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Research Article

The Impact of Urban Growth on Slum Development in Mega City of Lagos (A Case Study of Ajegunle Lagos)

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Abstract: Higher rates of unplanned in-migration in developing countries enhance economic growth in receiving cities but exacerbated many urban population problems such as unemployment, inadequate housing, food and water supply shortage, pollution, and traffic problems which are attributed to poor planning, therefore this research is aimed at analysing the impact of urban growth on slum development in mega city of Lagos, and in order to achieve that, the researcher identified the prominent commercial activities in the study area, in order to identify if relationship exist between growth of the area and commercial activities in the area, which enables the researcher identify some environmental challenges facing the residents in order to know if the challenges can be linked to the commercial activities in the area, and to know if relationship exist between commercial activities and urban growth or slum development. Two hypotheses were postulated for the research, chi-square was adopted for the first hypothesis, which enable the researcher test if there are environmental challenges in the area, while the second hypothesis was tested using regression statistical tool, which enables the researcher test the relationship between commercial activities and slum growth or slum development in the study area. The research thus recommended the provision of effective garbage disposing system, effective water system, good sanitation system, good drainage and motorable road, effective security arrangement in the area, which will invariably enhance the growth of commercial activities in the area.

Keywords: Slum, immigration, commercial activities, urbanization, megacity.

Background of the Study

The huge increase in urban population amounts to a crisis of unprecedented magnitude in urban shelter provision. Every year, the world's urban population is increasing by about 70 million, equivalent to seven new megacities. These people need to be provided with shelter, employment, and urban services. The stretched capacity of most urban economies in developing countries is unable to meet more than a fraction of these needs so that the informal sector is providing most of the new employment and housing, in environments that have come to be known as informal settlements or slums. The United Nations (2002) estimates that a third of the world's urban population today does not have access to adequate housing, and lack access to safe water and sanitation. These people live in overcrowded and sub-serviced slums, often situated on marginal and dangerous land. In Lagos State, 42 of such slum areas were identified in a research carried out by the University of Lagos Consult in 1997 put the figure at over 100 in 2006. This corroborates the Federal Republic of Nigeria (2006) report on Lagos Megacity Region that almost 70 percent of Lagos' populations live in slums (FRN, 2006).

Slums are identified as the symptoms of unprepared immigration phenomenon, which is attributed to the movement of the rural dwellers to urban settlement; this action was once a major challenge in the developed countries, which can still be traced to developing countries today. Slums emanated from jerry buildings especially in suburban areas and on government-owned lands. A range of problems has been raised in these slum settlements such as absence basic technical and social infrastructures which thus led to visual and physical contamination. Bayram UZUN and Mehmet CETE (2004) identified Slums as neglected parts of the city where housing and living conditions are terribly lacking. Slums range from a high-density settlement, filthy apartments and squatter settlements without proper planning, which sprawled at

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the edge of cities. Majority of poor families in most developing countries do not have access to urban land. Most recently, the issues related to access to urban land are more severe, especially because serviced land or partially serviced land became a highly disputed commodity in the markets. According to UN Habitat (2007), the world population is estimated at 6.6 billion, where more than 50% of the populations live in the cities and an astounding 1.06 billion (32%) of urban inhabitants live in slums. This number is set to double in the next 30 years, UN Global Report 2007. The aim of the research is to analyze the impact of urban growth on Slum development in the megacity of Lagos, focusing on a popular slum settlement of the city, Ajegunle, to achieve the aim, below are the objectives:

- To identify the prominent commercial activities in the study area
- To identify the environmental challenges bedeviling the area
- To examine the relationship between commercial activities and urban growth or slum development

Research Hypothesis

Hypothesis One

- H0: There are no environmental challenges bedeviling the area
- H1: There are environmental challenges bedeviling the area

Hypothesis Two

- H0: No relationship exists between commercial activities and urban growth or slum development
- H1: Relationship exists between commercial activities and urban growth or slum development

The Study Area

Ajegunle is a district of Lagos State. This study adopted a case study methodology to examine the most populated slum in Lagos; Ajegunle is located in Ajeromi Ifelodun Local Government Area of Lagos State Nigeria. The site is a major informal settlement, often described as 'jungle city' with a multi-ethnic population. It is the most populated slum in Lagos State. Ajegunle has a population density of 750 residents making it the highest of all slums in Lagos State. The slum area of Ajegunle constitutes 12.8% of the total area of all 42 blighted areas as of 1995. According to Stove land Consult, WTP Study of 1997, the majority of the multi-ethnic population of Ajegunle are of school age and highly, economically productive. Ajegunle is made up of five resident communities and consist of people from all parts of the country with the dominant groups being the Ijaw, Ilaje, Hausa, Ibo, Urhobo, and Yoruba ethnicity. Their main occupation is trading in the formal and informal sectors. The average household in Ajegunle spends about N6000 on food, N2000 on transport, N600 on housing and N885 on energy/fuel for cooking and lighting. Despite the slum nature, these figures of economic information are comparable to the Lagos average as found in 1995.

