



---

**HOUSING CONDITION AND RESIDENTS' SATISFACTION OF IN-HOUSE FACILITIES IN NIGERIA.**

**\*ADEKUNLE, LUKMAN OMOTAYO; \*ALABI, FOLAMI MUNTA AND  
\*\*OGUNKUNLE, OLUWAYEMI ADEYEMO; AND \*\*OGUNKUNLE TAIWO  
OLUWABUKOLA.**

*\*Department of Urban and Regional Planning, \*\*Department of Architectural  
Technology, the Oke Ogun Polytechnic, Saki*

---

**ABSTRACT**

*This study examined housing condition and residents' satisfaction of in-house facilities in Nigeria, because housing does not only provides shelter, but is the cornerstone of community life, the centre of family activities, and a reference point for societal esteem, as well as the most important financial asset most households will ever acquire. Challenges associated with housing in Nigeria are enormous, because global estimates have it that one billion people are living in either houses lagging in-house facilities, slums or squatter settlements, and this includes one third of the world's urban population. In order to achieve the aforementioned, relevant theories and literatures were reviewed in the study. Result revealed that many (70.0%) of the houses in Nigeria Cities/Towns covered between 51 and 75% of their residential plots, one-fifth (19.0%) of the houses covered over 75% of their plots while one-tenth (9.0%) of them covered 26% - 50%. Majority (74.2%) of the houses surveyed had no in-house facility, a quarter (24.0%) has some facilities in the house, small proportion (1.8%) of the houses had their building plans disapproved, by the Development Control Unit and in good Condition. On the whole, most of the houses (73.30%) are not in good condition. Base on this the study conclude that majority of the houses are not in good condition in the area under study. The study recommends for conserving and maintaining availability of water resources; Providing housing opportunities for a range of family and income types; and Maximizing efficiency in public infrastructure*

*investments to promote the other goals, which includes: Adequate water supply, Assured electricity supply, Sanitation, including solid waste management, Efficient urban mobility and public transport, Affordable housing, especially for the poor, Robust IT connectivity and digitalization, Good governance, especially e-Governance and citizen participation, Sustainable environment, Safety and security of citizens, particularly women, children and the elderly, and Health and education. This will undoubtedly control resident satisfaction of in-house facilities and housing discrepancies in Nigeria.*

**Keywords:** *Housing, Satisfaction, Facilities, Resident, Condition*

---

## INTRODUCTION

### Background of the Study

Housing is basic human need for shelter and security by providing protection against excessive climatic conditions and unwanted intrusion from insects, rodents, and environmental nuisances (Olaosebikan, 2008). Housing does not only provides shelter, but is the cornerstone of community life, the center of family activities, and a reference point for societal esteem, as well as the most important financial asset most households will ever acquire (Titiana, 2015).

Housing problems have been aggravated by the phenomena urbanization growth/explosion. It has been observed that; Africa and Asia together will account for 86 percent of all growth in the world's urban population in the next four decades, this unprecedented increase will pose new challenges in terms of housing, job and infrastructure. Africa's urban population will increase from 414 million to over 1.2 billion by 2050, while that of Asia will soar from 1.9 billion to 3.3 billion (UNPDDESA, 2011). This illustrates the nature of housing need and shortage globally. Uncontrolled urbanization results to high demand for housing, presenting communities with daunting challenges (Akeju, 2007; Lawanson, 2006). Obviously environments are engines of housing growth for human habitation in every nation and vice versa (Raavesh *et al*, 2015). Result of 2011 census in Indian affirmed the nexus between housing, environment and population, that nearly 31% of India's current population lives in urban areas and contributes 63% of India's

GDP. With increasing urbanization, urban areas are expected to house 40% of India's population by 2030.

