



COMPARATIVE STUDY OF HOUSING CONDITIONS AND RENTAL VALUES OF RESIDENTIAL PROPERTIES WITHIN UNGUWA JABA AND SABON GARI KANO METROPOLIS

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Abstract

This study examined the housing condition in Unguwa Jaba & Sabon Gari in Kano, Nigeria and the impacts of urbanization on environmental degeneration of urban built environment. The study attempt to compare the quality of residential properties within Sabon Gari and Ungwa Jaba area of Kano Metropolis. Where Microsoft word and Microsoft excel are used to organized the data and the data was analyze using table, bar chart, pie chart. The secondary data involved available census data, official documents and other relevant secondary data were obtained from existing literature, on books and journals. The study concluded that it is imperative to check and prevent further decay in Unguwan jaba and Sabon gari for good living and working environment.

Keywords: *Housing Quality, Urbanization, Environmental degeneration, Residential Properties, Rental Values*

INTRODUCTION

Providing adequate housing is a concern, not only to individuals but also to governments (UN-Habitat, 2006). Although, global data on housing quality is limited, yet the United Nations (1996) asserts that the cost of doing nothing is detrimental in all spheres because the urban slums are potential breeding places for social and political unrest. Thus, international concerns have been growing over the deteriorating housing conditions in urban areas of developing nations. It is estimated that over a billion of the world's city residents live in insufficient

quality housing, mostly in the sprawling slums and squatter settlements in developing countries (UN – Habitat, 2006). Such areas are regarded as areas of most visible expressions of human poverty (Yoade and Adeyemi, 2015).

In spite of the pathetic housing situation experienced in Nigeria, attempts by the various housing professionals including architects, planners and government agencies to improve the quality of housing have not yielded any desirable result. Rather than providing a culturally determined as well as user's responsive dwellings, most housing developments have been based on planners' standard. Attention is paid to what the buildings look like and not how they will be used in practice and their cultural fit. While aesthetic appearance is important in every houses, buildings must serve the everyday needs of the people for whom they are designed (Muller, 1984; Gyuse, 1993). However, it has been affirmed that adequate and good quality housing provides the foundation for stable communities and social inclusion, and that housing should reflect the cultural, social and economic values of a society as it is the best physical and historical evidence of civilization in the country (Onibokun, 1982; Onibokun, 1985; Foster, 2000). In its entirety, housing is thus connected with the essence of life as it affects the whole of life in every way. Whereas, previous studies have underscored the need to improve the quality of housing, only a few of them within the Nigeria context had actually examined and stressed on the specific impact and relevance of households' socio-economic as well as socio-cultural attributes on housing quality.

This study is thus a contribution in this direction. Using Unguwa Jaba and Sabon Gari as a case in point, the main objective of this study is to examine the effect of socio-economic and socio-cultural parameters in the determination of residential quality in Nigeria (Yoade, Olayiwola and Popooala, 2013). Series of studies have also been conducted on the quality of housing: (see: Agbola, 1998; Adeleye, 2012; Aduda, 2002; Jiboye, 2004). Of much relevance is Jiboye (2009a) in his study of users' house-hold size and housing quality in Unguwa Jaba and Sabon Gari, Nigeria. He characterized the form and physical environment of slum and concluded that government in its wisdom has to re-organize their attitude and approach to slum eradication. The consequences of adaptation and restructuring have resulted into differential housing quality in different communities (Miles, 2005a). This problem of differential housing quality is compounded by the very rapid urban growth. The world is

increasingly becoming urbanized and the rate at which city populations grow and countries urbanize is indicative of the pace of social and economic change (Miles, 2005b). Since man's quest for change will continue within his dynamic environment, this points to the fact that urbanization becomes an inevitable phenomenon particularly in developing countries (Milstead et al, 2005). From the foregoing, less emphasis has been given to the relevance of socio-economic together with sociocultural factors on housing quality. The example of an emerging but traditional city like Kano is yet to be examined. Hence the need for the study. The aim of the study was to compare the quality of residential properties within Sabon Gari and Ungwan Jaba area of Kano Metropolis .

THE CONCEPT OF HOUSING QUALITY

Housing quality (HQ) is generally referred to as the standard of housing environment. Housing quality is known to affect welfare, health and productivity of individuals and households (Maliene, 2009). Problems of housing in terms of quality appear to differ from place to place. This is due to the set of determinants, including the socio-cultural background of individuals, climate and relief, which make what is acceptable as the norm or standard in a place to be different from what is acceptable in other places. The quantitative inadequacies of housing also differ in magnitude between the developing and the developed countries and between the poor and the rich. It was on this premise that Ibimilua (2011) noted that the poor have inadequate access to quality housing, while the rich have greater chances of accessing good quality housing.

