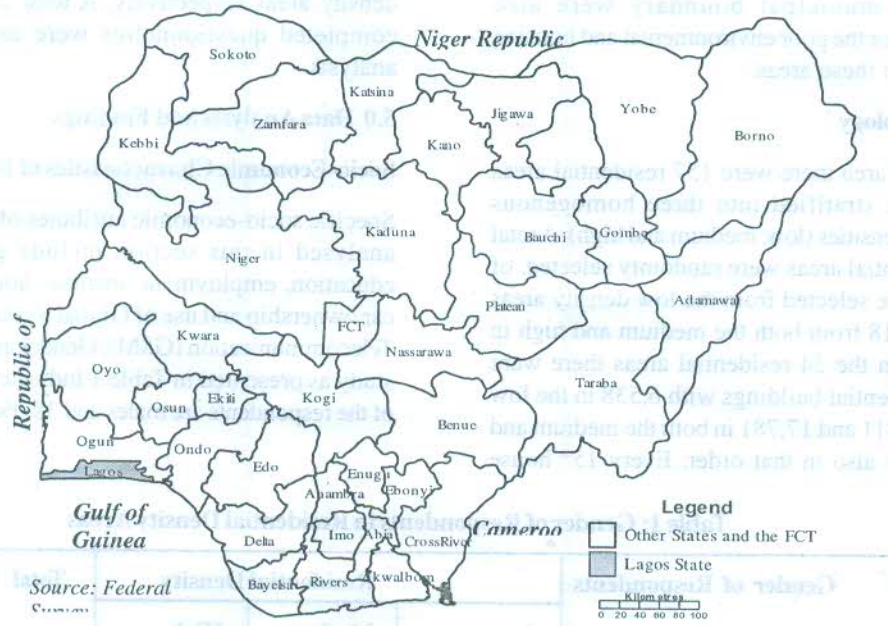


Fig.1: Map of Nigeria Showing Lagos State



Source: Federal

3.1 Characteristics of Residential Areas in Lagos Metropolis

As far back as 1960, four residential districts were identified in Lagos. These are high grade, medium grade, lower medium grade and low grade residential districts (Mabogunje, 1968). By 1999, the Independent National Electoral Commission (INEC) clearly identified and classified the residential areas in Lagos in three homogenous densities which are low, medium and high density residential areas. This classification is also the official position of the Lagos State Government as stated in the operative Lagos State Town and Country Planning Edict, (1986); section 8(a-c). The nature and characteristics of these densities areas have been analysed by scholars (Sada, 1975, Ayeni, 1979, Olaleye, 2001 and Oduwaye, 2005). The residential areas are characterized by social, economic and physical patterns as explained below:

3.2 Low Density Residential Areas: These districts have the common characteristic of having well planned layouts. Most of the houses stand in the midst of well-kept lawns surrounded by neatly trimmed hedges. Except for blocks of flats, the

houses are generally single family houses. Such areas include East Marina and Victoria Island, Ikoyi, Apapa, Ogudu and Ikeja Government Reservation Area.

3.3 Medium Density Residential Areas: These three districts share the common characteristics of having been planned and laid out in the early 1960s to satisfy the need of the middle income households in the formal sector. They include residential areas like Surulere, Yaba/ Ebute-Metta, Ikeja and part of Lagos Island. Dominant housing types here are bungalows, and semi-detached two-storey buildings with density of housing generally higher than what obtains in the high grade, low density residential districts.

3.4 High Density Residential Areas: They are usually located in the central area of precolonial neighbourhoods and in the core areas occupied by the first group of immigrants. These districts include old Lagos, North Central Lagos, Mushin, Yaba East, Mushin, Somolu and Ajegunle-Araromi. Many of them now exist in the urban fringe such as Abule Egba, Ipaja, Alagbado and Ojokoro in the north and to the south eastern part are Ijanikin and Iba. They constitute the poorest grade of residential

areas as they were never planned. The absence of effective development control and general difficulty of extending the framework of basic amenities across the municipal boundary were also responsible for the poor environmental and housing conditions in these areas.

