

## **PLANNING LAWS AND POLICIES INFLUENCING THE USE OF LAND IN METROPOLITAN LAGOS, NIGERIA**

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### **Abstract**

*This study investigates planning laws and policies influencing land use in metropolitan Lagos. Analysis of the laws and policies were presented based on the responses on 755 questionnaires administered on occupiers and users of all categories of land uses in 43 zones into which metropolitan Lagos was divided. The division was based on peculiarities of the land use structure of the city. Among government policies and laws influencing land use in the study area ARE land acquisition policy, master plan, zoning, rent laws, sources of land ownership, building approval procedure, property and land use charge laws. The application of the principal component technique for the analysis shows that zoning and sources of ownership are the two most prominent factors influencing land use in metropolitan Lagos. The study suggests that to achieve sustainable land use in metropolitan Lagos, there is need to re-appraise the position of land acquisition policy, with the view to making proposals which will open up the acquired lands for rational uses by the public and the government. It is also recommended that all levels of government should embark on appropriate planning schemes as they are empowered to do by the Lagos State Urban and Regional Planning Law of 1998. Such schemes should give strong consideration to rezoning.*

### **INTRODUCTION**

The pride of place of urban areas in human development has been well documented by various scholars. Most of the factors influencing urban land use are similar everywhere but the level and intensity of the factors varies in magnitude from one urban centre to another, it also varies from one region to another usually, based on socio-economic, cultural, infrastructural facilities, government institutional framework, policies and laws. This has been confirmed through recent studies of Olaore (1991) on Kaduna, Morenikeji (1997) on Minna, Okewole (1998) on Bodija, Ibadan, Adindu and Ogbonna (1998) on Owerri, Adedibu, Opeloyeru and Ibraheem (1998) on Ilorin, Okeke (2000) on Enugu; Onyebueke (2000) on Enugu and Olayiwola (2000) on urban areas in Osun State, Nigeria.

Urban land use is the physical manifestation of socio economic, cultural, political and environmental forces shaping the use of lands in urban areas. The spatial pattern and nature of proportion of land uses in urban areas is largely influenced by the national policies and economy; such as housing policy, transportation policy, agricultural policy, industrial policy and development of communication technologies. The proportion of the productive population and growing discretionary incomes act as economic magnets attracting new activities which eventually reshape urban growth and development.

Generally, an urban area is characterized by predominantly secondary and tertiary economic activities base land uses which include residential, commercial, industrial, public, semi-public, circulation and recreational land uses. Residential use occupies usually the largest proportion of the land area coverage. The proportion of the area covered by different land uses is influenced by many factors which include

socio-economic, physical and environmental, technical infrastructure, government policies and laws. However this paper is particularly on the planning laws and policies influencing land use in metropolitan Lagos.

### THE STUDY AREA

Metropolitan Lagos is located in the south western part of Nigeria. It is the largest metropolitan areas in Nigeria (Ayeni, 1979) consisting of 17 Local Government Areas (Figure 1). Lagos Metropolis lies generally on low lands with about 18,558 hectares of built-up area with a population of about 10 million people. Along the southern boundary of the study area is the Atlantic Ocean, in the west are Ojo and Ijanikin settlements, Lekki settlement forms the eastern boundary, while the northern boundary are the landmass of Ikorodu and Alagbado.

The general structure of land use distribution shows that residential areas occupy the single largest proportion of 9,669 hectares (52.1%), while commercial has 1021 hectares (5.5%), industrial 1,448 hectares (7.8%), institutional and special use 2,784 hectares (14%), transportation 3,340 hectares (18%) and open spaces 520 hectares (2.8%) [Oduwaye, 2002]. Existing laws enacted from 1980 to the present time which have influence on land use are reviewed with emphasis of the major provisions of these laws and the level of the successes achieved or otherwise in the efforts to implement their provisions.

### RESEARCH METHODOLOGY

The study adopted the survey research method in which 755 questionnaires were distributed to land users across all land use types in the study area. Secondary data were obtained from existing research works, technical reports, laws and regulations influencing land use in the study area. These laws were mainly laws and regulations of the Lagos State.

