DETERMINANTS OF URBANIZATION IN NIGERIA: IMPLICATION FOR SUSTAINABLE DEVELOPMENT

Sola Olorunfemi, Ph.D

Department of Economics,

AdekunleAjasin University,

Akungba, Nigeria

Abstract- The major objective of this study was to look at the determinants of urbanization in Nigeria and its attendant costs to development. While the specific objectives were (i) to evaluate the growth rate of urbanization (ii) to determine the structure of urbanization and its determinants (iii) to measure the relationship between urbanization and its determinants, (iv) to show redistribution impact of urbanizationon agricultural productivity and infrastructural services. The study was carried out on Nigeria and data used for this study came from the Statistical Bulletin of the Central Bank of Nigeria (CBN) and Nigeria Bureau of Statistics. These Data were analyzed using the Ordinary Least Square (OLS), while the stationarity properties of the data were also tested. Results showed that export, unemployment among job seekers, manufacturing industries at the urban centers, transportation and investment caused urbanization to increase. The causality test showed that there is no relationship between the growth in GDP and the rate at which people migrate to the urban region in Nigeria.The problems of urbanization can be solved with massive improvement in the transportation system, creation of manufacturing in the rural areas to curb unemployment, rural and urban improvements, good environmental and migration policy. The study concludes that the tensions that urbanization creates and the structural shifts it puts into motion suggest that policy makers in Nigeria needs to put many things in place to manage it.

Keywords- Urbanization, Development, Determinants of Urbanization, Urban, Rural

JEL Codes: J15, P25

I. Introduction

Urbanization is the process of growth in the proportion of the population living in urban areas [1];[2].Urbanization and growth go together; no country has ever reached middle-income status without a significant population shift into cities. Urbanizationis necessary to sustain (though not necessarily drive) growth in developingcountries and it yields other benefits as well. But it is not always like by policymakers or the general public. Managingurbanization is an important part of nurturing growth; neglecting cities—even in countries in which the level of urbanization is low—can imposeheavy costs**.**Urbanization can equally cause problem which may be dangerous to the development of the economy. These problems may be in form of enormous poverty to the people and overcrowding for most of the cities. It also emerged from the rhythm of life set by masses of people going to work each day; the teaming central market areas; the large trading and department stores; the traffic, especially at rush hours; the problem that resulted from inadequate housing and public services; the destitution indicated by myriads of beggars and unemployed; the fear of rising crime; and the excitement of night life that was nonexistent in most rural areas [3]. All these factors, plus the increased opportunity to connect with the rich and powerful through chains of patron-client relations, make the city attractive, but dangerous. Generally, even with all its drawbacks, it was seen as more desirable, especially by young people with more than a primary education [4];[5],[6]. Owing to the aforementioned reasons, most often, government used many economic policies to control urbanization. In spite of measures used by government, the workability of these economic policies in reducing the negative effects of urbanization is still very cloudy; as the country's policy maker seems yet to keep abreast with the causes of influx of people to the urban center. And couple with the fear expressed by UN projections that urban populations in developing countries will be growing by more than 65 million people a year between 2000 and 2030. Therefore, many more people are still expected to move to the urban cities[7].

The study therefore seeks to identify the determinants ofurbanization in Nigeria in order to ensure the attainment ofsustainable economic development. In the pursuit of this, the specific objectives are to: (i) to evaluate the growth rate of urbanization (ii) to determine the structure of urbanization and its determinants (iii) to measure the relationship between urbanization and its determinants, (iv) to show redistribution impact of urbanization on agricultural productivity and manufacturing sector. The sequence of the study is as follows: Section II discussed the evolution of urbanization development in Nigeria, the literature review is discussed in Section III, while Section IV deals with the methodology. Section V presents and discusses theresults and discussion. Section VI deals with the policy implications and conclusion.

II. Evolution of Urbanization and Development in Nigeria

Spurred by the oil boom prosperity of the 1970s and the massive improvements in roads and the availability of vehicles, Nigeria since independence has become an increasingly urbanized and urban-oriented society. During the 1970s Nigeria had possibly the fastest urbanization growth rate in the world. Because of the great influx of people into urban areas, the growth rate of urban population in Nigeria in 1986 was estimated to be close to 6 percent per year (see appendix 1), more than twice that of the rural population. Between 1970 and 1980, the proportion of Nigerians living in urban areas was estimated to have grown from 16 to more than 20 percent, and by 2010. Although Nigeria did not have the highest proportion of urban population in sub-Saharan Africa, it had more large cities and the highest total urban population of any sub-Saharan African country [8]. Presently, there are thirty-six state capitals in Nigeria; each estimated to have more than 100,000 inhabitants; fifteen of these, plus a number of other cities, probably had populations

exceeding 200,000. Virtually all of these were growing at a rate that doubled their size every fifteen years. If one added the hundreds of smaller towns with more than 20,000 inhabitants, which resembled the larger centers more than the many smaller villages throughout the country, the extent of Nigerian urbanization was probably more widespread than anywhere else in sub-Saharan Africa.

