



**PROBLEM OF INADEQUATE INFRASTRUCTURAL
FACILITIES WITHIN A HOUSING ESTATE IN NIGERIA.
(A CASE STUDY OF FEDERAL LOW COST HOUSING
ESTATE, OLOJE AREA, ILORIN, KWARA STATE.)**

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ABSTRACT

Infrastructural facilities are essential within a housing estate. The inadequacy of these facilities can lead to enormous problems within a residential housing estate and can equally affect the tenants or occupants and management process within a residential housing estate. The infrastructural facilities include water, electricity, sewage and refuse disposal, road etc. This paper explains what infrastructural facilities are, its usefulness and the various problems associated with inadequate of such facilities within a residential housing estate, using federal low cost housing estate, oloje area in Ilorin, Kwara State as a case study. Data were gathered through questionnaire administration, information from federal ministry of housing at the federal secretariat in Ilorin, reconnaissance survey, personal interview with occupants and also from practicing Estate Surveyors and Valuers in Ilorin. Secondary data were also gathered from relevant journal papers, past thesis, textbooks etc. Findings were made and conclusion drawn. Useful recommendations to the identified problems were also proffered.

Keywords: *Infrastructural Facilities, Housing Estate, Inadequacy, Management process, Residential Properties, Housing problem.*

INTRODUCTION

Infrastructure has been described to include the aggregate of all facilities that allow a society to function effectively such as water supply, electricity, roads and telecommunication services etc. that are present in an area which moves peoples, goods, commodities, waste energy and information thereby making environment habitable for human beings.

According to Nubi (2003) infrastructure is the engine needed to drive the city. It provides the city an enabling environment crucial for economic growth and development. Various factors are responsible for property values in different area

ranging from security, accessibility, location, finishes etc. to the level of infrastructure facilities available.

The World Health Organization also defines infrastructure as all necessary services, facilities, equipment and devices needed or described for the physical and mental health and social well-being of the society, family and individual.

The need to development infrastructure is neither new to policy makers nor to the numerous stake holder in the development process. The significance can be observed in the rate of movement of people to areas such infrastructures can be found. The first concern on infrastructure has been expressed regarding the quality of facilities provided for domestic uses. While the second concern has focused on the problem of the quality of infrastructure facilities to be provided and how it can be managed.

STATEMENT OF PROBLEM

Over the years, the provision of infrastructural facilities has been played down by the three tiers of government, federal, state and local. Perhaps because they are unaware of the significance of such provision in residential housing estates, it worsens the situation in Nigeria. The limited infrastructures are characterized by poor and unsustain maintenance. It is for this reason that the following research questions among others might needed to be answered:

- i. What effort can be made by government, private bodies and individuals towards improving the neglect of infrastructure as well as in provision of new ones?
- ii. How much of the road system in the estate is tarred or motorable?
- iii. How well maintained are those roads?
- iv. What about water supply? Is it available twenty- four hours?
- v. How safe is the drinking water?
- vi. How are the facilities managed and how costly are their services?

Among many other questions.

AIM AND OBJECTIVES

The aim of the study is to examine the problems of inadequate infrastructural facilities within a residential housing estate using Federal Low Cost Housing Estate, Oloje area in Ilorin Kwara State as a case study.

The objectives are as follows:

- i. To identify various residential properties within the estate.
- ii. To examine the types of infrastructural facilities available within the estate

- iii. To examine the level and problems of inadequacy of infrastructural facilities within the estate.
- iv. To assess the maintenance strategy put in place within the case study.
- v. To proffer useful recommendations to the problems identified.

SCOPE OF THE STUDY

The study covers the concept of the infrastructural facilities management within Federal Low Cost Housing Estate, Oloje area in Ilorin Kwara State only.

RESEARCH METHODOLOGY

The study centered on collecting data through the distribution of questionnaires. A total of 300 questionnaires were distributed to the residents of the estate and 210 were retrieved forming 70% of the questionnaires distributed which is a reliable figure to work with. Information were also sought from federal ministry of housing at the federal secretariat, Ilorin and Kwara State. Physical inspection and personal interview were also conducted within the estate.

Estate Surveyors and Valuers were also consulted to gather information on relevant issues.

Nevertheless, secondary data was also collected from textbooks, past thesis, past journal papers and other academic work.

LITERATURE REVIEW

CONCEPT OF INFRASTRUCTURE

Infrastructure has been defined by various authors. Collins English Dictionary defines infrastructures as including buildings, structures and apparatus by which service essential to development and use of lands are provided by developers and / or statutory authorities.