The quality of a residential area reflects a city's planning, development and resources allocation between socio-economic groups, and the quality of life of the residents (Maliene, 2009). Hence, improving housing quality is a matter of great concern, especially in developing countries, including Nigeria (Ibimilua, 2011). In Nigeria, housing is generally qualitatively inadequate in the rural areas in and to some extent deficiency in the supply of the required number of units. On the other hand, the major problem in urban areas is inadequacy in both quantity and quality. Since housing has been known to be highly capital intensive, the investment by government and other stakeholders should be properly directed towards achieving good quality housing environment. This is very important in order to achieve value for money for their investments.

Housing quality may be understood as the standard of the residential environment that provides residents with accessible, safe and beautiful accommodation, jobs, education, and health services in a sustainable manner (Fatoye, 2009). It may include the housing units, services and the surrounding environment. According to Hassanain (2011), quality of housing can be perceived in several dimensions, depending on the perspectives and intentions of researchers or the sponsor(s) and those who formulate policies. Generally speaking, housing quality has been defined as the general standard, characteristics, attributes or degree of excellence of housing (Microsoft Encarta, 2009; Merriam-Webster Dictionary, 2011).

From another perspective, housing quality is viewed as theoretical or abstract, hence may not have real or specific concept/definition; and therefore it is not directly assessable, but has many observable indicators. For instance, a study in USA (HUD, 2011) identified 13 variables that can be used to describe or measure housing quality standards (HQS). These are sanitary facilities; food preparation and refuse disposal; space and security; thermal environment; illumination and electricity; structure and materials; interior air quality; lead-based paint; access; site and neighbourhood; sanitary condition; water supply; and smoke detectors. Corporation for Supportive Housing (CSH, 2009) in U.S. in their study, conceived housing quality using seven dimensions of administration, management, and coordination; physical environment; access to housing and services; supportive services design and delivery; tenant rights, property management and asset management; input, and leadership; data, documentation, and evaluation.

From the foregoing, it is evident that housing quality is determined by a number of parameters, namely: (i) management and related issues; (ii) physical aspect of the housing and housing environment; (iii) social-cultural and psychological aspects; (iv) rights, rules and regulations and (v) location and study contexts. Turunen, et.al (2010) were of the view that housing quality was a function of improved housing conditions such as increased average size of residence and area of residence per household and per person, and decreased number of persons per room, and the ratio of households living in a room. It is also known to be a function of increased number of households living in a house with modern toilet facilities and fitted with hot running water. Housing quality is also seen as a part of attributes of a resident's well-being and satisfaction. These

aspects include, among others, and residential environment, social network, health, work, family. Despite the fact that some authors have argued housing quality is not as important as QOL, others were of the opinion that QOL is affected by housing quality (Peck, Lee & Weber. This view agrees with the position of Turunen, et.al (2010) above which stated that quality of dwelling environment should be seen as all-encompassing. As Manning (2011) also opined that housing quality should be considered in terms of economic, political and ecological dimensions as well as architectural, technical and qualitative dimensions. The relative nature of these dimensions and of housing quality varies according to the societal context in which they occur. As a result of this, housing availability, affordability and quality have replaced the generalized concepts and normative criteria for defining housing quality. This view of integrating the three concepts of availability, affordability and quality also agreed with the views of Turunen, et.al (2010).

There are several reasons for which housing quality may be assessed and defined. They include aesthetic value and use value; identifying housing targets for upgrade or those requiring replacement; to attempt to match household income with quality scale; and as part of assessment of wellbeing and health of the residents with respect to their housing. There has also been a lack of agreement on definition and assessment of housing quality.

Housing quality is subjective with a combination of diverse indicators for determination of its index. It is context-dependent, and with a set of values, indicators or variables; assessment is better carried out comprehensively or with an integrated approach. Paucity of housing attributes empirical data and non-agreement on housing quality definite assessment which has slowed down the rate of developments aimed at meeting people's housing needs in the developing countries was noted by Knock (2012). Also, not a great or appreciable number of housing quality studies have been successfully conducted within the developing countries that have had input to policy decisions. There has also been lack of required data on the subject in Ghana, where the constructed housing quality index identified its major factors or determinants, among other developing countries.

Housing quality therefore results from the overall perception of residents which depends on level of acceptability or non-acceptability. According to Knock (2012), housing acceptability is considered from construction materials, design

and size of spaces, construction type, and housing services. Other indices include ways of life, income levels, domestic habits, space arrangement, value and priorities, nearness to work place or town centre, adequate facilities within dwelling, privacy, design, function and aesthetics, noise, pollution, unfriendly neighbours and personal insecurity. Housing quality is a serious problem in Nigeria. Non-experts involvement in housing as one of building projects has been one of the reasons for poor housing (Fisher, 2011).