Many of the major cities had growing manufacturing sectors, including, for example, textile mills, steel plants, car assembly plants, large construction companies and trading corporations. All postsecondary education installations were in urban centers, and the vast majority of salaried jobs remained urban rather than rural.

Although cities varied, there was a typical Third World urban approach that distinguished life in the city from that in the countryside. It emerged from the density and variety of housing. The most notorious example of urban growth in Nigeria is Lagos, its most important commercial center. The city has shot up in size since the 1960s; its annual growth rate was estimated at almost 14 percent during the 1970s, when the massive extent of new construction was exceeded only by the influx of migrants attracted by the booming prosperity. Acknowledged to be the largest city in sub-Saharan Africa (although an accurate count of its population must await census results), Lagos has become legendary for its congestion and other urban problems. Aside Lagos, the most recent rapidly growing Nigerian urban areas in the 1980s were around Port Harcourt in the Niger Delta region, which was at the heart of the oil boom, and generally throughout the Igbo and other areas of the southeast( ). These regions historically had few urban centers, but numerous large cities, including Onitsha, Owerri, Enugu, Aba, and Calabar, grew very rapidly as commercial and administrative centers.

III. Literature Review

According to Preston [1], Urbanization is the process of growth in the proportion of the population living in urban areas. Urbanization occupies apuzzling position. On the one hand, it is recognized as fundamental tothe multi-dimensional structural transformation that low-income rural societies undergo to modernize and to join the ranks of middle- andhigh-income countries. Many studies, such as Lucas [9, 10],explicitly consider how urbanization affects the growth process (primarily through the enhanced flow of ideas and knowledge attributable to agglomeration in cities. In another study, Williamson [11, 12] situates urbanization as an essential ingredient in modernization. On the other hand, urbanization is a relatively little-studied area of development economics and policy([13].

Population growth is one of the main reasons to the urbanization. In urban areas natural increase isnot high because fertility rate is often lower compared with rural regions. Fertility rates are largelydependent on economic considerations. As economic wellbeing increases, the fertility leveldecreases [14]. Security about the future and alternatives to family life in the cities are the main reasonsfor this decrease [15]; [14].

To identify the determinants of urbanization, [16] looks at impact of migration on urbanization. Migration is a form of geographical or spatial motion between one geographical unit and another.Internal migration consists of rural-rural, rural-urban, urban-urban and urban-rural migration.Migration is continuous and repeated process rather than a single event. As a result, it isdifficult to measure and study.Time of migration also varies; it can be periodic, seasonal, orlong-term migration [16]. Migration generally explains the emergence of mega-cities. Migration has been going on overcenturies and it is normal phenomenon. When considering urbanization rural-urban and rural-rural migrations are very important. Urban-urban migration means that people move fromone city to another. This is quite common, for example, in Nigeria [16], [17]. Many migrants are environmental refugees from badly depleted rural areas. In developing countries industrial growth in urban areas offers employment and trading opportunities for rural people which are faced with declining living standards [[18], [19]; [20]. Many theories had been used to show the relationship between urbanization and some macroeconomic variables. One of these theories is the push and pull theory by [21] and [22]. People may move to the city because they are pushed by poverty from rural communities or theymay be pulled by the attractions of city lives. Combination of these push and pull factors can alsobe the major reason for moving to cities. In many parts of the world rural population growth and shortageof arable land are the major problems. Even though the land holdings have been quite big they areto be divided with several children and eventually, their children. These circumstances makemigration the only opportunity to farming people. According to [21] and [22],the normal push factors to rural people are the circumstances that make their earning for livingimpossible.These include land deterioration, lack of adequate land, unequal land distribution, droughts, storms,floods, and clean water shortages. These serious disadvantages make farming, the livelihood ofrural people, hard and sometimes hopeless. Lack of modern resources, firewood shortages, religiousconflicts, local economic declines, are also major reasons for moving to the urban areas.