The review of literature and personal reconnaissance survey showed that Lagos Metropolis has 294 identifiable land use neighbourhoods comprising of all land use categories i.e. residential, commercial, industrial, public and semi-public, circulation, institutional and recreational and open spaces (Oduwaye, 2002). Questionnaires administration were spread to cover all land use categories as outlined in Table 1.

**TABLE 1: ANALYSIS OF LAND USE NEIGHBOURHOOD CATEGORIES IN METROPOLITAN LAGOS**

LAND USE	NO. OF NEIGHBOURHOOD	% OF TOTAL NEIGHBOURHOOD	NO. OF QUESTIONNAIRE SAMPLED	% OF TOTAL QUESTIONNAIRE SAMPLED
Residential	224	76.19	574	76.03
Commercial	32	10.88	83	10.99
Industrial	12	4.08	30	3.97
Recreational	7	2.38	20	2.65
Institutional and Special Use	11	3.75	28	3.71
Open Spaces and Recreation	8	2.72	20	2.65
<b>Total</b>	<b>294</b>	<b>100.00</b>	<b>755</b>	<b>100.00</b>

Source: Field work, 2005

The neighbourhoods where questionnaires were administered were picked through stratified random sampling while within such neighbourhoods random

sampling was employed to pick people on who questionnaires were administered. Questionnaires administration in each selected neighbourhood were spread to cover the whole neighbourhood through systematic random sampling.

Table 1 shows that out of the total 294 neighbourhood in the study area 224 (76.19%) is residential, while the others are as follows commercial 32 (10.88%), industrial 12(4.08%), recreational use 7 (2.38%), institutional and special uses 11(3.75%), open spaces and recreational uses 8 (2.72%). The spread of number of questionnaires administered are shown in Table 1, which shows that the number of questionnaires administered were based on the proportion of the land use neighbourhoods thus questionnaire administration per land use types are as follows: residential 574 (76.03%), commercial 83(10.99%), industrial 30 (3.97%), recreational uses 20 (2.65%), institutional and special uses 28 (3.71%), open spaces and recreational 20 (2.65%)

Specifically data were collected on the following land uses policies: land acquisition, master plan, rent laws,, sources of land ownership, building approval procedure and the state property and rent charges laws. The data collected were analyzed and presented with simple frequency tables and percentage distribution of responses. The principal component analytical techniques was used to identify the most influential factors on land use decision in metropolitan Lagos. Also existing laws affecting land use in the study area were reviewed with emphasis on the level of their successes

## **REVIEW OF PLANNING LAWS, POLICIES AND INSTITUTIONAL FACTORS INFLUENCING LAND USE IN METROPOLITAN LAGOS**

Institutional factors affecting urban use include customs, traditions, laws, organizations and other institutions of human society. Examples are the recognition by society of private property interest on land, public control over private rights, the practice of financial institutions such as mortgage and urban development banks and of the government agencies and public corporations. Prominent among institutional factors influencing land use in urban areas in Nigeria in particular are government instruments for controlling the use of land. Such instruments include the master plan, zoning regulations, rent laws, land acquisition policies, sources of titles which include letter of allocation and certificate of occupancy. Other sources of landed property ownership are family sources, leasehold and gift. The type of ownership source of a landed property influences its use. For example a landed property with certificate of occupancy will attract high value and use than one without a certificate of occupancy. Also planning laws always specify the use of which land may be put or it may stipulate that it must be let to a "sitting tenant" at a specific rent (Olaore, 1991). The rent law and the recently enacted property land use charge laws in Lagos state are expected to influence the maximum amount or rent that can be collected on property in different parts of Lagos State. Specifically between 1980 and the present time, enacted laws influencing land use decision in metropolitan Lagos can be classified into seven categories namely.