Both qualitative and quantitative housing problems are the main issues in Nigeria. Qualitative aspect is related to the maintenance of existing housing, which is very important because of the need for preservation and upgrade of lower ones to acceptable national standards. Previous research results showed that housing problems remain one of the major problems facing this nation (Fatoye, 2009). Owing to rapid population growth, low economic capacity of most urban households, inadequacy of public resources, and a general increase in the cost of building, acute housing and environmental conditions abound in Nigerian urban areas (Odusami, 2009).

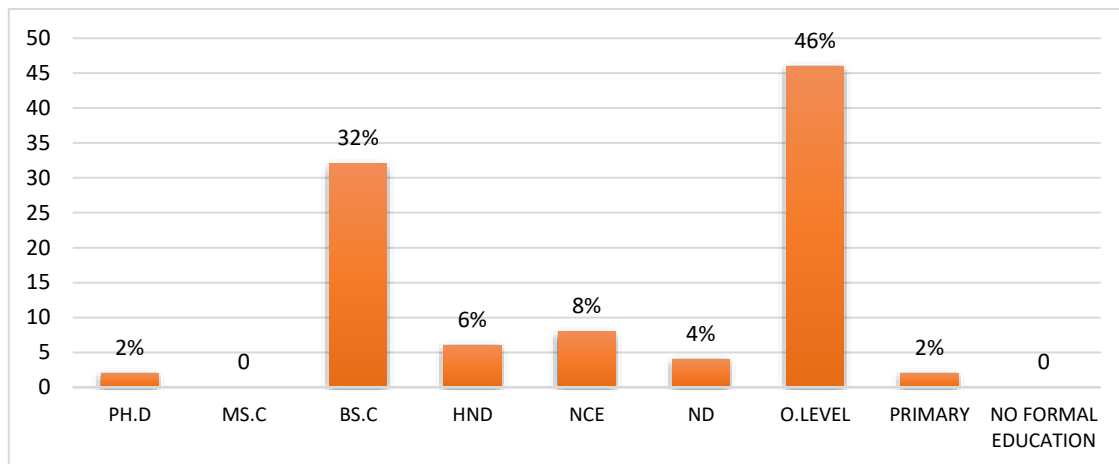
Housing quality in Nigeria including Lagos was generally poor (LSMOH, 2010), with a lack of basic infrastructures, high room occupancy ratio of four to five (4-5) residents per habitable room with some cases in which a whole family of up to 10-12 persons lived in a single room (H.F.P. Engineering Nigeria Limited, 2010). The deficiency in good quality housing is compounded by the fact that Lagos also serves as the business centre for the majority of local companies.

METHODOLOGY

Descriptive research is adopted for the study, data was collected using survey instruments targeted at the residence of the two areas, open ended questionnaire was used in other to get rich data that might not have been possible using the close ended questionnaire (Kotari,2015). Convenience sampling was use in arriving at the sample size of 130 respondents, while data was analyzed using simple descriptive statistics

DISCUSSION AND ANALYSIS

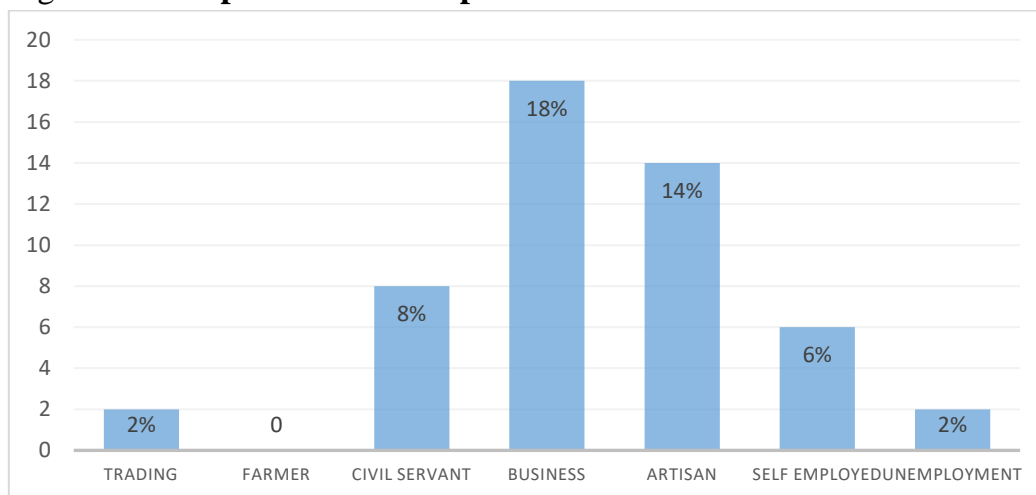
Figure 1: **Educational qualification of the respondents**



Source: Field survey 2021

The figure above shows the educational qualifications of the respondents where 46% of the respondents had O-level, 32% are BS.C holders, 8% are NCE Holders, 6% are HND Holders, 4% are ND Holders and 2% each for Ph.D and primary certificate holders while none of the respondents have MS.C and none without formal education.