Also, [17], in his study, found out that high industrial wages in urban areas are one of the biggest attractions for rural people. Migration into cities continues increase as long as they expect urban wages to exceed their current rural wages. Employment opportunities, higher incomes, joining other rural refugees, freedom from oppressive local lifestyle, access to better health care and education, are the "bright lights" for rural people. One of the main reasons for people to move to the urban areas is that the situation in the rural areas is very difficult. With the income level they have it is not possible to survive. In this case even the lowsalaries in the rural areas are more attractive than non-existing salaries in the rural areas.

One other related theory discussed in economic literature is the modernization theory. The modernization theory means that industrial employment attracts people from rural to urbanareas. In the urban areas people work in modern sector in the occupations that facilitate nationaleconomic expansion. This means that the old agricultural economics is changing to a new nonagriculturaleconomy. This is the trend, which will create a new modern society [21].This theory states that inequality in welfare between country and city increases rural to urbanmigration and thereby expands urbanization. The city's "bright lights" are the main pull factors to the people. The divergence ultimately reduces economic growth and efficiency in the developing world [21]and [23].

The results from the various studies have so far yielded mixed results that are inconclusive and contradictory in nature. Research also shows that most of the studies on determinants of urbanization were carried out on developed nations. The fallout from this is that there is a major gap in the relevant literature on developing countries including Nigeria which we need to cover by research. This study attempts to fill the gap by studying the situation in Nigeria and providing more empirical evidences on the determinants of urbanization in Nigeria and its attendant cost to sustainable future.

IV. Methodology

Data Sources and Definition of Variables

Secondary data used for this study come from the [24] Statistical Bulletin, which is a publication of the central bank of Nigeria (CBN). The following data were used in the study: urban population (ur_pop), gross domestic product (gdp), export (exp), manufactured production (man), agricultural production (agric), unemployment among professional job seekers (unemp), development in transportation (trans), unemployment among lower grade job seekers (uneml) and investment(inv).

The log of all thevariables wereused to stand for the growth rates and this was used for the model specified in the study.

Theoretical Framework and Model Specification

The model specification for this study was premised on the push and pull theory. With this, people may move to the city because they are pushed by poverty from rural communities or they may be pulled by the attractions of city lives. Combination of these push and pull factors in the study were taken as the major reason for moving to cities. The normal push factors to rural people are the circumstances that make their earning of living impossible, land deterioration, lack of adequate land, unequal land distribution, droughts, storms, floods, and clean water shortages. These serious disadvantages make farming, the livelihood of rural people, hard and sometimes hopeless. Lack of modern resources, firewood shortages, religious conflicts, local economic declines, are also major reasons for moving to the urban areas [21] and [22].

High industrial wages in urban areas are one of the biggest attractions for rural people. People will continue to migrate to cities as long as they expect urban wages to exceed their current rural wages. Employment opportunities and higher incomes are the "bright lights" for rural people. One of the main reasons for people to move to the urban areas is that the situation in the rural areas is very difficult. With the income level they have it is not possible to survive. In this case even the low salaries in the rural areas are more attractive than non-existing salaries in the rural areas [21],[22],[17].This push and pull factors theory was used by [25]. This theory is adapted in this work and the urbanization models specified in this study are as follows:

$$Ur\_pop = f\left(gdp, \exp, man, agric, unemp, pop, trans, uneml, inv, ur\_pop_{t-1}\right) \dots\dots\dots 1$$

$$Ur\_pop = \beta_0 + \beta_1 gdp + \beta_2 \exp + \beta_3 man + \beta_4 agric + \beta_5 unemp + \beta_6 pop + \beta_7 trans + \beta_8 uneml + \beta_9 inv + \beta_{10} ur\_pop_{t-1} + u \dots 2$$

If X is used to represent all the explanatory variables, the equation 2 becomes

$$Ur\_pop = \varpi_0 + \varpi_1 X + v \dots\dots\dots\dots 3$$

Taking the stationarity properties into consideration, then the error correction model of equation 3 becomes

$$\Delta Ur\_pop = \varpi_2 + \varpi_3 \Delta Ur\_pop_{t-1} + \varpi_4 \Delta X + \varpi_5 \Delta X_{t-1} + w \dots\dots\dots\dots 4$$

Where ur_pop is the urban population, gdp is gross domestic product, exp is export, man is manufactural production, agric is agricultural production, unemp is unemployment among professional job seekers, trans is development in transportation, uneml is unemployment among lower grade job seekers and inv is investment. Also u, v, and w are the random terms.
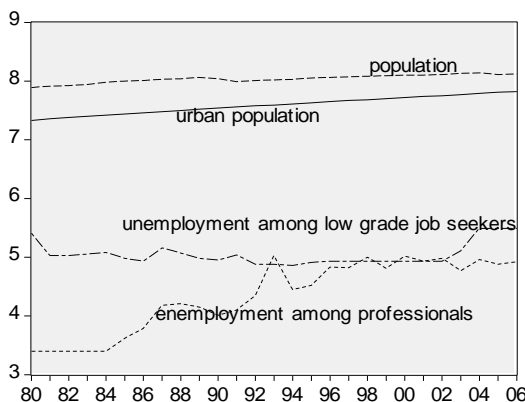
V. Results and Discussion