Omuojuine (1997) describes infrastructure as the stock of fixed capital assets in a country. For instance, roads, railways, airports, hospitals, water ways, stations, water works and communication network are examples of infrastructure. In a similar view, Donald (1972) defines infrastructure as the physical structure and facilities that are developed or acquired by public agencies to enhance government functions to facilities the achievement of common social and economic objectives. Infrastructure is seen also as including social services derived from a set of public work traditionally provided by the public sector to enhance private sector production and to allow for household consumption (Fox 1994).

The common element identified in the above definition of infrastructure include physical features, facilities and utilities that are usually put in place by public

involvement and expenditure and are usually aimed at facilitating the efficient functioning of a society. It involves a wide range of economic and social activities crucial to growth and quality of life. Infrastructure generally includes the following: Housing, Education, Telecommunication, Electricity, Pipe borne water, Drainage, Waste Disposal, Roads, Sewage, Health and Institutional Structures like Police Stations, Bank and Post Offices. Okuboyejo (1995) states that these physical infrastructures must be responsible to social objectives such as safety, employment, recreation and health and that the change in these social objectives will be expressed in the provision and maintenance of such infrastructure thereby serving as a slender thread that weaves together human need and values with those of the environment.

ADVENT OF INFRASTRUCTURE

The historical evolution of what is today regarded as infrastructure can be traced back to the needs of man in the early period where early town planning activities shifted from merely engaging in activities to cope with life to the physical outlook of the major component of the town such as civic centres, town halls, plaza, places etc. The 18th century marked the advent of industrial revolution in Europe that triggered changes in all fabrics of life be it social, economic, political and cultural values of most communities. The result of which was a deplorable physical and social condition of the cities. These conditions occasioned by the industrial revolution towards the end of the 18th century led developed nations such as Britain to set up a Public Health and Housing Policy to address the situation. The scope of the legislation was the reconstructions blight areas, construction of new street light and drainages and the structure of houses and the extent of open spaces. Subsequent legislations also permitted for new housing areas to control streets road highways open spaces, drainages, sewage and its disposal electricity and water supply (Housing and Town planning Act of 1909). The first world war of 1914-1918 held back the attainment of the 1909 Act due to the fact that the government at the time was preoccupied with the deliberations on plans in the war. Following the first world war, Britain in a bid to reform its housing sector passed a new act known as the 1919 Housing act whose main task was to make Britain's urban area infrastructure in housing came into limelight. In Nigeria during the colonial era where estate development was restricted to Government Residential Areas (GRAs) where roads were tarred, potable water available from public mains, electricity was available, soil waste was disposed off, and there were telephone and other infrastructure came with the establishment of Lagos Executive Development Board (LEDB), the Western, Northern and Eastern Nigeria Housing Corporation respectively. This led to the development of Estate with

infrastructural facilities. Today, the active participation of public development agencies (e.g. LSPDC) is now being integrated into every property development.

HOUSE

“A house according to Wahab (1983) is an enclosed space that is intended to be permanent or at least for a considerable period of time and big enough for human habitation.” It is usually conceived, constructed and maintenance by man to create within its micro environment to satisfy basic needs. The design of a comfortable and convenience housing unit is complex. It involves taking into account physical response emanating from social economic from users. Similarly, the design also has to take cognizance of all the auxiliary services and community facilities which are necessary for human well-being including environmental services personal safety and security.

HOUSING

In Maslow’s hierarchy of five (5) levels of human needs – viz physiological, safety, social, esteem and self-actualization, housing/shelter fall under safety. Housing provides security and comfort. Overcrowding in houses, poor facilities, or even homelessness are common features in our rapidly growing urban centers especially in Nigeria. As a basic necessity housing should offer protection against the elements (rain, sun and wind). Support for housing must include efficient and affordable transportation, communication, recreation, commercial, education, healthcare, employment opportunity and other infrastructural facilities like waste disposal, water electricity and road network. (Alli 2017)

Housing is one of the most important elements in our lives and community socially, physically and economically. Housing is both a shelter and a link to the neighborhood and larger community. In fact, housing which used to be narrowly conceived as shelter is now very much more than shelter. Thus, in today’s parlances, housing in an environment, a fundamental product for every human being and its important, span the entire facets of human life. Therefore, if provision of shelter is the passive and primary function of housing, its positive and secondary function is the creation of an environment that is suited to the way of life of a people. United Nation also view it as social unit of space which simply shows that there is housing than mere erecting a house.