- i. Town planning and Land Use Regulations
- ii. Housing and Property Development Regulations
- iii. Traffic and Transportation Regulations
- iv. Urban Renewal Regulations
- v. Pollution and Environmental Regulations
- vi. Recreational Legislations

## vii. Rent and Land Use Charge Legislations

Under the Town Planning and Land Use Regulations, the Land Use Decree No. 6 of 1978 is perhaps the most potent. The decree vested all land within a State to the Governor. Under the decree, all land was to be held in trust and administered for the use and common benefit of all Nigerians. Unfortunately the aim of the decree has not been significantly achieved as State ownership of land has kept a large chunk of land off the market. The rate of demand for land could not be matched by the rate of government allocation of land. The people had to resort to illegal means of acquiring and developing land as rapid population growth mounted pressure on the demand for land. Other town planning legislations influencing land use in metropolitan Lagos are the Town and Country Planning Law Cap 188 of 1986 which made provision for the establishment of a planning commission and a planning authority, with the former expected to formulate policies on town planning activities and physical development plans such as the master plans, district plans, outline plans, regional plans and development schemes.

The planning authority is expected to prepare comprehensive regional plan, re-development plans and development control. The Town and Country Planning (Building Plan) Regulations Cap 188 of 1986 made it mandatory for any developer intending to carry out any proposed development to apply to the Town Planning Authority for approval of the building plan. The law succeeded in establishment of building plan standards and in sensitizing the general public on the need for approved plan. The Town and Country Planning (Governing Conditions for Development of Estates by private Developers) Regulations Cap 188 in 1990 state that all development on government land by Private developers should comply with the provisions of this law and the developer of such scheme (s) will be issued with certificate of occupancy in addition to specific agreement between such developer and the government. The legislation was enacted to empower developers acquire large tract areas of land for development. The positive results of the law are manifested in the creations of Victoria Garden City (VGC), Chevron Estate, Oniru Estate, Crown Estate and many others. The Nigerian Urban and Regional Planning Decree of 1992 and the Lagos State Urban and Regional Planning Board Edict No. 2 of 1998 were respectively enacted with the former making provisions for planning at all levels of government with each charged with the responsibilities of initiating, preparing and implementing specific class of physical development plans.

The law provides for the National Urban and Regional Planning Commission at Federal Level, State Urban and Regional Planning Board and Local Planning Authorities. The decree was a milestone in the anal of Town Planning in Nigeria after the 1946 Town and Country Planning Law. The Lagos State Urban and Regional Planning Board and Local Planning Board Edict No. 2 of 1998 emanates from the 1992 Federal Planning Law. The Lagos Edict provides for the establishment of Lagos State Urban and Regional Planning Board and Local Planning Authorities. The implementation started in earnest. It has, however, recorded significant success, despite the teething problems it has experienced, such as lack of full autonomy, frequent dissolution of the Board, too many Local Planning Authorities, inability to implement enforcement orders, inadequate working tools and inter-departmental conflict at the local planning authority level. The Board at the state level is firmly established while all the local governments in Lagos State had their planning authorities in place. They are all presently dissolved and efforts are being made to reconstitute them.

The second categories of land use laws operative in metropolitan Lagos are classified under Housing and Property Development Legislations. The New Towns Development Authority Law Cap. 135 of 1983 was enacted to establish the Lagos State New Town Development Authority (NTDA). Basic functions of the NTDA is to develop, hold, manage, sell, lease or let to persons or companies, landed properties, dwelling houses, offices, commercial homes and industrial buildings. The NTDA has succeeded in creating many residential and industrial estates in metropolitan Lagos. The Neighbourhood Improvement Charge Law Cap 136 of 1986 made provisions for the levying of improvement charges on private estates or developed or undeveloped properties or land in the State and improvement charges in the area if satisfied that an infrastructural facilities had been provided by the state government at public expense or by any of its agency in a neighbourhood or if the quality of a neighbourhood had improved. Unfortunately the law failed to make any significant impact. The Lagos State Development and Property Corporation (LSDPC) Cap 120 of 1990 was enacted to act as commercial developers and estate managers and agents in respect of landed property, dwelling houses, shopping centres, offices and industrial buildings in residential and industrial estates. It has the power to develop and acquire landed properties. The corporation has made significant impact but the high cost of construction has significantly affected her capacity to deliver properties especially residential ones to Lagosians.