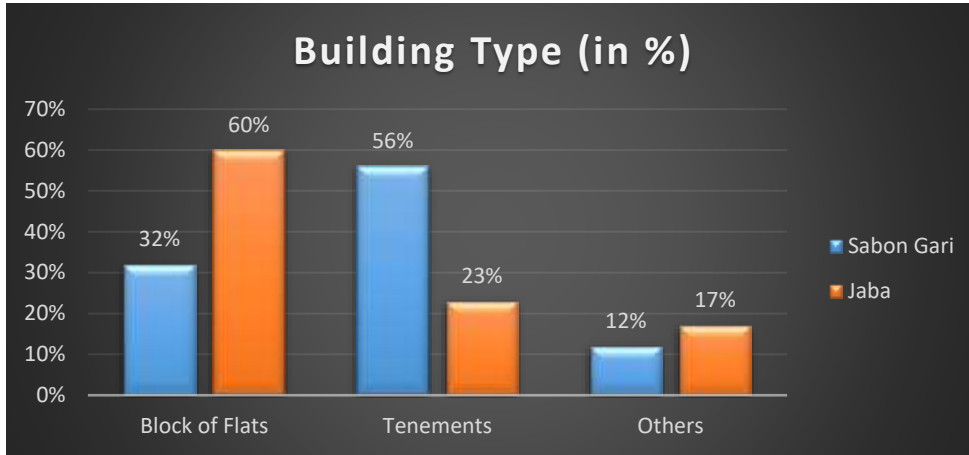
Figure 2: Occupation of the respondents



Source: Field survey 2021

The figure above indicates the occupation of the respondents, where 18% are Business men/women, 14% are artisan, 8% are civil servant, 6% are self-employed, 2% are unemployed, while 2% are traders.

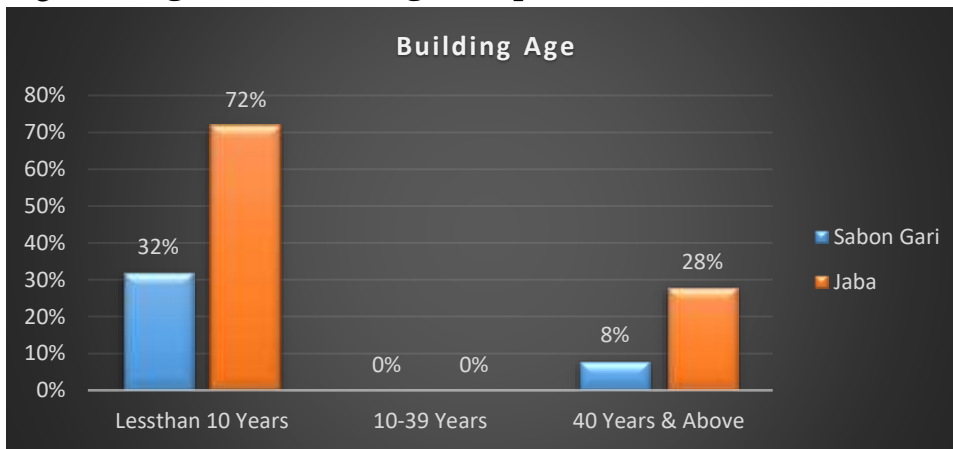
Figure 3: Type of building occupied



Source: Field survey 2021

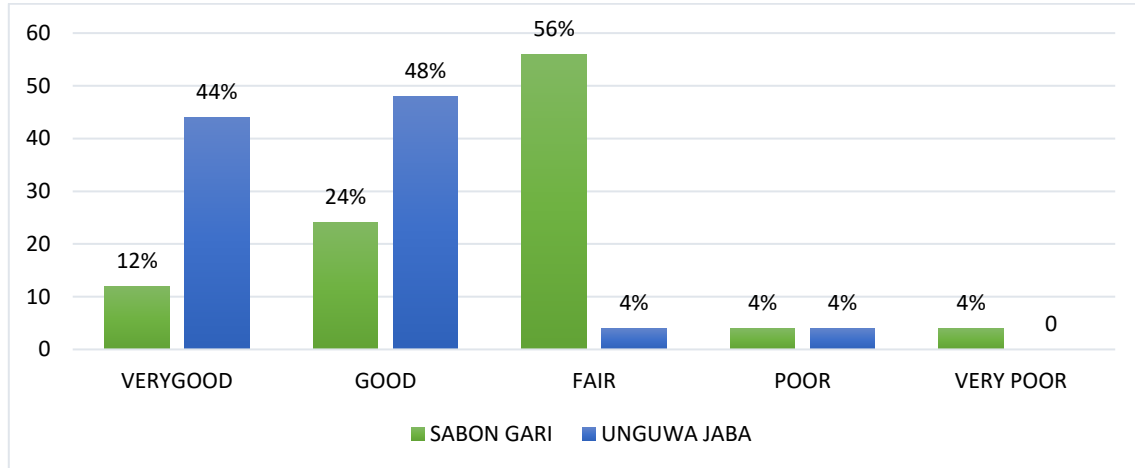
The figure above illustrates the type of building the respondents occupy in the study areas. Block of flats dominates Ungwan Jaba with 60% while tenement buildings dominate Sabon Gari with 32%.