Figure 1: Trend in Some Macroeconomic Indicators

Figure 1 shows the steady growth rate of urban population (movement to the urban center)and the population as a whole during the period under study. The figure also shows that unemployment among low grade job seekers is higher when compared with employment among the professionals for the period under study.

each of export, agricultural product and manufacturing production for the periods.
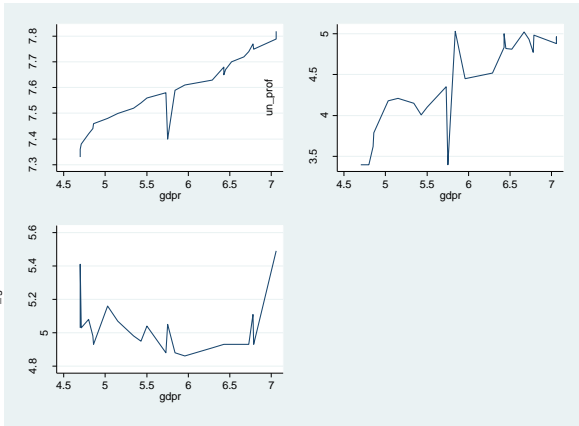

Figure 2: Trend of GDP and some Economic Indicators

Figure 3: Trend of Urban Population and other Economic Indicators

Figures 2 measures the time profile of the urban population, unemployment among professional and less grade job seekers in relation to gdp captured in the study. The first row shows the upward trend of urban population and unemployment among professionaljob seekers in relation to different level of gdp. In the second row of figure 1, unemployment among the less grade exhibits no growth rate when gdp was low, but rose sporadically thereafter when gdp growth rate increase to 7. Figure 3 shows that there were direct relationship between urban population and
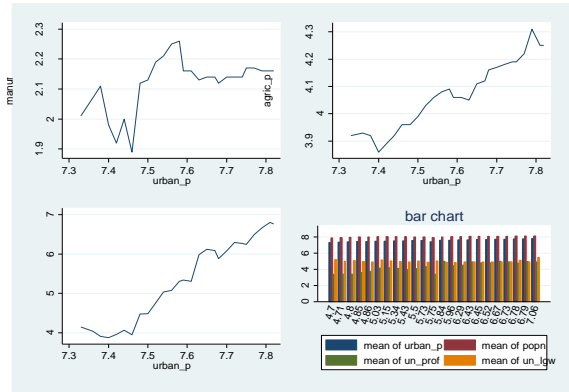
The last panel of row 2 in the Figure 3, shows that, the mean of the population is highest followed by the mean of the urban population. The mean of unemployment for the low grade job seekers came third except for the period when the growth rate in gdp was 5.84, and at that point unemployment for the professionaljob seekers came third.
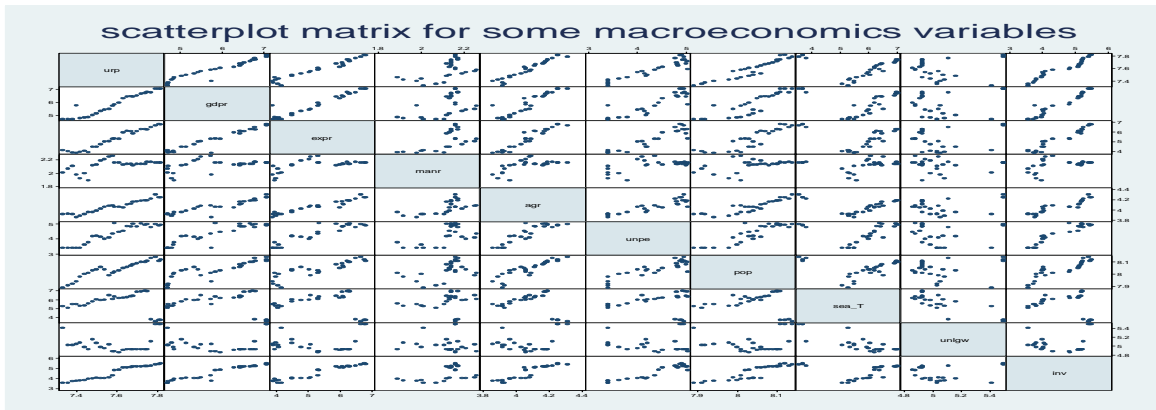