RESIDENTIAL BUILDING

This is the building which is used substantially as living accommodation. It can be defined as classes of dwellings unit which provide shelter (Atolagbe 2003). The

residential building can be termed as bungalow, block of flats, duplex, terrace building, storey building etc.

CHARACTERISTICS OF INFRASTRUCTURE

The salient characteristics of infrastructure as explained by Nubi (2003) and Akujuru (2004) include that:

- Infrastructure requires lump sum of money that is usually beyond the reach of ordinary citizen.
 - They are durable and capital intensive stocks that yield future incomes.
 - They have external effect that is both positive and negative.
 - They enjoy considerable economic of scale which may result in monopolies
 - They required regular maintenance and posses difficulties.
 - Their provision provides important network effects that cut across disciplines.
- Okuboyejo (1995) is however of the view that while the characteristic above mentioned are generally true, the exact character trace will depend on the operation of the facilities and if improperly managed, they can limit urban economics development in several ways.

TYPES OF INFRASTRUCTURE

Basic infrastructures are classified as follow:

1. Transportation (Road network)
2. Water supply
3. Electricity supply
4. Telecommunications
5. Solid waste disposal
6. Drainage system
7. Social amenities such as hospitals, health centers, schools, banks, police stations, offices, and so on.

IMPORTANCE OF INFRASTRUCTURE

The importance of infrastructure in the industrial and general economic development of a country cannot be over emphasized. This can only be appreciated if one considers the heavy cost and burden which the inadequacy of national infrastructure contributes greatly towards the enhancement of the health and social life of the citizenry. There is no doubt that constant electricity with public water supply goes a long way in improving the standard of living of the populace.

Infrastructure attracts development and people and open up new areas. In a newspaper report, it was opined that no matter the beauty of the various estates being built on a

site, the site might become unattractive to prospective buyers if roads, good drainage system and electricity and so on are not provided.

ANALYSIS AND PRESENTATION OF DATA

This is where all that have been done on field were discussed and analyzed. The use of table was adopted to represent the data and information gathered.

DATA INTERPETATION AND DATA ANALYSIS

TABLE 1 SHOWING TYPES OF UNITS OF HOUSES WITHIN THE ESTATE

DESCRIPTION OF UNITS	NO OF UNITS
Three bedrooms	50
Two bedrooms	280
One bedrooms	320
TOTAL UNITS	650

All the residential plots in the estate have been fully allocated and most of the allottees have developed them and are already living in the houses while some are still under construction and few yet to be developed.

QUESTIONNAIRE ADMINISTRATION AND RESPONSES

A total number of 300 questionnaires were administered for the occupants and 210 were retrieved representing 70% which is a good and reliable figure to work on.

TABLE 2 SHOWING THE STABILITY RESULT OF ELECTRICITY DISTRIBUTION PROVIDED WITHIN THE ESTATE.

Response	No of Respondent	Percentage
Stable	51	24%
Not Stable	159	76%
TOTAL	210	100%

Table 2 indicates that most of the respondents are of the opinion that the electricity provided in the estate was not stable while few said they are stable.

TABLE 3 SHOWING THE ADEQUACY OF FACILITIES PROVIDED WITHIN THE ESTATE

Response	No of Respondent	Percentage
Adequate	45	21%

Not adequate	165	79%
TOTAL	210	100%

Table 3 indicates that 165 of the respondents representing 79% of the sample size are of the opinion that facilities were not adequate within the estate while 45 respondents representing 21% have contrary opinion.

This suggests that the facilities within the estate are not adequate.

TABLE 4 SHOWING THE CONDITION OF ROADS AND DRAINAGES WITHIN THE ESTATE

Response	No of Respondent	Percentage
Fair	25	11.9%
Good	-	0%
Bad	185	88.1%
TOTAL	210	100%

Table 4 indicates that the road network and the drainage system within the estate are so bad that almost all the respondents testified to it from their responses.

TABLE 5 SHOWING THE RATE OF RESPONSE OF THE MANAGING AUTHORITY TO COMPLAINS FROM THE OCCUPANTS WITHIN THE ESTATE.

Response	No of Respondent	Percentage
Very Promptly	-	0%
Promptly	-	0%
Not Promptly	210	100%
TOTAL	210	100%

Table 5 indicates that the managing authority does not respond promptly to the calls or complains of the occupants within the estate as evidenced by their response in the table above.