Figure 4: Age of the buildings occupied



The table above shows the age of the buildings occupied by the respondents. Buildings in Ungwan Jaba are relatively new, hence 72% of the buildings are less than 10 years of construction, and there are no buildings above 40 years, while in Sabon Gari 32% of the buildings are relatively new and 8% of the buildings are above 40 years.

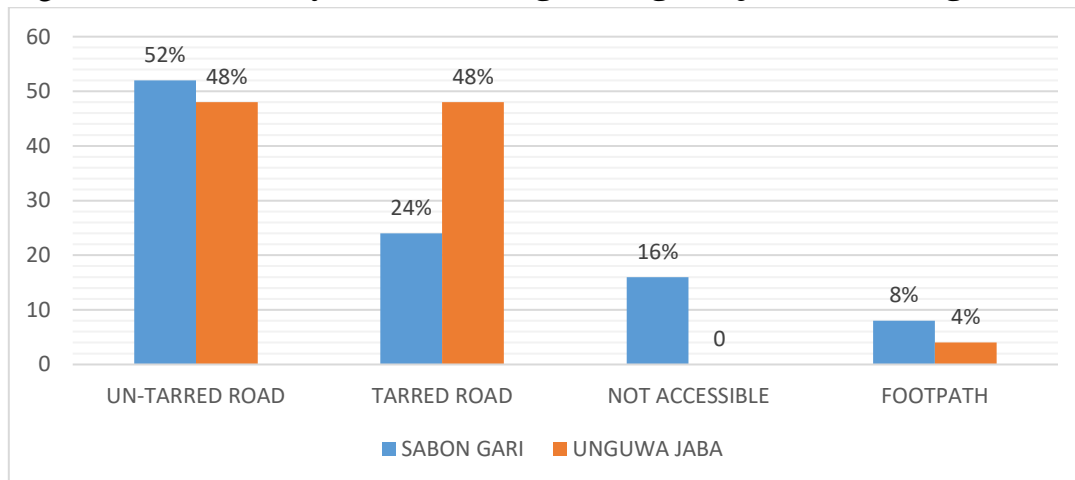
Figure 5: Condition of the building occupying in unguwa jaba & sabon gari



Source: Field survey 2021

The figure above shows the general condition of the building in Ungwan Jaba where 44% represent offered that it is in Very good condition, 48% of the respondents says it is Good while Sabon Gari in which 12% represent Very Good, 24% of the respondents represent Good while 56% of the respondents represent fair, poor and fair share the same percentage, which is 4% each.

Figure 6: Accessibility to the buildings in unguwa jaba & sabon gari

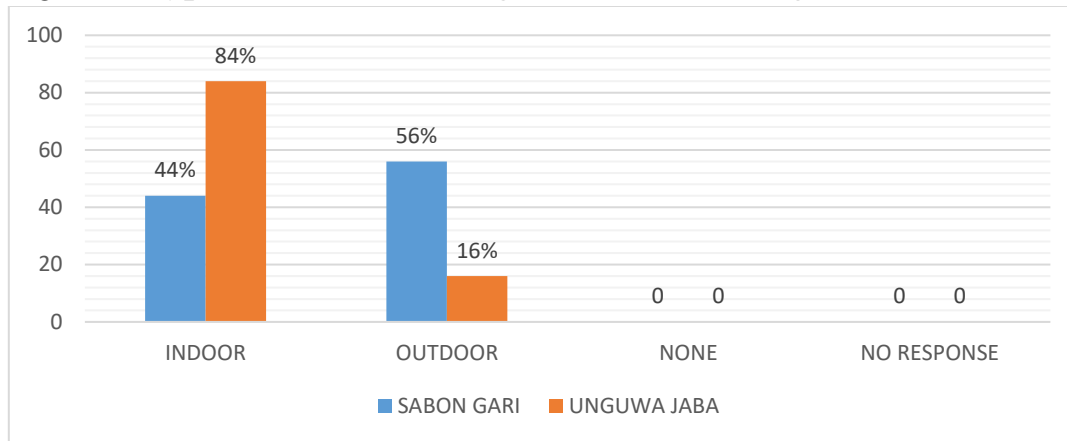


Source: Field survey 2021

The figure above illustrate the accessibility to the building, in Ungwan Jaba which the respondents represent Untarred and tarred, share the same percentage

which is 48% none of the respondents for Not Accessible, while 4% of the respondents indicate footpath. While Sabon Gari 52% of the respondents represent Untarred, while 24% for tarred, 16% of the respondents for Not Accessible.