4.0 Methodology

In the study area there were 157 residential areas which were stratified into three homogenous residential densities (low, medium and high). A total of 34 residential areas were randomly selected, of which 5 were selected from the low density areas and 11 and 18 from both the medium and high in that order. In the 34 residential areas there were 49,130 residential buildings with 6,538 in the low density, 24,811 and 17,781 in both the medium and high density also in that order. Every 15th house

was systematically selected in the low density areas; every 40th and every 20th house were systematically selected in the medium and high density areas respectively. A total of 1785 duly completed questionnaires were used for data analysis.

5.0 Data Analysis and Findings

Socio-Economic Characteristics of Respondents

Specific socio-economic attributes of respondents analysed in this section include gender, age, education, employment, income, household size, car ownership and use of Global System of Mobile Telecommunication (GSM). Gender analysis in this study as presented in Table 1 indicated that 62.0% of the respondents are males and 38.0% are females.

Table 1: Gender of Respondents in Residential Density Areas

Gender of Respondents	Residential Density			Total
	Low Density	Medium Density	High Density	
Male	61.2%	62.9%	61.6%	61.9%
Female	38.8%	37.1%	38.4%	38.1%
Total	100.0%	100.0%	100.0%	100.0%

Source: Author's Field Survey, 2007

As summarized in Table 2, 70.8% of the respondents are not more than 40 years in age. Respondents within the age bracket of 41 and 50 years are 18.8% of the sample size. Similarly, 10.3% of the respondents are above 50 years. Further, the table indicates that respondents who are in their productive years (20-60 years) constitute 94.0% of

the sample size. Respondents below 20 years and above 60 years are 3.8% and 2.2% respectively. Age has been found to influence travel behaviour of urban residents in places such as Nagoya, Bangkok, Kuala Lumpur and Manila (Morikawa et al, 2001). The corresponding result in Lagos is subsequently discussed in the paper.

Table 2: Age of Respondents in Residential Density Area

Age of Respondents	Residential Density			Total
	Low Density	Medium Density	High Density	
<20 Yrs	4.5%	2.6%	4.3%	3.8%
20-30Yrs	37.8%	40.4%	34.9%	37.3%
31-40Yrs	21.5%	29.6%	33.7%	29.8%
41-50Yrs	19.9%	17.4%	19.3%	18.8%
51-60Yrs	12.5%	7.8%	6.3%	8.1%
>60Yrs	3.7%	2.1%	1.6%	2.2%
Total	100.0%	100.0%	100.0%	100.0%

Source: Author's Field Survey, 2007

Analysis of education status of respondents in Table 3 reveals that majority (97.6%) of respondents has formal education while those without formal education are only 2.4%. Further, 58.7% of the respondents have Bachelors degree and above. This tends to suggest that majority of the respondents are relatively educated.

Table 3: Education Status of Respondents

Education of Respondents	Residential Density			Total
	Low Density	Medium Density	High Density	
Informal	2.9%	2.3%	2.2%	2.4%
Primary	1.9%	3.0%	4.0%	3.2%
Secondary	9.3%	16.7%	23.1%	18.2%
Diploma	15.4%	17.9%	18.4%	17.6%
Bachelors	52.7%	46.9%	42.4%	46.0%
Postgraduate	17.8%	13.2%	9.9%	12.7%
Total	100.0%	100.0%	100.0%	100.0%

Source: Author's Field Survey, 2007

Table 4 shows the distribution of employment status of respondents and revealed that 70.6% are employed (44.7% formal and 25.9% informal), 7.3% are unemployed, and 18.3% are students while 3.9% are retired. This implies a relatively high level of employment among the respondents which is reflective of their relative high education.

Table 4: Employment of Respondents in Residential Density Area

Employment of Respondents	Residential Density			Total
	Low Density	Medium Density	High Density	
Formal	54.0%	42.9%	41.8%	44.7%
Informal	14.9%	27.5%	29.7%	25.9%
Unemployed	8.2%	7.3%	6.8%	7.3%
Student	16.8%	18.5%	18.8%	18.3%
Retired	6.1%	3.8%	2.9%	3.9%
Total	100.0%	100.0%	100.0%	100.0%

Source: Author's Field Survey, 2007

The relative public and private job opportunities in Lagos may also be responsible for the level of employment recorded among the respondents. Also, the proportion of students (18.3%) among the respondents could be explained by the opportunities for part-time studies provided by institution of higher learning in Lagos.