Figure 4: Scatterplot Matrix showing the Relationship among Important Economic Indicators

Figure 4 shows the scatter plot matrices between gdp, population, export manufacturing production, agric production, unemployment rate for the professional job seekers, unemployment rate for the lower grade job seekers, investment, transportation and urbanization. This is used to look at the relationships between all these variables. In each plot, the variable to the side of the graph is used as the Y variable, and the variable above or below the graph is used as the X Variable [26]. In the first line of Figure 4 are scatter plots of urban population against gdp, export, manufacturing product, agricultural production, unemployment among professional job seekers, population, transportation, unemployment among less grade job seekers and investment.

Table 1: DESCRIPTIVE STATISTICS

	Ur_pop	Gdp	Exp	Man	Agric	Unemp	Trans	Uneml	Inv
Mean	**43984076**	**3195537**	**1383788**	**138.5**	**12981**	**50474**	**2561938**	**122920**	**104316**
Median	42733000	1934831	751856	138.7	12227	59373	1176873	86024	119391
Maximum	66509560	11411067	6372052	182.7	20389	106153	10586000	311119	302843
Minimum	26100060	62474	8920	78.2	7843	2514	3753	72277	6418
Skewness	0.25	1.21	1.57	-0.89	0.41	0.11	1.48	1.96	0.53
Kurtosis	1.87	3.26	4.39	4.27	2.41	1.42	3.69	5.21	2.23
Jarque-Ber	1.47	5.67	11.34	4.59	0.96	2.41	8.83	19.49	1.64
Probability	0.48	0.05	0.003	0.100	0.61	0.30	0.01	0.000	0.43

Table 1 summarizes the descriptive statistics for urban population against gdp, export, manufacturing product, agricultural production, unemployment among professional job seekers, population, transportation, unemployment among less grade job seekers and investment of time series data for the period 1980 to 2011 in Nigeria. It shows, in particular, that the value of Jarqua-Bera GDP, Export, Transport and unemployment among less grade job seekers were 1.47, 5.67, 11.34, 8.83 and 19.49 respectively. These values show that the data are normally distributed as the *p* values are than or equal to 0.05. However, other like manufacturing, agric production, unemployment among the professional job seekers and investment are notnormally distributed as the *p* values of their Jarqua-Bera were above 0.05 respectively.

As a preliminary step to testing for co integration in equation (5) we execute Augmented Dickey- Fuller (ADF) unit root test statistics on the series used.

Table 3: STATIONARITY TESTS

AT LEVEL		
SERIES	ADF Statistics with constant and trend	S/NS
Ur_pop	1.560333	NS
Gdp	1.698673	NS
Exp	0.051974	NS
Man	-1.645701	NS
Agric	-0.135685	NS
Unemp	-1.444105	NS
Pop	-1.578312	NS
Trans	-2.141702	NS
Uneml	-0.547453	NS
Inv	-1.928034	NS
Critical value@5%	-2.9850	
FIRST DIFFERENCE		
Ur_pop	0.931964	NS
Gdp	-3.223883	S
Exp	-3.897018	S
Man	-3.266027	S
Agric	-3.875534	S
Unemp	-4.978852	S
Pop	-3.326067	S
Trans	-3.209718	S
Uneml	-3.288127	S
Inv	-2.063967	NS
Critical value@5%	-2.9907	
SECOND DIFFERENCE		
Ur_pop	7.37084	S
Inv	-5.216789	S
Critical value@5%	-2.9969	

ADF= Augmented Dickey Fuller test statistics.
∗ =significant at 0.05 level
S= stationary;   NS= Non-Stationary

Source: Author's Computation

The Unit Root test showed that all the series demonstrated random walk stochastic processes. We then tested whether the linear combination of these two variables might be stationary, that is, we find out if the regression residuals are cointegrated.