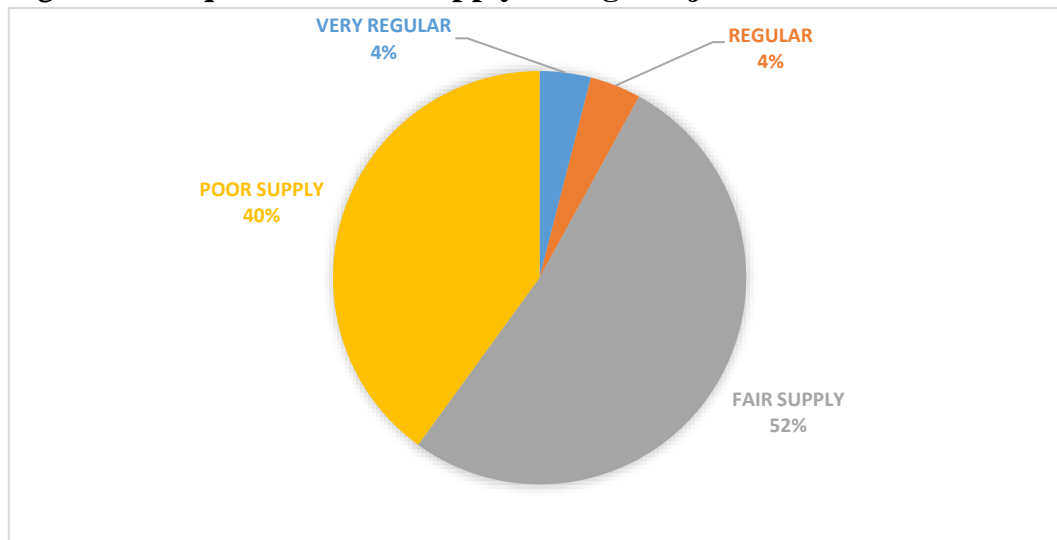
Figure 7: Type of bathroom in unguwa jaba & sabon gari



Source: Field survey 2021

The figure above shows the type of bathroom in use in Ungwan Jaba, where 84% of the respondents use Indoor Bathroom, 16% use Outdoor Bathroom.

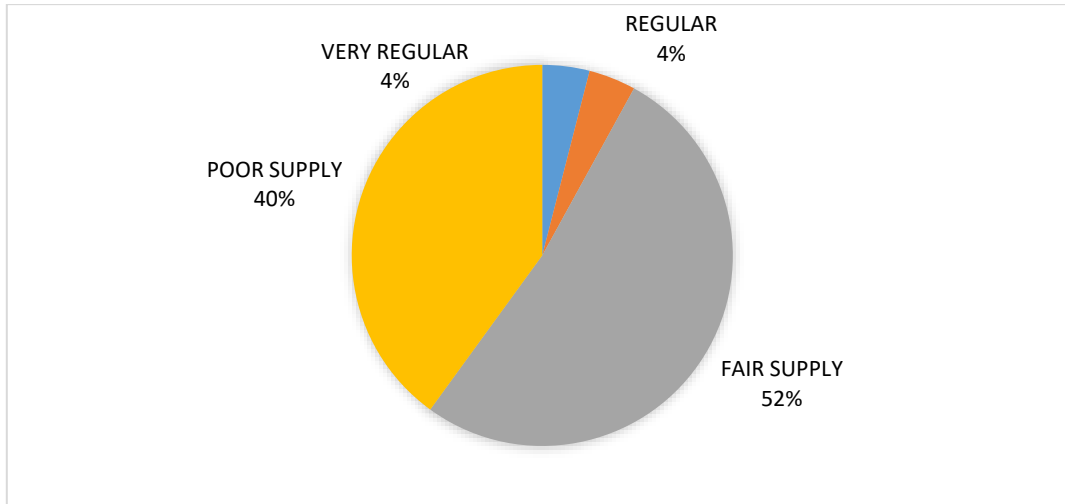
Figure 8: Frequent of water supply in unguwa jaba



Source: Field survey 2021

The figure above illustrate the frequency of water supply in Ungwan Jaba, in which 12% opined that the water supply is Very Regular, 28% for Regular, 36% for Fair Supply, and 24% for Poor Supply.