Within the context of prevailing income level in Lagos metropolis, three income groups may be

identified. These are low income (less than N20,000), medium income (N20,000 – N50,000) and high income (above N50,000). Analysis of the estimated monthly income of respondents as presented in Table 5 indicated that 65.9% of respondents were low income earners, 21.2% were middle income earners while 12.8% were high income earners. In general terms, the majority of the respondents are within the low-income group.

Table 5: Income of Respondents in Residential Density Area

Income of Respondents	Residential Density			Total
	Low Density	Medium Density	High Density	
Less than 20,000 (low income)	50.3%	65.5%	37.4%	65.9%
20,000-<50,000 (middle income)	25.3%	19.2%	20.8%	21.2%
>50,000 or more (high income)	24.5%	15.3%	5.9%	12.8%
Total	100.0%	100.0%	100.0%	100.0%

Source: Author's Field Survey, 2007

Table 6 categorized the household size of respondents into three (small, medium and large). Households with 4 members and below are regarded as "small sized" whereas the medium sized household" are 5 to 8 members. The "large sized household" group is any household with more than 8 members.

Table 6: Household Size of Respondents in Residential Density Area

Household Size	Residential Density			Total
	Low Density	Medium Density	High Density	
1-4	25.5%	40.6%	36.2%	35.3%
5-8	68.6%	54.0%	53.6%	57.0%
More than 8	5.9%	5.4%	10.2%	7.7%
Total	100.0%	100.0%	100.0%	100.0%

Source: Author's Field Survey, 2007

Table 6 indicates that respondents from small sized households are 35.4% of the total respondents. The respondents with medium sized households are 57.0% of the total households interviewed. Respondents from large sized households are 7.7% of the total sample size. This implies that medium sized household is prevalent in Lagos metropolis.

Households' car ownership pattern as presented in Table 7 indicates that 19.3% of the households have no car or any other type of vehicle. Respondents with just one vehicle accounted for 33.6% of the respondents while owners of two vehicles represented 29.0% of the sample size.

Table 7: Car Ownership of Respondents in Residential Density Area

Car Ownership of Respondents	Residential Density			Total
	Low Density	Medium Density	High Density	
None	6.4%	15.7%	27.7%	19.3%
1	21.8%	37.8%	35.9%	33.6%
2	33.2%	32.6%	24.7%	29.0%
3	26.1%	9.4%	7.5%	12.0%
Above 3	12.5%	4.5%	4.2%	6.0%
Total	100.0%	100.0%	100.0%	100.0%

Source: Author's Field Survey, 2007

Households with three vehicles and above are 18.0% of the respondents. In general low car ownership was found to be prevalent among households in Lagos metropolis. This also reflects the proportion of low income households in the city.

Respondents' access to GSM services is presented in Table 8 and shows that 2.9% do not have personal access to GSM services while 97.1% have personal

access to at least one GSM service. The analysis further reveals that 54.3% of the respondents have personal access to just one GSM service, 34.2% have two, and 7.7% have 3 while just 1.0% has more than three services. This suggests a very high accessibility of respondents to telecommunication facilities which is likely to have a significant implication for travel behaviour as will be revealed subsequently.

Table 8: Use of GSM by Respondents in Residential Density Area

Use of GSM	Residential Density			Total
	Low Density	Medium Density	High Density	
None	6.4%	15.7%	27.7%	19.3%
1	21.8%	37.8%	35.9%	33.6%
2	33.2%	32.6%	24.7%	29.0%
3	26.1%	9.4%	7.5%	12.0%
Above 3	12.5%	4.5%	4.2%	6.0%
Total	100.0%	100.0%	100.0%	100.0%

Source: Author's Field Survey, 2007