The third categories of laws influencing land use in metropolitan Lagos is classified as Traffic and Transportation Regulations. The Lagos State Transport Corporation Law Cap 104 of 1997 was enacted to provide efficient, adequate, economic and properly integrated modern system of public inland transport facilities. The corporation set up under this law took off with appreciate progress which was difficult for it to sustain. It has since gone into eclipse. The Lagos Parking Authority Law Cap 95 of 1980 provides for a parking authority to develop truck terminals, horizontal high rise and off street parking spaces and charge fees on private commercial parks. Little has been achieved by the law as parking remains one of the major circulation land use problems in metropolitan Lagos.

The fourth category of laws influencing land use decision, in metropolitan Lagos is the Urban Renewal Regulations, for which the Lagos State Urban Renewal Board Law Cap 106 of 1991 was enacted to create a board whose basic functions include continuous identification and study of areas and drawing up schemes for areas due for urban renewal. The board is also responsible for resettlement schemes. About 70 blighted areas have so far been identified in metropolitan Lagos with efforts being initiated to provide infrastructure and so facilities in 15 of them.

Pollution and General Environmental Regulations constitute the fifth category of laws influencing land use in metropolitan Lagos. The Environmental Pollution Control Law Cap 46 of 1989 was enacted to provide guidelines for the control and protection of the environment. The major focus of the law is the industrial land uses as it concentrates on the treatment and management of waste generated by the process of manufacturing, storage of chemicals in residential and commercial areas. Manufacturers are expected to pay pollution discharge fees. Despite this law, manufacturing industries still discharge untreated wastes into drainage channels while the law has not been able to tackle the problems of noise and atmospheric pollution. The Lagos State Waste Management Authority Law Cap 107 of 1991 provides for the establishment of the Lagos Waste Management Authority with the responsibility to remove, collect and dispose of domestic, commercial and industrial wastes, clear and maintain public drainage facilities, clean streets, remove and

dispose of abandoned and scrapped vehicles, remove and dispose of carcass of dead animals from public areas. The recent registration of the private sector participation in waste management has been significant support to the appreciable efforts of the state waste management authority.

The sixth category of environmental laws affecting land use in metropolitan Lagos is the recreational legislations of which the Lagos State Park Commissions, Laws of 1985 is the most visible. The laws made provisions for the establishment of the Lagos State Park Commission, state parks, and beaches, maintenance and management of these parks and beaches. The commission is also charged with the responsibilities of granting permits to persons or organizations wishing to operate snack shops, camping sites, hunting canoeing, boating, fishing and sailing in the inland waterways. The impact of the commission has been hardly felt.

Rent and Land Use Charge Regulations is the last category. This class of laws has always been charged with great emotions and confrontation. The 1996 Lagos State Rent Edict has recorded little or no success. The recently enacted Lagos State Land Use Charge Law No. 11 of 2001 aimed at achieving single property charge to take the place of tenement rates, ground rent and neighbourhood improvement charges has been confronted with oppositions by many sections of the city from manufactures, landlords and tenants of properties in the state. Its implementation has generated many court cases in the law court against the government by many interest groups. The major grouse of the people against the law is that its provisions are unrealistic, unscientific and against acceptable professional norms on property practice. Thus the law lacks consultation and consensus with major stakeholders. The state government has accepted to review the law.

### **ANALYSIS OF FIELD DATA**

The study presents the views of the users of land in the study area. Towards this, the study administered 755 questionnaires, which were distributed to cover users of all categories of land uses in the study area. The analysis of the responses was done through the use of simple frequent table, which indicates the number of responses and the percentage distribution. Also principal component analysis was applied to identify the most important factors influencing land use decision in metropolitan Lagos. Data were collected on the following policy variables; land acquisition, master plan, zoning, rent laws, sources of land ownership, building approval procedure and the state property and rent charges law.

