informal activities such as illegalities give rise to various debates, its effect either the developer, individuals, laws and regulatory agency or bureaucratic requirements (UN Habitat, 2009). The growth of border settlement in developing countries has constituted pressure for better Management of international borders and to ensure adequate accommodation. The border areas are confronted with issues of environmental degradation and insufficient amenities and infrastructure that determines sustainable development. Kimba (2012) argued that migration overpowered the framework bringing about the casual settlement and the difficulties connected with them.

Border towns found themselves in act of marginalization by location. Development is concentrated in the urban cities where there is a high concentration of population and other social infrastructure to boost the economy and close to the seat of government. The inhabitants of socially excluded settlements lack access to basic amenities that have consequences on health status and quality of education. Social exclusion and marginalization is an important model for understanding and examining settlement along the international border to investigate opportunity and disadvantages of the location and socioeconomic status that emanate from an influx of people for further transactions

3. METHODOLOGY

The way housing units are organized in an environment could determine benefits of housing structures to the inhabitants. According to Oduwaiye (2009) physical planning plays a critical role in the development of society and potential implications of people wellbeing. However, housing development characterized by overcrowding, insufficient amenities and non-implementation of planning law and standards create an uneven development (Duru & Anyanwu 2014) and other challenges in the society. These challenges may inhibit effective working and living conditions and ultimately limit inter-jurisdictional cooperation among international countries. In lieu of clustered patterns generally exhibited in the selected studied towns it is important to examine challenges such housing pattern pose to neighbourhoods. The study social-marginalisation and residential location further confirms that marginalised people who are relegated to the fringe of the society are likely to experience challenges posed by unplanned housing formations.

Hypothetically, the researcher considers arrays of possible challenges that settlements in international borders are usually exposed to as documented by extant literatures. These include high density of people in a given area (that is, overpopulation), poverty, lack or poor access to infrastructural facilities, political instability, and poor state of security, ecological problems, and low level of development, social exclusion and social discrimination. For empirical validation process, the study formulated null hypotheses for these challenges as follow:

H_{01} (Overcrowding) = 0; H_{02} (Poverty) = 0; H_{03} (Poor Infrastructure) = 0; H_{04} (Insecurity) = 0; H_{05} (Biohazard) = 0; H_{06} (Degradation) = 0; H_{07} (Exclusion) = 0; H_{08} (Discrimination) = 0.

The study obtained a cross-sectional data through survey among housing planning officials in three selected international border towns between Nigeria and Benin-Republic. Geographically, these towns are mainly situated in Ogun State, South-West Nigeria. The State lays approximately between latitude 6.2°N and 7.8°N and longitude 3.0 °E and 5.0°E. Although the study was conducted in three local governments with international boundaries the State consists of has twenty (20) Local Government Areas (LGAs). The selected local governments are Ipokia Local Government, Imeko Afon Local Government and Yewa North local government. Further, each major town in each local government was selected for the purpose of the study hence three towns were selected in all.



In these selected towns, there are noticeable presence of economic activities and government activities and more importantly growth rates are moderate in these areas (National Population Commission, 2010). The current study was conducted among staff of Physical Planning Authority (henceforth; PPA). Housing development pattern induced challenges can be effectively explained by housing planning authorities due to their apparent roles in implementing governmental housing policies. In particular, PPA recommends improvement in housing development programmes to government based on their findings and experience on housing matters within its jurisdictions. Again, such government authority is expected to ensure that all construction conform to the natural building code with permission from the authority. In other words, the total number of staff of PPA in the three selected local governments forms the population of the study. By observation and record, this figure stands at 30. The statistics was derived through interrogation and observation processes carried out by the researcher at the administrative offices.

The population figure consists of 12 staff of PPA at Oke-Odan which is the unit that controls Idi-Iroko and other areas in Ipokia Local Government. 10 staff of PPA at Ilaro, the unit which Ohunbe and other towns in Yewa North are under its jurisdiction, and 8 staff of PPA at Ayetoro which controls Ilara and other areas in Imeko-Afon Local Government. Moreover, a sample size of 28 was obtained from the research population of 30 participants. This was determined scientifically via Krjcie & Morgan (1970). The procedure was as follows:

$S = \sqrt{X^2 \cdot NP(1-P) / d^2 \cdot N - 1 + X^2 \cdot P(1-P)}$; Where s = sample size; X^2 = table value of chi-square at 1 degree of freedom for desired confidence level (0.95); N = population size (30); and P = population proportion (0.5).