Table 4: COINTEGRATION TEST FOR URBANIZATION AND MACROECONOMICS FACTORS

Eigenvalue	Likelihood Ratio	5 Percent Critical value	1 Percent Critical Value
0.919804	196.4	124.24	133.57
0.842968	133.3	94.15	103.18
0.810586	87.03	68.52	76.07
0.564632	45.43	47.21	54.46
0.427353	24.65	29.68	35.65
0.278012	10.71	15.41	20.04
0.097693	2.569	3.76	6.65

Source: Author's Computation

The likelihood ratio test showed that there are three (3) cointegrating vectors. This test therefore established existence of long run relationship between urban population and other explanatory variables fitted in the model for the period. Table

Table 5: ERROR CORRECTION TEST

Explanatory Variable	Elasticity	Standard Error
C	0.0022	0.0002
dlog(gdp)	0.0020	0.0022
dlog(exp)	0.0031	0.0036
dlog(man)	0.0048	0.0046
dlog(agric)	0.0212	0.0170
dlog(unemp)	-0.0028	0.0031
dlog(pop)	0.05202	0.0603
dlog(trans)	-0.00073	0.0011
dlog(uneml)	-0.00951	0.0050
dlog(inv)	0.00540	0.0072
ecm(-1)	-0.02382	0.0105

Source: Author's Computation

To be able to correct the error between the short run and long run periods the error correction mechanism was used. The result was shown on Table 5. From the table, ecm(-1) is correctly signed - negative sign - and this captures the adjustment toward the long run equilibrium. The ecm(-1) coefficient is -0.02382 and this is statistically significant at 5% significance level and that 0.024 of the discrepancy between the actual and the long-run or equation value of urban population is eliminated or corrected for each period. That only 3 percent of any year's deviation from the equilibrium is corrected in the next year.

Table 6: ESTIMATE OF URBANIZATION MODEL

Regressors	Coefficients	Standard Error
Gdp	0.0310	0.01
Exp	-0.0008	0.02
Man	0.0941	0.07
Agric	0.3454	0.12
Unemp	-0.0243	0.02
Pop	0.5824	0.13
Trans	-0.0010	0.01
Uneml	-0.0039	0.03
Inv	0.0803	0.04
c	0.8885	1.09
R^2 0.99	Akaike criterion - 4.967 Schwarz criterion -4.487	F-statistic 202.6936 Prob(F-statistic) 0.0000

Source: Author's Computation

The long-run regression of the urban population is estimated. The results summarized in Table 5, showed that there were positive relationship between urban population and each of gdp, manufacturing, agricultural production, population and investment. That is a 1% change in each of gdp, manufacturing, agricultural production, population and investment will cause urban population to have positive change i.e incremental movement to the urban cities to the tune of 0.03, 0.09, 0.345, 0.582, and 0.08 respectively. This result accords [25]. The implication of this is that government should encourage setting up manufacturing industries in the rural areas so as to discourage the influx of people looking for greener pasture into the urban center.Also, investment in small scale businesses should equally be improved upon by the government. With this, people will be able to stay in the rural areas and do their small businesses. Also, there is positive relationship between urban population and each of unemployment among professional job seekers and unemployment among less grade job seekers. That is a 1% change in each of unemployment among professional job seekers and unemployment in less grade job seekers lead to 0.024 and 0.004increases in the influx of people to the urban cities respectively. The implication of this is that for the continual influx of people in the urban center to be reduced, the government of Nigeria should declare many job vacancies in the rural areas where it will be possible to engage the services of the people.   The results in Table 5 shows that gdp, export, manufacturing product, agricultural production, unemployment among professional job seekers, population, transportation, unemployment among less grade job seekers and investment are able to explain 92 percent of the systematic variation in theurban population. From these results we can infer that all these economic indicator exerted pressure onthe mass movement to the urban cities. Thus, these microeconomic variables should be of policy relevance.

Table 6: Pairwise granger causality tests

Null Hypothesis:	Obs	F-Statistics	Probability
GDP_FC does not Granger Cause UR_POP UR_POP does not Granger Cause GDP_FC	24	0.35551 1.95467	0.70538 0.16906
EXPORT does not Granger Cause UR_POP UR_POP does not Granger Cause EXPORT	25	1.24746 3.21796	0.00864 0.0143
MAN does not Granger Cause UR_POP UR_POP does not Granger Cause MAN	25	1.36078 6.87171	0.01921 0.00535
AGRIC_PROD does not Granger Cause UR_ UR_POP does not Granger Cause AGRIC_PROD	25	3.73566 8.79929	0.04183 0.00181
UNEMP_PE does not Granger Cause UR_POP UR_POP does not Granger Cause UNEMP_PE	21	0.19840 3.88242	0.02203 0.04222
POPULATION does not Granger Cause UR_POP UR_POP does not Granger Cause POPULATION	25	7.31296 2.72919	0.00413 0.08953
SEAPORT_TRANS does not Granger Cause UR_POP UR_POP does not Granger Cause SEAPORT_TRANS	25	0.82672 0.67055	0.45189 0.52256
UNEMP_LGW does not Granger Cause UR_POP UR_POP does not Granger Cause UNEMP_LGW	23	1.18424 1.89753	0.02872 0.00874
INVESTMENT does not Granger Cause UR_POP UR_POP does not Granger cause INVESTMENT	25	2.19468 2.25865	0.13750 0.13049

Johansen cointegration method confirmed the existence of a long-run equilibrium relationship of the variable of the error correction model, but this method does not say which of the variables cause the other [24]. Granger causality test helps to determine the direction of causality between two variables of the variables of the models. The pairwise Granger causality test between urban population and gdp, including export, manufacturing product, agricultural production, unemployment among professional job seekers, population, transportation, unemployment among less grade job seekers and investment are examined in Table 6.

