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# Changing in the use of Buildings; Building use Change, Critical Examinations along some Major Roads in Ikorodu Metropolis, Lagos Megacity

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*Abstract-* This paper examines the change in the use of buildings along some major roads in Ikorodu metropolis, this was achieved through random sampling administration of a questionnaire to ninety-six (96) respondents. The study found that 79,2% of respondents indicate that there was a change in the use of their building, 47.9% of this changed were based on economic reasons. the study further study that those changes were only towards one direction i.e. commercial uses. Based on the study concludes that town planners should actively monitor growth and development to ensure sustainable built human livable environment.

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# Changing in the use of Buildings; Building use Change, Critical Examinations along some Major Roads in Ikorodu Metropolis, Lagos Megacity

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## I. Introduction

The speedy rate of urbanization in the third world-countries worldwide has specifically brought an unregulated change of use and values of buildings globally (Ezema, Ediae, & Ekhaese, 2016). This has led to physical development related characterized by haphazard development and physical expansion of cities manifesting both within and outside its administrative jurisdiction and regulated change of use and un-regulated change of use((DCLG) Department for Communities and Local Government, 2011).Changing the use of a property (e.g. from a beauty salon to a restaurant, or from a shop to a commercial school or from residential apartment to a commercial building (Esteban, 2003).

Ogungbemi, (2012) see, change of use, as the use of land or buildings thereon for a purpose which is different from that for which the land or building was originally zoned and intended for. malfunctioning of any of the city elements lead to overwhelming and increasing pressure, imbalances and other disastrous consequences on the growth of the city. Man, the creator and a major recipient of the growth will not be left out from the magnitudes of any of its actions that could be harmful to its biological organism (Adedire, 2017; Oduwaye, 2009; Onokerhoraye & Omuta, 1986).This has led to several factors, which can broadly be group into two, those originating from natural factors and human factors, the size and growth of the human population play a large, but it is not the only underlying human cause of change in the use of a building.

A particular building use can change into another use as a piece of land can change from its natural use as a forest to being used as farmland before it becomes space to build residential uses thus having a regime of a succession of building uses (Barlowe, 1978). The theory of invasion succession is based on the principle of which a particular building use invades an area and dominates it, thereby succeeding the existing building use. Olusina, (2008) affirmed that conversation of one use to another is due to non-proper enforcement of the existing planning regulations. it could be said that development is in the realization of the principle of highest and best use thus, ascertaining the relevance of the theory (Louise, 2017 ).

The existing planning laws have struggled to survive in the face of soaring demand for economic activities but because of the inevitable factor of obsolescence of existing buildings which have about the stagnation or depreciation, invading prospective economic activities with higher returns succeed existing use and the influence of planning laws thus resulting in property conversion (Barau & Bashayi, 2013; Oduwaye, 2009). It is only by though property conversion will lead to a sound economic adjustment that seeks to allocate building to its highest and best use and which identifies issues of rents and property management as reasons for such conversion, it should be regarded as an illegal activity (Ukor, Ogbole, & Alaga, 2016).

The analysis of change in the use of buildings has been the focus of numerous studies and scholars (for example, Louise, 2017; Adedire et al, 2017; Ukor, et al, 2016; Enaruvbe, 2015; Akintunde, 2012; Ogungbemi, 2012; Owei et al, 2010; Lubowski et al, 2007; Braimoh, 2006; Esteban, 2004). Some of the earlier studies returned positive relationship between change in use and property values while others showed a negative relationship. Ogungbemi (2012), examining the factors influencing change in use and its attendant problems; Yaya Abatan Ogba, Lagos, the result of the finding

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revealed that finding was that the property owners responded mainly to demand but the effects of this trend are far-reaching and recommend that government should be more proactive in ensuring strict compliance with planning codes. This study will, therefore, analyze the change in the use of buildings along some major roads in Ikorodu.

## II. Methods and Data

Data sources for this study were categorized into two primary sources and secondary. The sampling frame for this study consist of resident, house owner and occupier whose houses or property were within the selected major roads. A pilot survey to the study area as shown on table 2.1 gives further classifications of houses per road within the studies area. It is from these 382 buildings that the sample was selected for further processes.

*Table 3.1:* Questionnaire Distribution along each major road in the Study Area

| S/N | Name | No. Buildings | Questionnaire (25% of Building) |
|---|---|---|---|
| 1 | Lagos-Ikorodu road (Agric B/S to Roundabout) | 191 | 48 |
| 2 | Ikorodu-Sagamu road | 152 | 38 |
| 3 | Ikorodu-Itoikin road | 39 | 10 |
| | Total | 382 | 96 |

*Source: Field Survey, January 2020*

Purposive sampling method was used to identify buildings by selecting at randomly administered questionnaires among the respondents in the study area. The result was analysed and presented with a chart and table.

## III. Major Findings

This section presents the result of finding carried out in January 2020. All chart and table in the section were resulting from the fieldwork, 2020, except otherwise stated. The study on figure 3.1 established that 79.2% of respondents' sampled indicated that change in the use of a building, while 20.8% % of the respondents disclaimed any change in residential use.