LITERATURE REVIEW

The basic concept of slums:

A slum is often time used to describe an informal settlement located within the cities which does not have adequate housing and squalid and miserable living condition is dominant. The dwellings are often overcrowded, having a large number of people crammed into a small living space; such settlement lacks basic municipal services such as sanitation, potable water, structured waste collection system, drainage system, street lighting, paved sidewalks and road for emergency access among others. Most also the slum settlement do not have easy access to school, hospitals or public places to enhance public gathering. Many slums have been unserviced and unrecognized for long periods, which can be over 20 years in some cities. Dwellings in slums are mostly built on land which the occupant do not have a legal claim to and mostly without any urban planning or adherence to zoning regulations. In addition, slum settlement social indicators are on a downward slide, for instance, crime rate and unemployment are often on the high rise. Meanwhile, all slums are not the same; some make provision for better living conditions than others. Likewise, slum dwellers are heterogeneous population, diverse people with different interest, means, and backgrounds. Slums are also identified as a significant economic force, in many countries of the world, as much as 60% of the employment is in the informal sector of the urban population. Today, more than one billion resident in the world dwells in the slums. In the developing world, one out of three cities dwellers lives in a slum.

According to UN-HABITAT, a slum is defined as a household or a group of individuals living under the same roof in an urban area who lack one or more of the following:

- Durable housing of a permanent nature that protects against extreme climate conditions.
- Sufficient living space, which means not more than three people sharing the same room.
- Easy access to safe water in sufficient amounts at an affordable price.
- Access to adequate sanitation in the form of a private or public toilet shared by a reasonable number of people.

- Security of tenure that prevents forced evictions.

Urban Design and Slum Formation Process

Slum settlements are characterized by a devalued portrayal of an area of the community which also results in congestion of various uses and inadequate circulation space (George, 1999). According to Agboola (1995), two types of the slum are identified in Nigeria cities, these are the traditional slums which arise in towns from the decay of existing structures and the spontaneous slums which are created by squatters on land acquired illegally (Agboola, 1995). However, if this pattern represents the majority of slums in Lagos, it is, therefore, necessary to reconsider the use of such terms as 'traditional' and 'spontaneous' in order to show that some slums can appear outside the inner city on legal land.

Abumere (1987) in a study conducted on Forty Nigeria cities on urban decay, he concluded that the cities closely identified with the phenomena of overcrowding are large cities, which include Lagos, Kano, Ibadan, Benin, Onitsha, and they are generally ancient, except for Onitsha (Abumere, 1987). Moreover, most of the cities are closely associated with overcrowded and degraded environments. So, urban decay that is associated with overcrowding is almost entirely a big town problem in Nigeria, concern cities are Lagos, Kano, Ibadan, and Onitsha.

However, in 1985 about 68.2 percent of the slums in Nigeria a located within a radius of 1km from the city center (Abumere, 1987). Hence, slums can be found in the city outskirt, in Nigeria largest cities such as Lagos, Kano, Ibadan, and Enugu, of about 5km from the city center. The major reason is that accommodation in many of the cities has been priced beyond what most citizens can afford. Therefore, low-income workers live in low-cost shanties or slum at the outskirt of the city. Fifteen years later, the situation has not improved in Lagos. Lagos state government has not really addressed the issue of slums in the city, despite the constant spread in the country. Consequently, based on age, location and size, slums in Lagos have been identified as three, types, the largest and the oldest slum is the core area of the city, which covers the entire pre-colonial town. A large part of the city can be seen as a slum, even if the inhabitants do not agree that they live in a slum for historical reasons (Mabogunje, 2008).

A small scale slum, on land, occupied illegally by squatters be found at the margins of the planned city, and numerous land that is legally occupied by tenants are found at the outskirt of the city close to a local market or along a major road. The history of various slums and the socio-economic-cultural features vary from one slum to another, for instance, peripheral slums such as Mile 12, Ajegunle and Agege all in Lagos Nigeria are characterized by this type of slum. Slum formation processes are identified with some major causes and effect, which already exist in the city. Sometimes, the blame is put on the government, the people and the planner; therefore, this scenario calls for revitalization process, which will definitely improve the unpleasant conditions of the urban slums and decay in the city at large (George, 2009)

Challenges of Emerging Megacities in the Developing World

The transformation of the urbanization process is being experienced in many developing countries of the world in recent decades; they have however produced different urban forms and social consequences. When accelerated urbanization began in Western Europe and North America, this rapid urbanization was notable in countries with the lowest level of economic development rather than the highest, that is, industrialization lags far behind the rate of urbanization. Davis (2004) describes it as a form of urban involution marked by vast growth in combination with economic decline.