The impact of urbanisation on human habitation can be enormous. Overcrowding increases the stress on limited existing housing; sanitation facilities such as toilets, water supply and waste disposal system. One of the disturbing features of rapid urbanization in Nigeria has been the formation and development of slums in urban centres, many of these slums are developing as rapidly as the city itself, consequently leading into environmental decay and urban poverty (Bakare, 2014). Owoeye and Ogundiran, (2015) observed in their study on housing and environmental quality of Moniya community in Ibadan that 62.24% did not have an in built toilet but make use of pit latrine in their homes, 32.78% use aqua privy while 8.9% use water closet. The Authors further stressed that 63.74% get water from hand-dug well, 10.68% pipe borne water and 25.58% from borehole which indicate that water supply in the environment is inadequate and not of good quality in the area. These indicate inadequacy in sanitation facility in the area. Hinrichsen (1998) added that absence or inadequacy of sanitation facilities affects the proper functioning of the living environment as well as the healthy living of the inhabitants. Unavailability of sanitary facilities in less quality buildings leaves no option to the residents than to throw their faeces/stool into bushes and abandoned buildings and lots nearby (Owoeye and Ogundiran, 2015). The design, quality and standards of homes and neighborhoods have measurable impacts on physical environment because housing quality and suitability is a major determinant of quality of life (Care and Repair England, 2013).

Ibimilua and Ibitoye ( Cited in Olawale *Et al*, 2015) affirm that a house is said to be structurally qualitative when the physical appearance of the building is aesthetically worthy, and all facilities such as, habitable room, toilet, bathroom, water supply, cross ventilation, eminent roofing among others are adequately provided. In Nigeria, the failure of successive administration has neglected the plight of the poor for a very long time, which has made the poor to look for cheap accommodation where available, without considering any living standard hence, the failure of governments in the urban areas has led to the formation of slums in Nigeria's major cities. This infer a reversal of good housing and environmental condition has placed a great housing challenges

to housing globally, Nigeria inclusive. The study assessed housing condition, and residents' satisfaction of in-housing facilities for a sustainable human habitation in Nigeria. With a view to suggest ways to creating a sustainable human habitation. The quest further exercised the following research objectives; socio-economic attributes and housing characteristics, Assessment of housing structural attributes, Evaluation of the effects of housing quality and in-house facilities on residents', institutional, communal and individual responses to challenges of housing condition and Recommends measures to improve housing condition and in house facilities in Nigeria.

### **RESEARCH METHODOLOGY**

The study assessed housing condition, and residents' satisfaction of in-housing facilities for a sustainable human habitation in Nigeria. With a view to suggest ways to creating a sustainable human habitation. In order to achieve the aforementioned aim, the quest relied on relevant literature and theories propounded by previous authors, following the research objectives; socio-economic attributes and housing characteristics, Assessment of housing structural attributes, Evaluation of the effects of housing quality and in-house facilities on residents', institutional, communal and individual responses to challenges of housing condition and Recommends measures to improve housing condition in relation to housing environment in the study area.

### **CONCEPTUAL FRAMEWORK AND LITERATURE REVIEW**

#### **Smart City Concept**

Just as Karl Poper (1978) rightly said that the suitability and acceptability of any concept/theory can be judge through the result of it application. Following this paradigmatic experience, it is considered good to explain the origin, principle, relevance, application and limitation of smart city concept to justify it correlation with this study.

The phrase Smart City had its origin in the Smart Growth (Bollier, 1998) movement of the late 1990s, which advocated new policies for urban planning. Portland Oregon, is widely recognized as an example of Smart Growth (Caldwell, 2002). In the approach to the Smart Cities Mission, the principle is to promote cities that provide core infrastructure and give a decent quality of life to its citizens, a clean and sustainable environment and

application of 'Smart' Solutions. The focus is on sustainable and inclusive development and the idea is to look at compact areas, create a replicable model which will act like a light house. It is meant to set examples that can be replicated both within and outside the Smart City. (Ministry of Urban Development Government of India, 2015).

The core infrastructure elements in a Smart City include:

- i. adequate water supply,
- ii. assured electricity supply,
- iii. sanitation, including solid waste management,
- iv. efficient urban mobility and public transport,
- v. affordable housing, especially for the poor,
- vi. robust IT connectivity and digitalization,
- vii. good governance, especially e-Governance and citizen participation,
- viii. sustainable environment,
- ix. safety and security of citizens, particularly women, children and the elderly, and
- x. health and education.