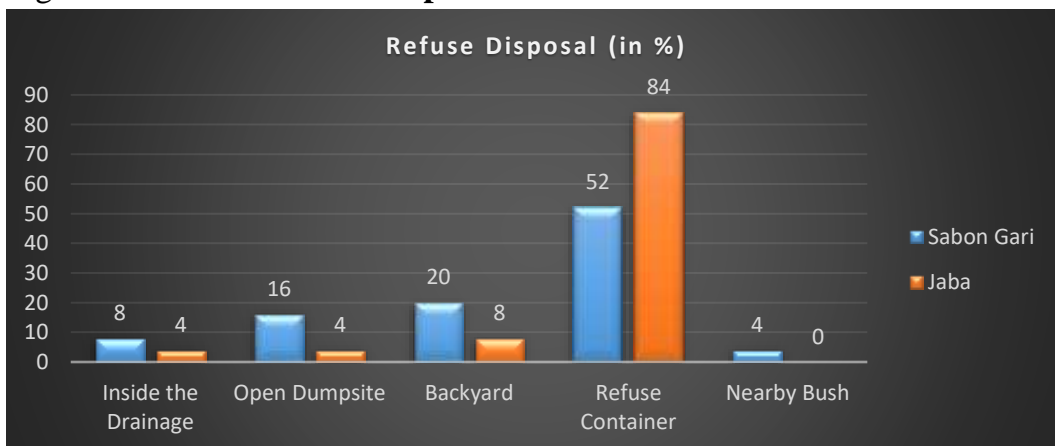
Figure 9: Frequent of water supply in sabon gari



Source: Field survey 2021

The figure above illustrate the rate of water supply in Sabon Gari, in which 4% of the respondents stated Very Regular, 4% for Regular, 40% for Poor Supply, and 52% for Fair Supply, which has the highest population.

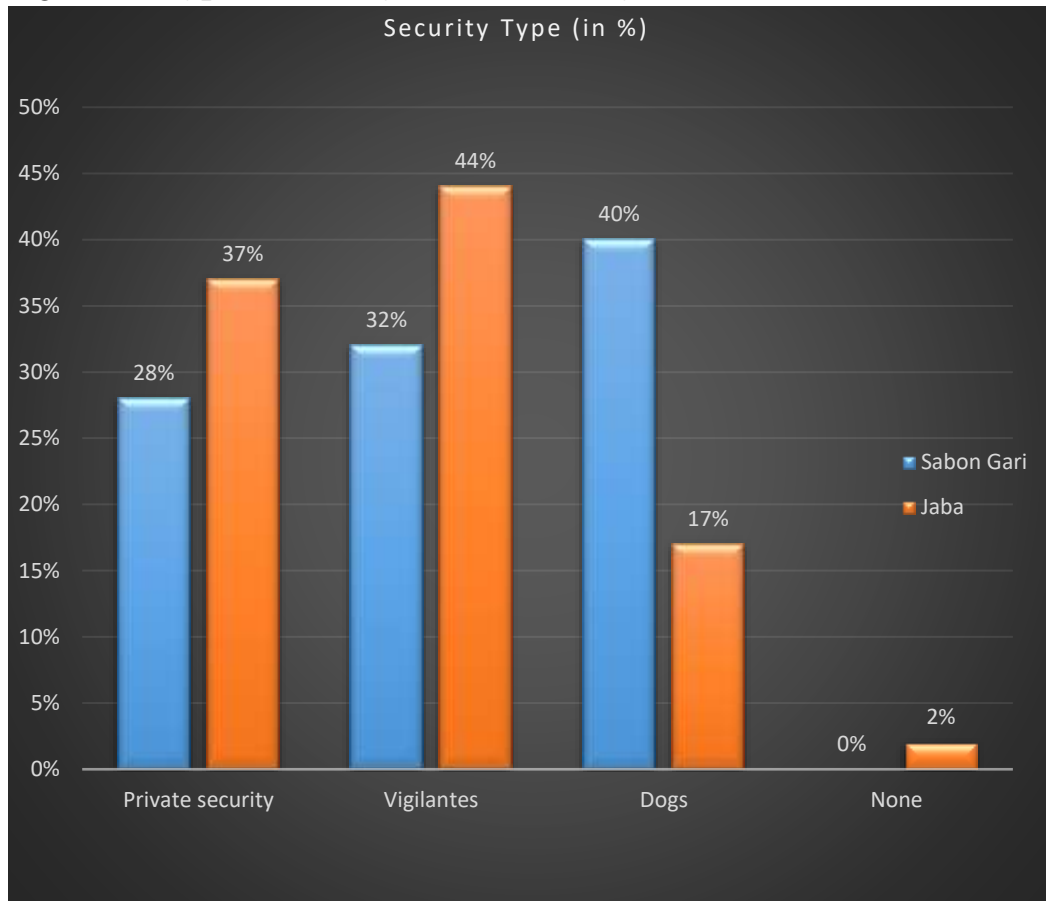
Figure 10: Mode of waste disposal in use the two studies areas



Source: Field survey 2021

The figure above indicate the mode of waste disposal in Ungwan – Jaba and Sabongari respectively. 4% and 8% disposed Inside the drainage, 4% and 16% used Open Dumpsite, 8% and 20% used Backyard, 84% and 52% indicated Refuse Container, while none of the respondents indicated using Nearby Bush in Angwan jaba about 4% used nearby bush in Sabongari.