Cities in the developing world, in general, face major challenges, not least because global economic restructuring has decimated social opportunities and prosperity for many citizens. The urban planning issues posed by these mega-cities are important, not only because they directly influence the lives of vast numbers of people, but also because other emerging cities will have much to learn from the experience of the 'giants' even if certain issues they face are unique to their contexts for reason of scale. Higher rates of in-migration exacerbated many urban population problems such as unemployment, inadequate housing, food and water supply, pollution, and traffic problems. Provision of transportation and other infrastructure constitute major planning issues. The management challenges posed by growth on the mega-scale are substantial (Jones and Visaria, 1997). These are accentuated by the trend of rapid urbanization with far fewer resources than the developed countries possess (Paddison, 2001). The health impacts of urban environmental problems are staggering.

An estimate of 1.3 billion people are living mainly in developing world mega-cities such as Cairo, Lagos, and Mexico City, are breathing air that the WHO deems unfit for humans (Serageldin, 1997). How this urban population increase takes place, its speed, and direction, and how the needs of this increased population are provided for will have enormous implications for human welfare. Mega-cities will likely grow larger, large numbers of smaller cities and towns will grow bigger and new towns will emerge. Castells (1996) captures the most ironic complexity of the mega-city in these words, "Megacities concentrate the best and the worst, and they are connected outwardly to global systems and to segments of their own countries, while internally disconnecting local populations that are either functionally unnecessary or socially disruptive.

However, it is this distinctive feature of being globally connected and locally disconnected, physically and socially that makes mega cities a new urban form" (Castells, 1996: 405-7).

The overall situations of mega-cities in developing countries of the world are characterized by a contradictory mixture of extreme poverty and wealth; severe unemployment rate and great economic opportunities. Huge divisions often fragmented the populations of these cities with great gaps dividing elite from poorer settlements. For all the excitement and attraction offered, they also hold out the adverse; spiraling inequality and insecurity. The threat of social explosion, the notion that the gaps of inequality might erupt in social conflict is endemic. Although the very size of mega-cities establishes them as major concentrations of social relations within the globe, these are pivotal points with potential either for positive growth, for the generation of despair, or possibly for both.

However, there is a notion that African mega-cities still possess great potential for human vitality, creativity, and productivity. What can be achieved from the great agglomerations of people hinge on the resources available, the intellectual and professional foundations for sustainability and the political will to do what is required and justifiable. In the case of Nigeria, fuelled by the oil boom in the 1970s, the enduring by-products of rapid urbanization include: slums, overcrowding, poor sanitation, air and water pollution, clogged sewers, solid-waste contamination, staggering urban traffic, illegal conversion of Ilesanmi 243 land-use and unbridled physical development without appropriate legislation, regulation and enforcement.

The inability to march the housing demand with available resources and inadequate physical infrastructure to accommodate the population explosion has impacted negatively on social infrastructure. The high rate of unemployment among the youths gives rise to insecurity and a rising crime wave. According to Mabogunje (2008), although metropolitan Lagos is undeniably the only mega-city, a few other urban centers - Kano, Port Harcourt, Warri, Ibadan, Ilorin, Kaduna, Aba, and Abuja - are already showing indications of growth towards metropolitan status, tending towards emerging as potential mega-cities.

Early recognition ensures that the challenges are addressed before they develop to a very complex or expensive. The challenges notwithstanding, sustainability and city size are not necessarily antithetical. Indeed, mega-cities can contribute to sustainability through their economies of scale and density, which help to reduce per capita levels of resources and wastes and improve liveability.

However, there is the need to constantly reinforce these advantages because local capacity limits on air, water, and land are frequently stretched in larger cities. Nevertheless, the idea that small cities are more sustainable than large ones is not supported by empirical evidence; thus it is important that all cities, regardless of size, engage the sustainability agenda. Lagos urban agglomeration is characterized by a very significant presence of the urban poor, with a growing poverty profile. Informal settlements have multiplied over the years and the living condition of the poor are in deplorable state. Environmental decay, inadequate basic services, and infrastructure in the informal settlements across the state hit the poor hardest. An informal settlement which ranges in size from clusters of huts to entire districts is scattered across the state in many local governments area.

The number of informal inhabitant and informal settlement dwellers in Lagos Metropolis is increasing at an alarming rate on a daily basis. As far back as 1984, 42 settlements had been identified as devastated (UNCHS/Lagos State Government). The number has risen to about 100 as of 2004 (UN-Habitat/Lagos State Government, 2004). The poor do not only dwell in the slums of the city but are spread in squatters and informal settlements located in susceptible areas such as swamp, canal setback, rail line setback, marginal land among others, which are deprived of basic infrastructural services. This makes them more vulnerable to environmental dilapidation, threats of eviction, ejection, and demolition.