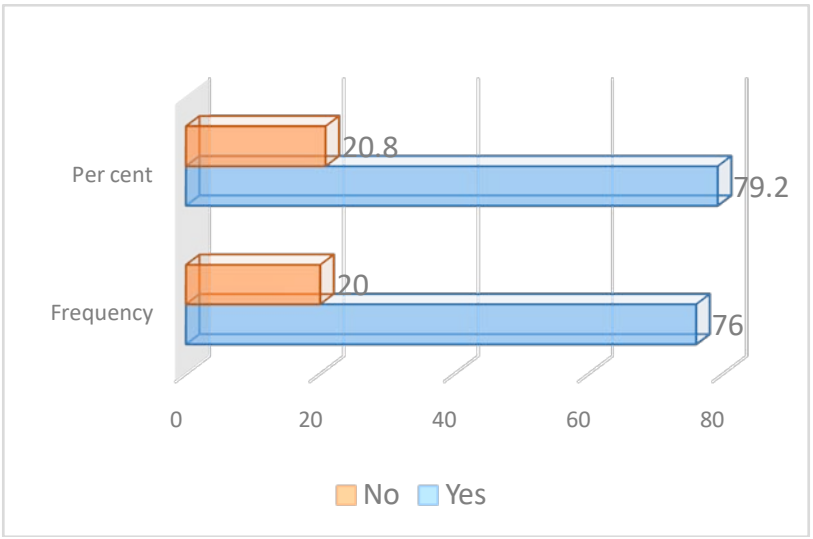



*Figure 3.1:* Change in the use of Building

The study reviewed that 47.9% of the respondents' confirmed that change in the use of the building was driven by demand for commercial buildings, 21.9% confirmed that the changing was done to meet up with the latest trend in the study area. 18.8% of respondents confirmed that changing was due to returned in investment, 9.4% were as a result of increased in family size, 2.1% were due to upgrade the property.



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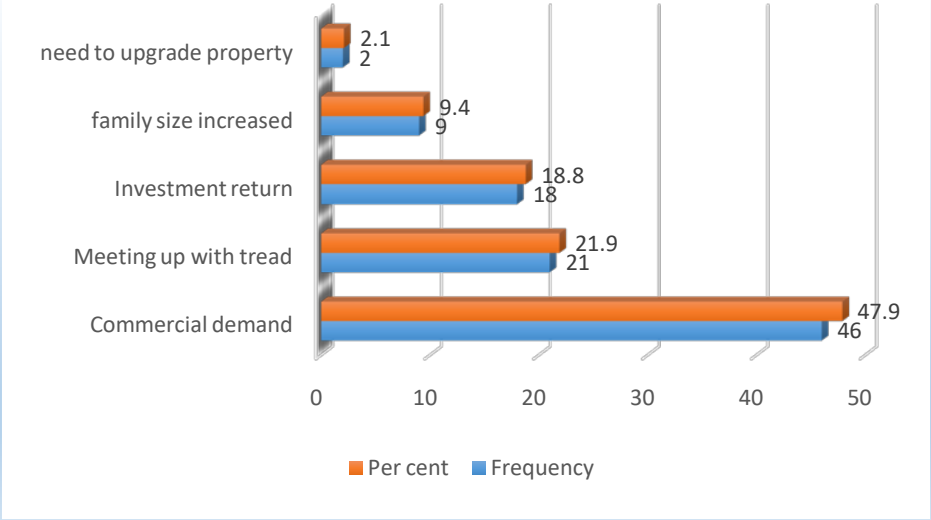



*Figure 3.2:* Factors Responsible for Change in Use

Study on figure 3.3 shows that 84% of the change in use that occurs within the study area to change to commercial uses e.g. shops, 6% of the change were to residential uses, 1% of the change in use were recreational uses, 4% were to institutional uses, while the remaining 1% were agricultural uses.

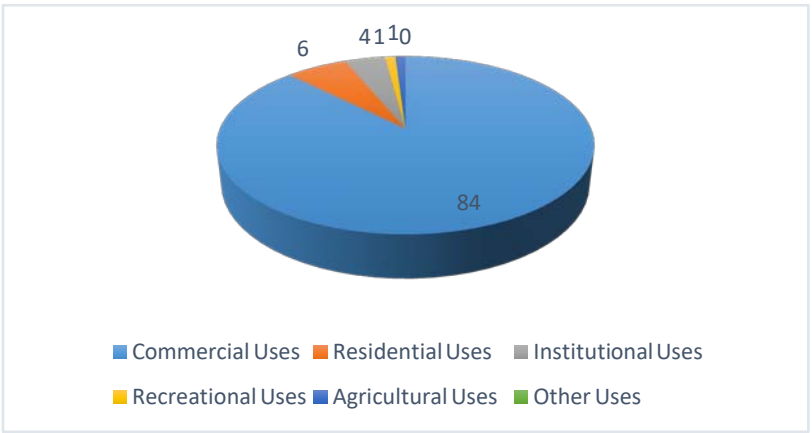



*Figure 3.3:* Directions of Change

## IV. Conclusion

Due to the level of unregulated change of use without considering physical planning laws and regulation, in terms of its aesthetics, balance and the proportionality effects on the built environment and general health and safety of the people. The change of use of a building is common within the activity core, central business district and along the transportation corridors route. The study had established that this was fueled by the highest and best use (Owei, Obinna, & Ede, 2010). This is needs for active participation of physical planning and planners in different government parastatals to come up with means of regulating the positive and negatives consequences change in use without adequate Planning provisions and planners should implement various zoning ordinances and regulations within their prerogative for a sustainable built human livable environment.

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