The Ministry of Urban Development Government of India (2015) gives an illustrative but not exhaustive list and allows for cities to add more applications.

### **Housing Structural Quality**

Owoeye and Ogundiran (2015) opine that the quality of housing is very low due to poor quality of building materials used for construction, the inadequate technology, and poor planning standard in handling the building components following the fact from their study carried out in Moniya Ibadan, 29.89% used mud material for constructing their buildings, 1.10% used timber, 45.82% used sun dried blocks and 23.19% used cement blocks. The Authors infer that the Sun dried blocks and mud accounts for the highest material used for building in the study area which indicates poor housing quality.

Also, Akindele, (2014); in a study carried out on health correlates of housing in selected core areas of Ogbomoso, identified and affirmed that some building types are considered to be better than others because of their design, room size and their ability to promote or facilitate health enabled

environment. For instance, some of the buildings may promote circulation, ventilation, comfort and other housing attributes that are germane to quality health.

### **Effects of Housing of Housing quality on Residents'**

Previous studies have shown that population groups living in module neighbourhoods and deteriorated housing have higher proportion of diseases, accidents, extended illnesses and mental illness than population groups living in adequate housing Fanning, 1967; WHO, 1987; Shaw, 2004 (Cited in Akindele, 2014). More than a casual relationship has been demonstrated to exist between inadequate housing and a variety of social morbidities which, like unemployment, poverty and poor education, interfere with the attainment of good social health in the community. The author further cite Page, 2002 and Oluwande, 1983 to explain instances where the physical condition of housing has direct link with health conditions of residents.

### **Role of Institutional, communal and individual responses to challenges of housing condition**

Review of relevant literature as regards response in the face of dealing with sanitation facilities in housing environment is traced in this section of the work following the fact gotten from resident's perception and various health practitioners just as in Adeboyejo *et al*, (2009), major observation was pointed out that the incidence of clinically diagnosed cases of diseases followed that reported or perceived by the respondents. As perceived by the respondents, the most prevalent diseases in the study area as revealed by the hospital record are malaria with a total of 13,145 or (75.4%) and typhoid with 4,183 (24.0%) cases. Cholera and diarrhoea each with 0.1 and 0.4% of cases were less prevalent as also perceived.

Governments all over the world are directly and indirectly involved in matters relating to housing in terms of its housing provision, regulation and control, development and administration (Arimah, 1997). In Nigeria, the involvement of government in housing dates back to the colonial era and has since continued thereafter. Adekoyejo (2001) examines the government's role in the development of housing in Nigeria according to three different periods: The colonial period; the post-independence period and the period of the civilian Administration between 1979 and 1983.

### **CONCLUSION**

Based on the findings of this study, it is evident that most houses in Nigeria Cities are lacking in-house facilities and lagging a public alternative. The aforesaid facilities include; in-house toilet, bathroom, source of good water, Kitchen, Laundry among others. Moreover, findings also attested to the fact that majority of houses under study are not in sound condition because many are having sagged roof, partly de-roofed, and some are with leaking roofs. Window and door of many houses were partly broken and many houses have cracked walls. Majority of the respondents emphasized that they are lacking many (86.5%) in-house facilities as a result of indigent.

Study revealed that residents of houses in housing environment without private toilet had no access to public toilet who expectedly, suffered when the need to defecate arises. Also, indiscriminate dumping and open burning are practiced by residents of almost all housing environments. Although, majority of the housing environments have public electricity facility, but not efficient in the face of service. Based on this fact, many authors' research results (86.5%) shows that residents are not satisfy of where they reside.

To effectively deal with the challenges of poor housing condition and lagging in-house facilities in Nigeria, it is imperative that the control department of the physical planning and urban development inculcates planning principles to monitor and coordinate all physical developments in the study area in order to facilitate a coordinated effort aimed at creating a sustainable human habitation. The principles of the concept recommended in this study should be dully adhered to by both the Government and the community as whole. This will involve real-time intervention by community members, Non-Governmental organisations (NGOs) and Government agencies in Nigeria.