The urban challenges of developing countries as identified by the Population Reference Bureau in 2004 include environmental hazards, natural disasters, public and reproductive health, and poverty. These are all apparent in the various pockets of informal communities located across Lagos metropolis. The environment components such as land, water, and air which provide a support system for healthy living are been polluted daily in Lagos as a result of pressure on them due to human developmental activities and desire to meet daily livelihood.

According to Gandy (2006), the city's sewerage network is in dilapidated state or virtually non-existent and predominant childhood disease is attributable to inadequate access to safe drinking water. Over half of the city's dwellings suffer from routine flooding in heavy rain and a third of households must struggle with knee-deep water within their homes during raining season. The poor are the most vulnerable because they often live in ecologically vulnerable areas. Many of such settlement exist in Lagos, notably, Ajegunle, Makoko, Iwaya, Amukoko, Ilaje among others.

RESEARCH METHODOLOGY

Primary and secondary data was utilized in this work. Primary data was collected using various methods, including personal observation series of photographs were taken, structured survey questionnaires, while Secondary data were obtained from government publications, journals, maps, unpublished research works and useful websites on slum as a whole. The sample size of the research comprised of two hundred (200) respondents from Ajegunle area in Lagos. The questionnaire was randomly distributed among the residents, guide them in order to properly fill the instrument, the properly filled questionnaire was retrieved, converge, analyzed and used for the analysis.

The questionnaire was constructed by the researcher aimed at providing answers to some of the research questions, the participants was asked to furnish information with regards to their gender, educational level, age, marital status, monthly income, size of household which are categorized as demographic characteristics which was used as parameters to determine the socio-economic status of the respondents and the second section was aimed at analyzing the environmental challenges bedeviling the residents. Direct observation was also used to validate claims and responses on physical, environmental and commercial activities in the study area.

The data collected was sorted out in order to identify the ones that were not correctly filled, which may cause incompetence on the part of the researcher. The data were analyzed based on the questionnaire computed for the research work, the research questions were analyzed using statistical software, called Statistical Package for Social Sciences (SPSS). Afterward, these hypotheses were tested using appropriate tools.

RESEARCH FINDINGS

Out of 210 research instruments distributed, 200 retrieved and consider valid for the research work. The instrument was however screened coded and computed for the research work.

Table 4.1: Demographic Characteristics of Respondents

Variable	Frequency	Percentage
Age		
Below 18 years	7	3.5
18-25 years	27	13.5
26-33 years	55	27.5
34-42 years	54	27.0
43-50 years	12	6.0
above 50 years	45	22.5
Total	200	100.0
Sex		
Male	93	46.5
Female	107	53.5
Total	200	100.0
Marital Status		
Single	68	34.0
Married	120	60.0
widow/widower	12	6.0
Total	200	100.0
Educational Qualification of the Respondents		
1st leaving Certificate	32	16.0
WASC	96	48.0
HND/ NCE/ B.Sc	66	33.0
M.Sc/PhD	6	3.0
Total	200	100.0
Occupation		
Civil Servant	19	9.5
Professional	18	9.0
Self Employed	156	78.0
Student	7	3.5
Total	200	100.0
Annual income of respondents		
50,000 - 100,000	162	81.0
101,000 - 150,000	19	9.5
151,000 - 200,000	7	3.5
201, 000 -250,000	6	3.0
Above 251,000	6	3.0
Total	200	100.0
Household Size of the Respondents		
1-2 people	35	17.5
3-4 people	71	35.5
5-6 people	35	17.5
above 6 people	59	29.5
Total	200	100.0
Number of room per housing		
1 BDR	56	28.0
2 BDR	59	29.5
3 BDR	33	16.5
4 BDR	38	19.0
Single Room	14	7.0
Total	200	100.0
Ethnic group		
Yoruba	129	64.5
Igbo	37	18.5
Hausa	34	17.0
Total	200	100.0

Source: Field work, 2017

The research work reveals that 3.5% of the respondents are below 18 years, 13.5% between 18-25 years, 27.5% are between 26-33 years, 27% are between 34-42 years, 6% are between 43-50 years while 22.5% are above 50 years respectively. The

research also reveals the majority of the respondents are between 26- 33 years and 34-42 years respectively, it also reveals the larger percentage of female respondents by having 53.5% participant and 46.5% are male respondents respectively. Meanwhile, 34% are single, 60% are married while 6% are widow/widower respectively which thus shows the research is dominated by married respondents. The research reveals 16% of the respondents only possess 1st leaving certificate, 48% possess WASC, 33% possess HND/ NCE/ B.Sc, while 3% possess M.Sc/Ph.D., the research, however, reveals majority of the respondents possess WASC certificate.78% of the respondents are self-employed having 9.5% as civil servant, 9% are professional while 3.5% of them are student.