### **GOVERNMENT POLICIES AND LAWS INFLUENCING LAND USE DECISION IN METROPOLITAN LAGOS**

The importance of government policies and institutional factors as determinants of land use decision has been confirmed through many studies as in the works of Olaore (1991) on Kaduna, Okewole (1998) on Bodija, Ibadan; Morenikeji (1997) on Minna and Adedibu et al (1998) on Ilorin. The institutional factors and government policies discussed in this section among other major determinants of land use in the study area are government policy of land acquisition, master plan and zoning regulations, rent laws, sources of land ownership, and property and rent charges law. Details of respondents views are shown in Table 2.

**Table 2: Government Policies as factors Influencing Land Use Decision in Metropolitan Lagos Ranking**

Strong Influence (1)

Partial Influence (2)

No Influence (3)

<b>Variables</b>	<b>Ranking</b>	<b>Frequency</b>	<b>Percentage (%)</b>
LAND ACQUISITION POLICY	(1)	335	44.37
	(2)	216	28.61
	(3)	204	27.02
	<b>TOTAL</b>	<b>755</b>	<b>100</b>
MASTER PLAN	(1)	490	64.90
	(2)	136	18.01
	(3)	129	17.09
	<b>TOTAL</b>	<b>755</b>	<b>100</b>
LAWS AND REGULATION	(1)	461	61.06
	(2)	123	16.29
	(3)	171	22.65
	<b>TOTAL</b>	<b>755</b>	<b>100</b>
SOURCES OF OWNERSHIP (PRIVATE OR GOVERNMENT)	(1)	573	75.90
	(2)	108	14.30
	(3)	74	9.80
	<b>TOTAL</b>	<b>755</b>	<b>100</b>

Source: Field Survey, 2005

**Land Acquisition**

In the study area, both in the urban core or highly built-up areas and particularly around the urban fringe, sizeable land areas are under government acquisition. Thus it is a common feature to observe dilapidated randomly distributed neighbourhoods in the built-up areas on which new or redevelopment is not allowed because such areas are under the acquisition of either the Lagos State Government or the Federal Government. Such inner city areas exist in Lagos Island, Obalende, Ikoyi, Victoria Island and Yaba. In the urban fringe, it is most rampant to the extent that virtually no large track of land is owned by any individual or family especially around un-built areas. The issue is more problematic in the sense that government failed to come up with schemes on what is to be done with the land so that the public as private developers can indicate their interest on such areas. This is the major problem militating against access to land by the public which is a major obstacle towards efforts by individuals to having access to land for various developments especially for housing. The responses of the respondents on the influence of government land acquisition on land use are shown in Table 1. Generally 72.98% of the respondents is of the view that government land acquisition has influence on land use in Lagos. This shows that the issue of land acquisition by government deserves attention especially in the situation where acquired land areas are left dormant without any scheme. This has a ripple effect which usually leads to scarcity of lands in the market for people to purchase thus leading to scarcity of housing supply and high cost of rentals of residential apartments in particular.

### **The Master Plan and Zoning**

The use of the master plan is one of the popular urban planning approaches, which provides comprehensive urban development plan indicating policy guides on the physical development of any city or town. The zoning regulation is part of the sub-sections in the master plan in which parcels of land of specific uses are indicated. This means that to a large extent the existing master plan and in this case the 1985, Metropolitan Lagos Master Plan and the zoning regulations therein should be of relevance as part of the determinants of land use in metropolitan Lagos.

When the respondents were asked on the influence which these planning documents have on land use decision, majority of respondents 490 (or 64.90%) indicated that they have strong influence on land use decision, while 136 (18.01%) showed that they have partial influence, with 129 (17.09%) of the view that they have no influence. With a total respondents of 82.91% indicating that the master plan and zoning have significant influence on land use decision, this shows that to a very large extent, the respondents are aware first of the existence of these planning documents guiding the physical growth of the city and that these documents influence to a large extent what ought to be done with lands in different parts of the city.