### RECOMMENDATIONS

The result of findings has explicitly revealed that most houses in Nigeria do not portray liveability. For this reason, the study recommends possible solutions that would accommodate immediate remedy and preventive measures towards minimizing a continual incidence of housing facility in- satisfaction by Nigerians', as the country continues to expand from time to time as observed in the study. The physical planning related concept used in this study: Smart city concept, with different related principles. Considering the fact that the principles of these three concepts are applicable as preventive and curative measures, the following are recommended to tackle the residents' in-satisfaction of in-house facility and housing condition in Nigeria.

In the approach to the Smart Cities Mission, the principle is to promote cities well being and improve core infrastructure and give a decent quality of life to its citizens, a clean and sustainable environment. This can also be achieved in Nigeria if the following principles can be exercised by residents, environmental concerned Government agencies and Non Governmental Organizations. The core infrastructure elements in a Smart City include:

- i. Adequate water supply,

- ii. Assured electricity supply,
- iii. Sanitation, including solid waste management,
- iv. Efficient urban mobility and public transport,
- v. Affordable housing, especially for the poor,
- vi. Robust IT connectivity and digitalization,
- vii. Good governance, especially e-Governance and citizen participation,
- viii. Sustainable environment,
- ix. Safety and security of citizens, particularly women, children and the elderly, and
- x. Health and education.

## REFERENCES

- Adeboyejo A.T, Abolade O. and Oshinowo T. (2009). The Prevalence of Environment Related Diseases in Peri-Urban Areas of Ogbomoso, Nigeria. *Ethiopian Journal of Environmental Studies and Management* 2(2).
- Adekoyejo, B.J. (2001). Housing and Indigenous Building Technology. In Akinyode, B.F. and Tareef, H.K. (eds) Bridging the Gap between Housing Demand and Housing Supply in Nigerian Urban Centres: A Review of Government Intervention So Far. *Journal of Arts and Social Sciences* 18(2).
- Akindele O.A (2014). Health Correlates of Housing in Selected Core areas of Ogbomoso, Nigeria. *International Journal of Scientific & Engineering Research* 5(1).
- Arimah, B.C. (1997). The determinants of housing tenure choice in Ibadan, Nigeria. In Akinyode, B.F. and Tareef, H.K. (eds) Bridging the Gap between Housing Demand and Housing Supply in Nigerian Urban Centres: A Review of Government Intervention So Far. *British Journal of Arts and Social Sciences* 18(2)
- Akeju A.A, (2007). Challenges to Providing Affordable Houses in Nigeria. In Akindele, O.A. Bakare G.O. (2014). Urbanization, Urban Poverty, Slum and Sustainable Urban Development in Nigerian Cities: Challenges and Opportunities. *Developing Country Studies* 4 (18)
- Lawanson, T.O. (2006) Challenges of Sustainable and Urban Development in Nigeria. In Akindele, O.A. Ojo, T. And Abolade, O. (eds.) Perceived Housing Satisfaction in Public Estates of Oshogbo, *Nigeria Academic Journal*
- Olaosebikan, O. (2008). Assessment of Structural Quality of Houses Delevered Through the People Housing Process in South Africa. Unpublished Desertation Submitted to the Department of Construction Management and Quantity Surveying, Faculty of Engineering and Built Environment.
- Olawale, S.B, Lawal, A.A, Alabi, J. O. (2015). Nigeria Housing Policy: Any Hope for the Poor? *American Research Journal of Humanities and Social Sciences Original Article* 1 (4)
- Owoeye, J.O. and Ogunsansesan, A.O. (2015). A Study on Housing and Environmental Quality of Moniya Community in Ibadan, Nigeria. *European Centre for Research Training and Development UK. International Journal of Physical and Human Geography* 3(1), 31-45.
- Raavesh, A., Mona, C., and Jayveer. (2015). Waste Managemant Initiative in Indian for Human Well Being. *European Scientific Journal June, 2015.*
- UNPD-DESA, (2011). Revision of the World Urbanization Prospects. In Bakare G.O. (2014). Urbanization, Urban Poverty, Slum and Sustainable Urban Development in Nigerian Cities: Challenges and Opportunities. *Developing Country Studies.* 4(18)