The research reveal the annual income of the respondents, having 81% of them to earn between 50,000 - 100,000, 9.5% earn between 101,000 - 150,000, 3.5% earn between 151,000 - 200,000, 3% earn between 201, 000 -250,000, while 3% earn above 251,000 respectively, the research however reveals majority of them earn between 50,000 - 100,000. The research also reveals the household size of the respondents, 17.5% of them are between 1-2 people, 35.5% are between 3-4 people, 17.5% are between 5-6 people, while 29.5% are above 6 people respectively. The research, however, reveals the sample is dominated mostly by 1 and 2 bedrooms, as we have it to be 28% and 29.5% respectively. 16.5% of the houses are 3 bedrooms, 19% are 4 bedrooms while the minority of them is a single room. 64.5% of the respondents are Yoruba, 18.5% are Igbo while 17% are Hausa respectively, and the research, however, reveals the sample is dominated by Yoruba respondents as represented with table 4.1 above.

PRESENTATION OF RESEARCH FINDINGS

The research also probe into the respondents justification for choosing their present location, 34% claimed it is due to the nearness to business activities, 16% said affordable housing, 46.5% said proximity to their working place while 3.5% said because they are born and raised in the location, the research however reveals majority of the respondents choose the present location due to the proximity to their working place, majority of the location facilities are in dilapidated state, so they choose the location because of the proximity to commercial activities which is the port. The research also reveal the respondents occupancy ratio, 46.5% 2-1 room, 37.5% are between 4-2 rooms while 16% are between 6-3 rooms respectively, however larger percentage of the respondents commended the housing condition, where 26.5% said it is satisfactory, 23.5% said its good, 23.5% said fair while 26.5% complained of the poor condition of the residents. 3% of the residence stays in Plank/bamboo bungalow, 50% in cement bungalow, 36.5% reside in storey building while 10% reside in brick house respectively, the research reveals larger percentage of them reside in cement bungalow, 33% of the residents are well ventilated, 41% fairly ventilated, 19.5% poorly ventilated while 6.5% are badly ventilated, the research thus reveal larger percentage of the respondents resides in cement bungalow. The research reveals the proximity of the kitchen from the building, 50% said their kitchen is within the building, 44% said 5m from the building, while 6% said 10m from the building, the research, however, reveals the majority of the respondent's kitchen is within the building. The research also reveals the proximity of the toilet to the residence, 49.5% said within the building, 47.5% said 5m from the building while 3% said 10m from the building respectively. The research also reveal the garbage disposing system used by the residence, 62.5% use bin, 10.5% use Dino bin, 10% use dumpsite while 17% use Lagos Waste Management service (LAWMA), the research thus reveals the majority of the respondents use bin, which they eventually empty in LAWMA trucks when they come around.

The research reveal the sanitation system adopted by the residence, 52.5% make use of WC, 3.5% use a direct connection to a septic tank, 26.5% use pour-flush latrine, while 17.5% use ventilated improved pit latrine, which however reveals the majority of the resident adopt the WC system. The research also reveals the source of water of the residence, 7% said they source from a public standpipe serving no more than 5 households, 29% source from a borehole, 60.5% sourced from protected dug well, while 3.5% sourced from protected spring water. The research reveals a larger percentage of the respondent's source from protected dug well.

The research is also aimed at revealing if the building have sufficient living space, 36% strongly agree, 30% agreed, 7% undecided, 23% disagreed while 3.5% strongly disagreed respectively, the research, however, reveals majority of the respondents have sufficient living space, it is also aimed at revealing the type of materials used for the buildings, if permanent materials are used, 53.5% strongly agreed, 21% agreed, 4.5% undecided, 15% disagreed, while 6% strongly disagreed respectively, it thus shows permanent building materials are used for the majority of the residence. It is also aimed at revealing if the buildings are in compliance with building codes, 50.5% strongly agreed, 24% agreed, 3.5% undecided, 13% disagreed, while 9% strongly disagreed respectively, the research reveals the buildings are in compliance with building codes, it is also aimed at revealing if the buildings are in dilapidated state, 58.5% strongly agreed, 24% agreed, 1% undecided, 11% disagreed while 5.5% strongly disagreed respectively, with the larger percentage of the agreed respondents shows the buildings are in dilapidated state. However, due to the dilapidated state of the residence, 56.5% of the respondent strongly agreed the dwelling is in need of major repair, 22%

agreed, 0.5% are undecided, 17.5% disagreed while 3.5% strongly disagreed respectively.