The results indicated that no causality exists between gdp and urban population, transportation and urban population, and investment and urban population. Why there is no causality between transportationdevelopment and urban population and between investment and urbanization may be as a result of the poor position of the transport system and investment in Nigeria. The results from the causality test indicate that there is bidirectional causality between export and urban population and that the causality runs from bothsides. Bidirectional causality is also noticed between manufacturing and urban population.

One outcome of interest is the non-causality that exists between transport and urban population. Why this is so is subject to further investigation.

VI. Policy Implication and Conclusion

This study examined the determinants of urbanization in Nigeria. The following are the findings and possible areas of intervention:

1. In Nigeria, the intention to work in the manufacturing industries isa major factor that contributes to influx of people to the urban cities. As a result of this, there is the need for Nigeria to diversify its economy. The government should locate manufacturing industries in rural areas. In doing this government should also construct road in the villages so as to make it easy for industrialists to transport their products to cities for sale.
2. There should be an economic environment wherethose things needed to aid production in villages and rural areas are allowed to find its realistic level. To increase the rate of development in rural villages, most especially in areas of infrastructure, such as electricity and schools. Nigeria government must ensure that the rural dwellers who engaged in agriculture must be encouraged by giving necessary incentive that will boost their production and also make their work less tedious.
3. Since finding from the study showed that the present rate of unemployment among professional and less grade job seekers cause urbanization to grow. The reason for this is that people prefer to go to cities to look for job. The government must ensure that jobs are available in the rural part of the country.

4. The government of Nigeria should try to maintain its present developmental efforts in both the telecommunication and education sectors.

From this study, we conclude that the tensions that urbanization creates and the structural shifts it putsinto motion suggest that policy makers in Nigeria needs to put many things in place to manage it. This is important because as Patricia *et al* ( ) put it that "Managing urbanization will affect politics, environment, social norms, institutionalchange, and the broader financial system. Shaping strategiesthat make cities work for the national economy will demand pragmatismand

sensitivity to what is viable in a given context, but such strategies will reap large rewards".

The problems of urbanization can be solved with rural and urban improvements, good environmental and migration policy. Ruralimprovements are the most important whenconsidering urbanization. If some improvements are made in the city, without supporting it with rural action, anew migrant flow will occur, and make the situation even worse. This is why both rural and urbandevelopment has to be taken into consideration during the planning period. They support one and another and with theseactions the whole society will work together and with the environment, which will make the cooperationmore fruitful.

Finally, there is no gainsaying the fact that a proper control and a holistic approach that would encompass uniform standards, a maintenance culture and a linkage between the various sectors of the economy towards the development of infrastructural services are important to the development of both rural and urban regions. To ignore these suggestions is to endanger the urbancities in Nigeria.

REFERNCES

[1] Preston, S. H. (1979). "Urban Growth in Developing Countries: A Demographic Reappraisal." Population and Development Review 5 (2), 195–215.

[2] Oucho, John O and William T.S. Gould, (1993).Internal migration, urbanization, andpopulationdistribution.In Demographic Change in Sub-Saharan Africa.National Research Council, Washington D.C.

[3] GUEST, A. (1973). Urban growth and population densities.Demography, 10, 53-69.

[4] Au Chun-Chung, and J. Vernon Henderson (2006)."How Migration Restrictions Limit Agglomeration and ProductivityinChina."Journal of Development Economics 80 (2) 350–88.

[5] BAIROCH, P. (1980). The main trends in national economicdisparities since the industrial revolution.In Bairoch P. andLevi-Leboyer, M. (eds.) Disparities in economic developmentsince the industrial revolution.London: MacMillan.

[6] Bairoch, Paul. (1988). Cities and Economic Development: From the Dawn ofHistory to the Present. Chicago: University of Chicago Press.

[7] UN (United Nations). (2006). World Urbanization Prospects: The 2006 Revision. http://esa.un.org/unup.