This is one major factor that has influence on the condition of the facilities within the estate.

Source: Author's Field Survey, 2019

FINDINGS

FACTORS RESPONSIBLE FOR INADEQUATE INFRASTRUCTURAL FACILITIES WITHIN THE ESTATE.

It was found out that there are many factors that led to the problems of inadequate infrastructural facilities within the estate and some of the findings are as follows:

1. **Inadequate Finance:** Sufficient funds are not made available for the provision of the infrastructural facilities. For instance, the provision of good road network, restructuring and replacement of the drainage system were not properly financed by the authority which led to deplorable condition of the facilities within the estate.
2. **Lack of Maintenance Culture:** The inadequacy of maintenance culture causes the problem of infrastructural facilities within the estate. Some pipes may be laid underground and when such pipe got damaged, it is likely to cause heavy leakage of water and can equally damage the road surface. The need to maintain the infrastructure like this is necessary in order to achieve a favourable improvement within the estate. Any infrastructure that will be put in place in the estate has to be considered alongside with the effective maintenance.
3. **Inadequate Security:** The inadequate security of the occupants of the estate is insufficiency whereby affecting the effective maintenance of the infrastructural facilities within the estate. For instance, stealing of electrical cables and some other items, contributes to the cause of irregular supply of power to the occupants. Therefore, the idea of more security needs to be adopted and the existing ones reinforced by government.
4. **Inadequate/incompetence Manpower:** Lack of adequate manpower is also affecting the use of infrastructural facilities. Like some parts of the drainage system which were damaged and the people that are incharged of the repair are not enough to make proper repairs which is likely to result into great problems at the long run.

CONCLUSION AND RECOMMENDATIONS

CONCLUSION

First the basic problem that has contributed to the inadequate infrastructure facilities within the estate is lack of finance. The government has neglected the proper funding for improvement of the infrastructure facilities that has now made the enjoyment the facilities restrictive within the estate.

Secondly, the way in which these facilities are maintained is not good. The facilities like drainage system is not well managed which led to blockage of the gutters and led to over flow of raw waste into the road. Most of the drainage systems are damaged and the management never paid attention to it.

However, there is no defined place for disposal of refuse discharged by the residence of the estate. They rather dispose it on nearest open space or in any abandoned or uncompleted building or property within the estate. Therefore, inadequate maintenance of infrastructure facilities is causing a great problem for the residents.

Most of the infrastructure within the estate such as roads, water supply, and drainage system are in the state of disrepairs. The estate lack maintenance culture as regards maintenance of infrastructural facilities of which heavy amount have been invested. The government should rise up to challenges by putting up new life to infrastructural facilities within the estate to increase the productive capacities and retain value of the estate.

From observation, I equally noted that, the repaired or improvement of infrastructure was characterized by unnecessary delay. Quick action are never taken by the body or organization in-charged. Hence, making the whole system treasure and disgusting. The organization or body in-charge should always take prompt actions on the issues which would consequently lead to better standard of living the estate and any other similar estates in Nigeria as a whole.

RECOMMENDATIONS

In order to check mate the depletion of infrastructure and improve further on its stock, the following recommendations will be useful.

- Government needs to finance the estate by providing infrastructural facilities and adequate maintenance of the facilities within the estate. The financing of this is in the life of improving the atmosphere and life span of the estate. The government is to make adequate funds available for easy provision of the facilities and equally to be able to replace and repair any facilities that is out of functioning within the estate.
- The problem can as well be curbed through maintenance culture. The system of maintenance needs to be considered and assessed before a particular infrastructural facilities can be put in place.
- The government also needs to make provision for adequate securities in order to save guide every facilities within the estate. These can as well be successful through a tremendous cooperation by every occupants of the estate.
- In the area of incompetency of the manpower, it is suggested that any repair or maintenance that will be carried out on the infrastructure needs to be given to

a competent hand to carry out necessary and adequate exercise to improve the available facilities within the estate.

- The government or authority in-charge should always take prompt actions on the issues which would consequently lead to better standard of living of the occupants of the estate and also enhance good face value of the estate itself.
- It is also recommended that the roads within the estate needs to be reconstructed generally in order to improve the standard of living of the occupants within the estate.
- In addition to these, the management of the estate should be put in the hands of qualified Estate Surveyor(s) and Valuer(s) in order to achieve an optimum return in maintaining the facilities and Estate as a whole.

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