The research is also aimed at revealing if dwelling is located near a toxic waste area, 49.5% strongly agreed, 26% agreed, 5.5% undecided, 15.5% disagreed while 3.5% strongly disagreed respectively, which shows the resident is not located near industrial or toxic waste, the research also reveal if it is located near a flood plain, 41% strongly agreed, 40% agreed, 9% undecided, 6% disagreed while 4% strongly disagreed respectively, it thus shows the residents are not located near a flood plain or steep slope. The research is also aimed at revealing if the residents are not located in a dangerous right of way (railway, highway, power line, airport etc, 39% strongly, 39% strongly agreed, 29% agreed, 6.5% undecided, 14.5% disagreed, while 11% strongly disagreed respectively, with the larger percentage of the agreed respondents shows the residents is not located in a dangerous right of way. The research also reveals that residents have their own water supply, 51% said yes why 49% said no, the research reveals a larger percentage of the respondents have their own water supply. It also reveals if they have their own separate kitchen, 37% said yes why 63% said no, with the larger percentage of no respondents, it thus shows the residents do not have a separate kitchen. It also reveals if the respondents have their own bathroom, 33% said yes why 67% said no respectively, it thus shows the residents don't have their own bathroom. It also reveals if the residents have their own toilet, 31.5% said yes why 68.5% said no, the research, however, reveals the majority of the residents do not have their own toilet.

The community has good drainage and motorable road, 52% of the respondents strongly agreed, 26.5% agreed, 5.5% undecided, 11% disagreed while 5% strongly disagreed respectively, the research thus reveal a majority of the community roads have good drainage and motorable road. However 23% of the respondents complained of being faced with the challenge of a flood, 17.5% are undecided, 37% disagreed while 22.5% strongly disagreed respectively, which thus shows the majority of the community do not encounter flood because they now have a well-structured drainage system. The research also reveals if the residence is faced by challenges of traffic congestion, 8% strongly agreed, 19.5% agreed, 23.5% undecided, 33% disagreed while 16% strongly disagreed, based on the large quantum of disagreed respondents it can, however, be concluded the residence are not often faced by traffic congestion. The research also reveals if the residence is often faced by challenges of pollution 19% strongly agreed, 29.5% agreed, 7% undecided, 23% disagreed while 21.5% strongly disagreed respectively, which however reveals residence are not faced by challenges of air pollution.

The research also revealed that the resident is well secured, 18.5% strongly agreed, 11% agreed, 17.5% are undecided, 11% disagreed while 42% strongly disagreed respectively, with the larger percentage of disagreed respondents, it thus shows the residents are not well secured. Larger percentage of the residents does not have open space with 18.5% said they have open space while 81.5% does not have, larger percentage too does not have recreational area with 25% claiming they have while 75% does not have, 27% is close to the fire station while 73% are not close, which shows the fire station is far from the residents, 85%, however, commented that they have good health care service while 15% do not have access to good health care service. The research further reveals that a good garbage disposing system positively influences the environment, 55% strongly agreed, 1% agreed, 20% disagreed while 24% strongly disagreed respectively which thus means a good garbage disposing system will positively influence the environment. The research is also aimed at revealing if good sanitation system and strict compliance will positively influence the environment, 9% strongly agreed, 36.5% agreed, 7% undecided, 21.5% disagreed, and 26% strongly disagreed respectively, it thus show a large number of agreed respondents, and it also reveals if potable water supply will influence the residence positively 49% strongly agreed, 21.5% agreed, 15.5% undecided while 14% disagreed respectively, which shows the availability of water is essential in the resident, the research also reveals the impact of good drainage and motorable road on the residence, 34.5% of them strongly agreed, 32.5% agreed, 8.5% undecided, 17.5% disagreed while 7% strongly disagreed respectively as the research shows a higher percentage of agreed respondents.

TEST OF HYPOTHESIS

The first hypothesis shall be tested using Chi-Square statistical tool, the null hypothesis shall be rejected if the p-value is less than 0.05, while the second hypothesis shall be tested using regression statistical tool, which will enable the research test the relationship between commercial activities and urban growth or slum development, however, the null hypothesis shall be rejected if the p-value is less than 0.05 respectively.

Hypothesis One

- H0: There are no environmental challenges bedeviling the area

- H1: There are environmental challenges bedeviling the area

Chi-Square Tests

	Value	df	Asymptotic Significance (2-sided)	Exact Sig. (2-sided)	Exact Sig. (1-sided)
Pearson Chi-Square	159.993[a]	1	.000		
Continuity Correction	156.376	1	.000		
Likelihood Ratio	203.593	1	.000		
Fisher's Exact Test				.000	.000
Linear-by-Linear Association	159.193	1	.000		
N of Valid Cases	200				

a. 0 cells (0.0%) have expected count less than 5. The minimum expected count is 39.01.
b. Computed only for a 2x2 table

The result presented above reveal Pearson Chi-Square value of 159.993, which reveal a positive significance impact, while the significance value is 0.000, the result reveals a p-value of less than 0.05, therefore the null hypothesis should be rejected and the alternative hypothesis accepted because the null hypothesis lacks statistical support, it can however be concluded that there are environmental challenges bedeviling the area.