### **Laws and Regulations**

The most recent laws and regulations which have influence on land use in metropolitan Lagos are the Lagos State Rent Edict of 1997, Lagos State Urban and Regional Planning Edict NO. 2 of 1998 and the Land Use Charge Law No. 11 of 2001. Based on the foregoing the views of the respondents were sought on how they felt about the influence of laws and planning regulations on land use. Interestingly 461 (61.06%) of the respondent indicate that they have strong influence on land use, while 123 (16.26%) showed that they have partial influence and 171 (22.65%) with the view that they have no influence.

### **Sources of Property Ownership**

In the study area, there are two basic sources of ownership of land: Lagos State Government and the Federal Government on one hand, and the private source on the other. The latter comes in many shades and forms which include family inheritance, gift, purchase from the family, corporate bodies' estates among other sources. These sources are either the government usually the Lagos State Government and Federal Government. The source through which property title is obtained could influence significantly the use of such properties. In most cases, landed properties obtained from government sources are expected to be cheaper but recent findings revealed that government landed properties prices are based on demand and supply at least for the first hand purchaser of such land from government. Subsequent purchasers will have to pay more than the initial price of purchase by the first purchaser thus putting the real prices of government landed property at higher prices than those bought from other sources. The main favourable factor for the success of the high cost of government landed properties is that the titles of these properties are usually free from any encumbrances unlike private landed properties – especially properties owned by families. Field data showed that 537 (75.90%) of the respondents in the study area is of the view that sources of ownership have strong influence on land use with only 74 (9.80%) indicating that laws and regulations have no influence on land use.

Further analysis on the determinants of land use was done with the use of principal component analytical technique. Since the principal component technique produces components in descending order of importance, therefore its adoption in



this study is an aid in reducing the variables into fewer numbers, which account for as much as possible all the variables. The results of the application of this technique are discussed in the following section of this paper.

**TABLE 2: VARIABLES USED IN FACTOR ANALYSIS**

VAR 1	Property and Land Use Charges as a factor influencing land use
VAR 2	Zoning as a factor influencing land use
VAR 3	Building Approval Procedure as a factor influencing land use
VAR 4	Land acquisition policy as a factor influencing land use
VAR 5	Master Plan as a factor influencing land use
VAR 6	Rent Laws as a factor influencing land use
VAR 7	Sources of land ownership as a factor influencing land use

*Source: Field Survey, 2005*

Table 3 shows the correlation matrix of the linear association between variable. Many interesting results are obtained in the matrix. The coefficient that is  $\pm 400$  or greater shows a strong level of co-variable between the variables involved. Also coefficient ranging between  $\pm 300$  and  $\pm 400$  shows moderate level of correlation, while those between  $\pm 100$  and  $\pm 200$  indicate a weak level of correlation. Those lower than  $\pm 100$  show little or no linear correlation.

**TABLE 3: MATRIX OF CORRELATION**

VARIABLES	1	2	3	4	5	6	7
1	1.0000						
2	.4689	1.0000					
3	.4590	.6712	1.0000				
4	.3421	.5025	.4788	1.0000			
5	.4689	.6164	.4788	.4617	1.0000		
6	.4203	.4744	.6694	.4518	.3221	1.0000	
7	.4529	.4689	.4398	.6586	.4893	.4092	1.0000

First, it is necessary to state that for the research a total of 95 variables were used for the analysis. For the purpose of this paper the seven variables which have been established in literature and theoretical framework as prominent in influencing land use have been isolated as basis of analysis in this study, thus the moderate level of correlation observed in Table 3.

The results obtained in the matrix of correlation shown in Table 3 shows that all the variables have significant degree and positive relationships with one another. The score on the relationship between land acquisition policy and zoning shows the highest positive association with a figure of .6712. This means that there is significant influence of this policy on land use as most lands under government acquisition are well controlled by the planning agencies. Also the relationship between the following recorded very high degree of positive relationships: Master plan and zoning (.6164), land ownership policy and acquisition (.4398) and master plan and laws (.4203). The implication of the above is that land acquisition policy is bringing out the desired effect of controlling zoning implementation of land use as expected while the master plan is also resulting in the ease with which existing land use policies and planning laws influences land use as they provide direction towards which development should follow in the study area. The result of the component loading of the variables is revealed in table 4.