Samples were selected from each town based on the contribution of each town to total research population of the study. This procedure has been recommended by Bowley (1926). In the main, eleven (11) selected participants from Idi-Iroko PPA office, all eight (8) officials from Ilara, and ten selected officials from Ohunbe town as sample representatives for the study. The information about sample selection by towns is well presented in Table 1. In addition, well-structured questionnaire instruments were used to obtain perceptions of the selected officials about the observed challenges in the study area. On empirical evaluation of the study observed challenges through PPA, standard student t-test at 5% level of significance was employed to test hypotheses for validating the significance of such challenges in the international border areas. The use of such method was based on satisfied conditions of unknown population standard deviation, normal distribution of the study data and sample size of the study being less than thirty (30).

Table 1: Summary of Sample size of PPAs by Towns

S/N	Local Govt. Area	Settlements/ Towns	Population of Staff of PPA	Sample Size PPA
1	Ipokia	Idi-Iroko	12	11
2	Imeko-Afon	Ilara	8	8
3	Yewa-North	Ohunbe	10	9
TOTAL			30	28

Source: Field Survey, 2019



4. PRESENTATION, INTERPRETATION AND DISCUSSION OF FINDINGS

4.1 Preliminary Tests: Data Screening and Management

The screening of data has been considered a fundamental step to analysis process (DeSimone, Harms and DeSimone, 2014; Field, 2005). It is essential to avoid incorrect findings and results obtained from data analysis. In other words, the current study properly screened the collected data to examine main issues of the data screening procedure such as missing data, univariate normality, outliers, and sample size adequacy.

4.2 Missing Data Management

The essential step before starting the analysis procedure is definition and treatment of any type of missing data like incomplete answers or missing response on key variables (Hair et al., 2006). In this study, any observation with missing response or answer on variables of interest was discarded. The standard approach in survey analysis or micro econometrics is to drop observations with missing values (Cameron and Trivedi, 2009). As mentioned, a total 28 questionnaires were distributed randomly among the PPAs officials in the selected towns of the study and all were duly completed and returned yielding 100% retrieval rate. However, one observation was dropped for further analysis due to a case of missing response on important variables. Thus, the remaining 27 questionnaires (approximately 96%) were considered for further analysis.

4.3 Univariate Normality Investigation

The parametric standard score measure – student t test – adopted utilized for the study is premised on the need for data distribution to satisfy normality assumption (Pandit, 2015). Hence, the need to check the normality of the study data arises. Shapiro-Wilk test was employed to assess the data univariate normality statistically. The result in Table 2 indicates that all the variables to be examined through student t-test are normally distributed at 5% level of significance.

Table 2: Shapiro-Wilk Test Result

Variable	Obs.	W	V	Z	Prob>z	Comment
Overcrowding	27	0.9328	12.526	0.890	0.5813	Normal Distribution
Poverty	27	0.8770	23.086	-1.318	0.4224	Normal Distribution
Poor Infrastructure	27	0.8919	19.865	0.960	0.3542	Normal Distribution
Biohazard	27	0.9297	13.049	1.985	0.4534	Normal Distribution
Degradation	27	0.9917	0.540	-1.438	0.1893	Normal Distribution
Insecurity	27	0.9540	0.135	0.016	0.4763	Normal Distribution
Exclusion	27	0.9723	0.605	-1.969	0.5235	Normal Distribution
Discrimination	27	0.9545	1.440	.547	0.8394	Normal Distribution

Source: Author's Computation from STATA 12 Outputs, 2019

4.4 Outliers Screening

Outliers have tendency to influence the results of data analysis; hence, identification of outliers is essential. Outliers are statistically distant observations from the rest of the research data (Moore & McCabe, 2006). For this purpose, mean composites were created for each of the variables and then standardized. Standardized residuals greater than 1.96 at 5% level of significance indicate presence of outliers (Garson, 2011). The procedures indicate absence of outliers in the data.