Hypothesis Two

- H0: No relationship exists between commercial activities and urban growth or slum development

- H1: Relationship exists between commercial activities and urban growth or slum development

Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.669[a]	.447	.445	1.08069

a. Predictors: (Constant), Slum development can be attributed to incessant commercial activities

ANOVA[a]

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	187.151	1	187.151	160.246	.000[b]
	Residual	231.244	198	1.168		
	Total	418.395	199			

a. Dependent Variable: Commercial activities in the area enhanced constant population growth
b. Predictors: (Constant), Slum development can be attributed to incessant commercial activities

The estimated result shows reveals R-value of (0.669) which indicate a significant increase in commercial activities will amount to 66% significant increase in urban growth or slum development in the study area, while the remaining 34% significance impact are other variable aside commercial activities which was not captured in the model, the research also reveals a significance of 0.000, which is less than 0.05, therefore the null hypothesis should be rejected while the alternative accepted, we therefore conclude that relationship exists between commercial activities and urban growth or slum development.

SUMMARY OF FINDINGS

Unplanned settlements in developing countries are the product of rapid urbanization, which is bringing migrants from rural areas to industrialized centers and main cities in increasing numbers without being planned for; this has significantly impacted negatively on urban infrastructure, particularly in the urban slum that is not well planned. This has negatively impacted the urban growth over the world thereby resulting in slum development, however, the government has contributed immensely in the eradication of this slum settlement in Lagos through the introduction of Lagos Metropolitan Governance Development and Project (LMGDP) which was aimed at increasing sustainable access to basic urban services, the program yielded a positive result as areas that previously experience water log due to poor drainage system are now commending the government for their giant stride towards the alleviation of the plight of the people. The research thus reveal sales of used electronic appliances are the predominant commercial activities in the study area, due to the closeness of the resident to the port majority of this items are purchased directly from the cargo at a cheaper rate, which thus reveals trading as the dominant commercial activities in the study area, it also reveals the predominant environmental challenges bedeviling the study area, it reveals some of the drains are blocked due to poor waste disposing system, which does lead to drain and culvert blockage in the area, the research also reveals a poor sanitary system in some of the residence, and the water corporation saddled with the responsibility of providing water to the residence is now a shadow of its former self. The fire station in the neighborhood should be well equipped for quick emergency service.

Recommendations on abating slum development in the megacity of Lagos

The research thus made the following recommendation:

1. Good garbage disposing system:

An area notable for commercial activities should have an effective garbage disposing system. The findings reveal the majority of the residents and commercial activities in the area depends on the service of Lagos Waste Management Authority (LAWMA) as the means of disposing their waste, some however commended the service of the agency in their prompt collection of waste, whereas some lamented on the poor operation of the agency in their locality, such as Market Street, which thus leads to disposal of waste in drains, which often leads to culvert and drains blockage, which often leads to flooding during heavy downpour, where you have majority of the waste emptied on the road. A larger and secured waste collection system should be introduced, where the LAWMA vehicle will come periodically to collect the waste, as most of the residence often recurs to disposing of their waste in drains after endless waiting.

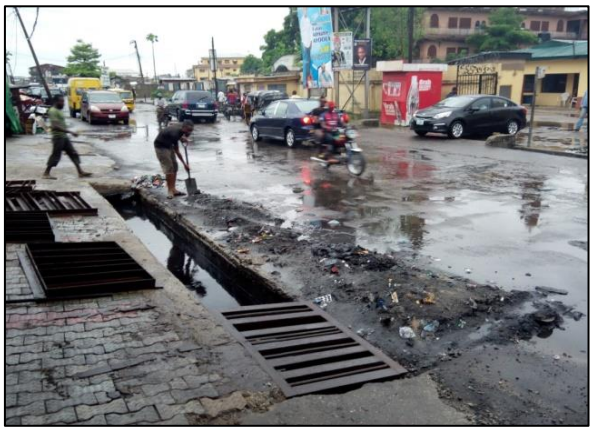

Plate 1: Blocked drainages at Market Street, leading to flooding in the neighborhood.

2. Provision of Potable water:

Water is an essential component for a viable community, so its importance cannot be overlooked in the community. The Lagos state water corporation facility initially provided to salvage the community has become the shadow of its self, as the residence only see the water corporation staffs in the premises once a while to maintain the facilities, as they don't longer provide water for the residence, thereby leaving the residence and commercial activities to available non potable water. The government should endeavor to put the facility in place, and operational in full capacity.