[8] Adesoji, D.J (2011)Urbanization challenges and housing delivery in Nigeria: The need for an effective Policy framework for Sustainable Development. International Review of Social Sciences and Humanities 2 (1) 176-185

[9] Lucas, Robert E (2004). "Life Earnings and Rural–Urban Migration."Journal of Political Economy 112 (1, pt. 2): S29–S59.

[10] Lucas, Robert E (2007). "Trade and the Diffusion of the Industrial Revolution." Frank D. Graham Memorial Lecture, Princeton University, Princeton, NJ, March.

[11] Williamson, Jeffrey A.(1987). "Did England's Cities Grow Too Fast during the Industrial Revolution?" Discussion Paper 1311, Harvard Institute of Economic Research, Cambridge, MA.

[12] Williamson, Jeffrey G. (1988). "Migration and Urbanization."InHandbook of Development Economics, vol. 1, ed. H. Chenery and T. N. Srinivasan. Amsterdam: Elsevier.

[13] Burgess, Robin, and Anthony J. Venables.(2004). "Towards a Microeconomics ofGrowth."World Bank Working Paper 3257, April, Washington, DC.

[14] Long R. (1998).Urbanization Sociology.Encyclopedia Britannica Article.http://www.csbs.utsa.edu/users/rlong/intro/urb.htm . Retrieved 03-04-2014

[15] Amao, F.L (2012) Urbanization, housing quality and environmental degeneration in Nigeria. Journal of Geography and Regional Planning 5(16) 422-429

[16] Bilsborrow, Richard E (1998) "Migration, urbanization, and development: New directions and issues" http://www.getcited.org/pub/100245810. Retrieved 02-04-2014

[17] Sajor, E (2001) http://water.tkk.fi/wr/tutkimus/glob/publications/Haapala/pdf-files/URBANIZATION%20AND%20ENVIRONMENT.pdf. Retrieved 02-04-14

[18] Winters, P., Davis, B., Corral, L. (2002). Assets, activities and income generation in rural Mexico: Factoring in social and public capital'. Agricultural Economics 27, 139-156.

[19] UN (United Nations). (2007). World Population Policies.Department of Economic and Social Affairs, Population Division. New York: United Nations Publishing.

[20] Mohan, Rakesh, and Shubhagato Das Gupta.(2003). "The Twenty-First Century: Asia Becomes Urban." Keynote Address, World Bank Urban Research Symposium, Washington, DC, December 15.

[21] Gugler (1997) Cities in the developing world: Issues, theory, and policy. Website: www.getcited.org/pub/100139182

[22] Girardet (1996) http://www.studymode.com/essays/Envio-Facts-2001-Girardet-1996-1349086.html. Retrieved 02-04-2014

[23] Zeller, M., Minten, B. (2000). Conceptual framework, survey design and sampling frame for household and community level analysis. In: Minten, B., Zeller, M. (Eds.), Beyond market liberalisations. Welfare, income generation and environmental sustainability in rural Madagaskar, Ashgate,Aldershot, pp. 23-35.5.

[24] CBN, (2011). Central Bank of Nigeria Statistical Bulettin.

[25] Paul Bairoch and Gary Goertz (1986) Factors of Urbanisation in the Nineteenth Century Developed Countries,Urban Studies 23, 285-305

[26] Ulrich, K. and K. Franke, (2009).Data analysis using stata.Stata Press Publication, USA.

[27] Granger, C.W.J. (1986), 'Developments in the Study of Cointegrated Variables', Oxford Bulletin of Economics and Statistics, 48:.213-27.

Appendix 1:

YEAR	URBAN POPULATION	GROWTH RATE for URBAN POPULATION
1980	21591810	28.58
1981	22686030	29.23
1982	23794730	29.88
1983	24927420	30.54
1984	26100060	31.19
1985	27325290	31.84
1986	28641580	32.53
1987	30014380	33.22
1988	31439620	33.90
1989	32909530	34.59
1990	34418320	35.28
1991	35989210	35.99
1992	37603790	36.71
1993	39263920	37.42
1994	40972550	38.13
1995	42733000	38.84
1996	44534460	39.54
1997	46391280	40.25
1998	48311590	40.95
1999	50305980	41.65
2000	52383330	42.35
2001	54522060	43.03
2002	56750540	43.71
2003	59069020	44.39
2004	61475500	45.07
2005	63969180	45.75
2006	66509560	46.40
2007	69141260	47.05
2008	71868460	47.70
2009	74696220	48.35
2010	77628940	49.00
2011	80610180	49.62

Source: United Nations, World Urbanization Prospects.