**TABLE 4: COMPONENT LOADING OF VARIABLES**

COMPONENTS	INITIALS	EIGEN	VALUES
	TOTAL	% VARIANCE	CUMULATIVE
1	2.363	33.755	33.755
2	1.356	19.373	53.128
3	.871	12.436	65.656
4	.740	10.571	76.136
5	.609	8.706	84.842
6	.509	8.410	93.251
7	.472	6.749	100.00

Source: Computer Output, 2005

A further analysis of these variables was done through the application of principal technique aimed at making each variable independent of each other.

**TABLE 5: EXTRACTION OF INITIAL FACTORS (COMPONENTS)**

FACTOR NUMBER	EIGEN VALUE	% OF VARIANCE	CUMULATIVE % OF VARIANCE
1	2.363	33.795	38.755
2	1.356	19.375	53.128

Source: Computer Output, 2005

Table 5 shows the result of the extraction process when the seven variables, that is, factors influencing land use decision were subjected to principal component analysis. The seven factors have been reduced to two, which gives account of all the other factors. The first component is renamed zoning and the second component renamed sources of land ownership. It can be observed in Table 5 that the first factor has an Eigen value of 2.363 which is the relative magnitude and proportion of variance accounted for by the first variable. Usually the first Eigen accounts for the highest variance in the data set. The first component also explains 33.755% of the variance of the data, while the first two components also account for 53.128% of the variance of the data. As discussed earlier that the aim, of the principal component is that of data reduction, thus not all the components or factors influencing land use decision are retained in the final rotation solution. The first two components which account for 53.128% of the variance in the data are retained. This is based on the criterion that the two factor components have at least 5% of the total variation based on Spence's specification (Spence, 1968).

Table 6 revealed the component loading for each primary variable of each of the two components when they are subject to varimax rotation.

**TABLE 6: COMPONENT LOADING FOR EACH PRIMARY VARIABLE**

VARIABLES		FACTORS	
		1	2
VAR 2	Zoning	.652	.385
VAR 7	Sources of Ownership	.635	.126
Eigen Value		2.363	1.356
% of Total Variable		33.755	19.373
Cumulative % of Total		33.755	53.128

Source: Computer, 2005

Note: Loading that are equal or greater than 0.40 are considered to be high (Spence, 1968)

The interpretation of the loading is the same as it was done in the matrix of correlation coefficients. A factor loading of 0.40 and more are considered to be high. This is also in agreement with Spence (1968) who considered 0.40 as a cut off level for high factor loading. Based on this, the first factor, which accounts for 33.755% of the total variance loads highly on both zoning and sources of ownership whereas the second factor which accounts for 19.375% of the total variance loads relatively low both on sources of ownership and zoning with figures .125 and .385 respectively. The implication of this is that zoning and sources of ownership are highly related in factor 1, while they are weakly related in factor 2. The implication of this is that zoning highly influenced the nature of land use in metropolitan Lagos according to public perception analyzed. It can be concludes that these factors or components can be used to describe the spatial variation of factors influencing land use decision in metropolitan Lagos.

## RECOMMENDATIONS AND CONCLUSION

It is evident from this study that among existing planning laws and policies in Lagos State which is also adopted in Metropolitan Lagos, the nature of zoning and sources of land ownership have been isolated as the major factors influencing land use decision in metropolitan Lagos. The planning implication of these findings is that any meaningful land use policy in the study area should give prime consideration to how these two variables can be used to benefit the study area in terms of land use. This study therefore suggests that land use agencies in metropolitan Lagos should consider the re-zoning of built-up areas especially the inner city areas where there is increasing intensity and conflicting land uses. This should reflect in the future town-planning regulations. Policies on land should be over hauled to make it easier to obtain land for development. This will certainly call for an urgent review of the land use decree and land allocation procedure in Lagos State. Also the current acquisition policy of land especially by the Federal and State government should be reviewed in favour of opening up these lands, through appropriate schemes with the aim of making land available to the public. All levels of government should be involved in this process.

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