4.5 Presentation and Interpretation of Results

All twenty-eight (28) questionnaires administered were completed and returned yielding a retrieval rate of 100%. However, only one questionnaire item was found ineffective due to missing data on key variables of interest. In the main, the study considered only those effective 27 questionnaires for further analyses. This yields 96% of total distribution. The standard student t-test statistic was performed and results displayed in Table 1. Hypotheses were tested using probability values from student t-test analysis. From result in Table 1, it was discovered that overcrowding, poverty, poor infrastructure, insecurity, biohazard, degradation, social exclusion and social discrimination are significant challenges that residents in international border towns between Nigeria and Benin-Republic face as a result of existing clustered housing development pattern in the areas. This is confirmed by the rejection of null hypotheses earlier formulated for the purpose of the current research. In terms of standardized t-value as revealed in Table 3, lack of financial resources like money and property was considered by the PPAs officials as the highest challenge residents in international border areas face as a result of existing housing development in Nigeria-Benin Republic border areas. This is closely followed by insecurity, low level of development, and poor state of available infrastructural facilities available in the study area.

Table 3: Student t-test Result for Hypotheses Testing

Variable	N	Mean	Std. Dev.	t-value	P-value	H ₀	Decision
Overcrowding	27	3.250	0.871	4.256	0.000	H ₀₁ = 0	Rejected
Poverty	27	7.196	0.473	9.397	0.000	H ₀₂ = 0	Rejected
Poor Infrastructure	27	3.763	0.821	7.284	0.000	H ₀₃ = 0	Rejected
Insecurity	27	9.334	1.731	8.742	0.000	H ₀₄ = 0	Rejected
Biohazard	27	2.759	0.530	2.298	0.000	H ₀₅ = 0	Rejected
Degradation	27	5.715	0.275	8.573	0.000	H ₀₆ = 0	Rejected
Exclusion	27	4.285	0.821	4.193	0.000	H ₀₇ = 0	Rejected
Discrimination	27	2.291	0.323	3.264	0.000	H ₀₈ = 0	Rejected

Source: Author's Computation from STATA 12 Outputs, 2019

5. DISCUSSION OF FINDINGS

The current study analysed data on significant challenges of unplanned housing development patterns in international border areas. This is necessitated on the importance of an inclusive housing development planning programmes of government that require proper and careful evaluation. As a public good, residents and house owners are entitled to effective government housing development planning both in urban and rural areas. The analysis of data collected indicates that high population of people per an area, lack of financial resources, poor state of infrastructures, insecurity, biohazard, low level of development (degradation), social exclusion and social discrimination are significant challenges of existing housing formation patterns in international border areas between Nigeria and Benin-Republic. In particular, poverty, insecurity, degradation, and poor infrastructures are more prevalent in porous and unplanned international border areas most especially in towns between Nigeria and Benin-Republic. This finding is consistent with Duru and Anyanwu (2014) and Oduwaiye (2009). In addition, the findings justify the theory of social-marginalisation and residential location as theoretical foundation of the study. The implication of the findings is that proper and controlled housing development patterns are required in international border areas among developing countries. However, the will to achieve such development controls depends to large extents on the sincerity of governments of countries involved.



6. CONCLUSION AND RECOMMENDATIONS

From the findings of the study, the researcher can affirm that significant challenges as a result of existing housing development formation patterns are prevalent in international border towns between Nigeria and Benin-Republic. Specifically, both towns and residents are subject to high density of inhabitants, poverty, poor infrastructures, political instability or insecurity, biohazard, low level of development, social exclusion and social discrimination. Although the data analyzed therein were opinions of government officials on housing development matters the study establishes further that the areas under consideration are uncovered by adequate and effective housing development policies of governments involved. It is in this respect that the researcher suggests that government housing development policies should be all-inclusive, that is, taking into consideration both urban and fringe areas. In fact, more efforts from governments should be directed towards ensuring better housing development patterns in the border areas between Nigeria and Benin-Republic.

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