Plate 2: Abandoned water corporation facilities in the residential area.

3. Good sanitation:

Poor sanitation system exposes the residence to various kinds of diseases, as most of the wastes are often leached into the available water for consumption. The research reveals some of the residence sanitation systems are below standard, so government should ensure proper monitoring to see that the residence complies with the standard sanitation system to cater for the drastic growing population.

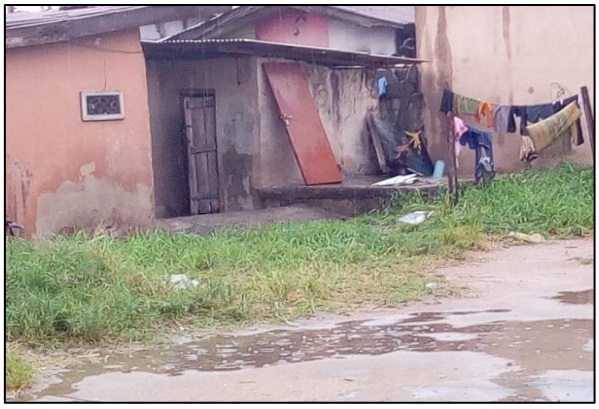

Plate 3: Poor sanitation in the neighborhood.

4. Good drainage and motorable road:

Good drainage and a motorable road is paramount in the development of any residence, as it will enhance the mobility of people and good in and out of the residence. The residence, however, commended the effort of the government in the provision of good and motorable roads in the neighborhood through the introduction of the Lagos Metropolitan Development and Governance Project for Nigeria (LMGDP) which was aimed at increasing sustainable access to basic urban services through investments in critical infrastructure. Some of the neighboring streets are still in need of good drainage and good road, such as Ambrose Akinsemoyin Street, as the street are often flooded, which thus leads to a breed of mosquitoes.

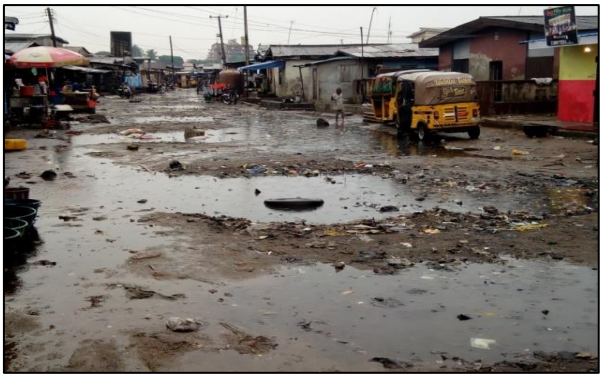

Plate 4: Poor state of roads in the study area

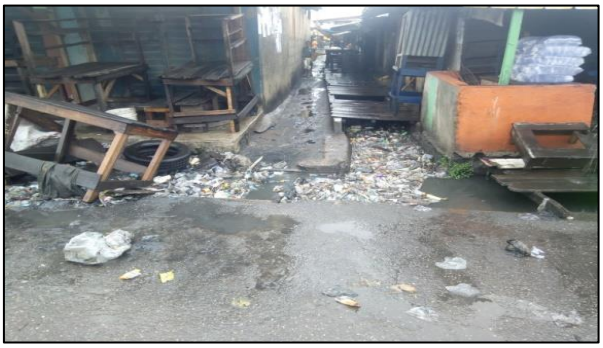

Plate 5: Poor state of drainage in the residential area.

5. Provision of security:

A well-secured environment will promote peaceful coexistence among residence in order to encourage investors thereby creating job opportunity for the residence. Some of the residence closer to the police station such as Tolu, Market, however, commended the security of the area its environ, why some areas needed to provide security by themselves as the security post is far from their abode. The government should ensure security posts are established not too far from the people to meet the need of various commercial activities in the area.

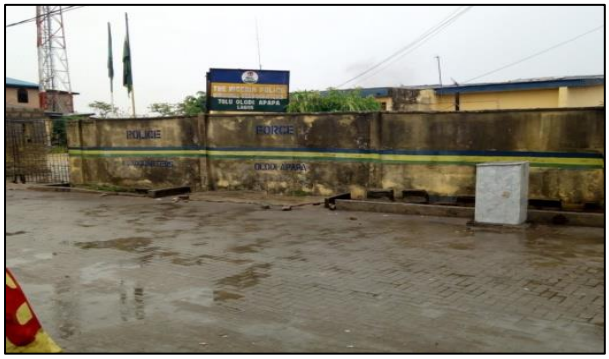

Plate 6: The police post at Tolu Road.

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