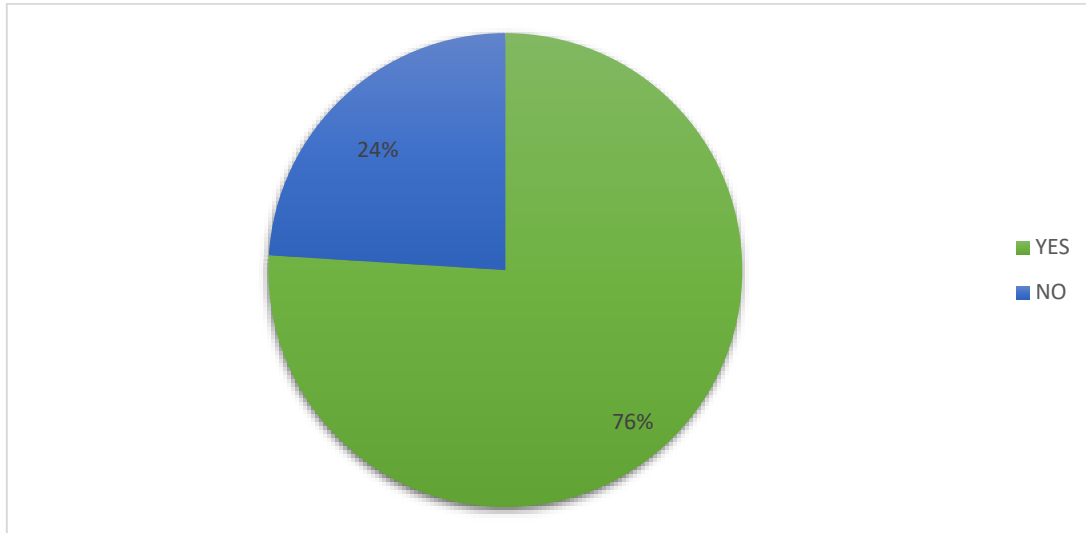
Figure 11: Type of security use in the study areas.



Source: Field survey 2021

The figure above shows the type of security used in Ungwan Jaba and Saon Gari respectively. 28% used private security in Sabon Gari as against 37% in Ungwan Jaba, 32% used Vigilantes as means of security against 44% in Ungwan Jaba, 40% of the respondents used Dogs as security against 17% in Ungwan Jaba.

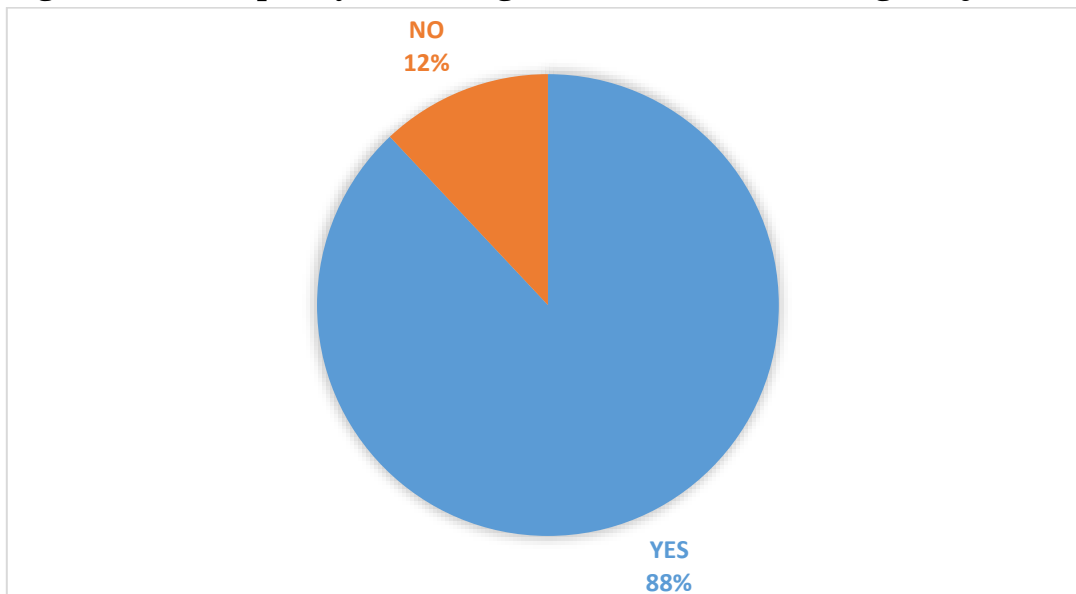
Figure 13: Comfortability with the quality of building in unguwa jaba



Source: Field survey 2021

The figure above shows the comfortability with the quality of building, in which the highest respondents indicate Yes with 76%, while 24% of the respondents stated No.

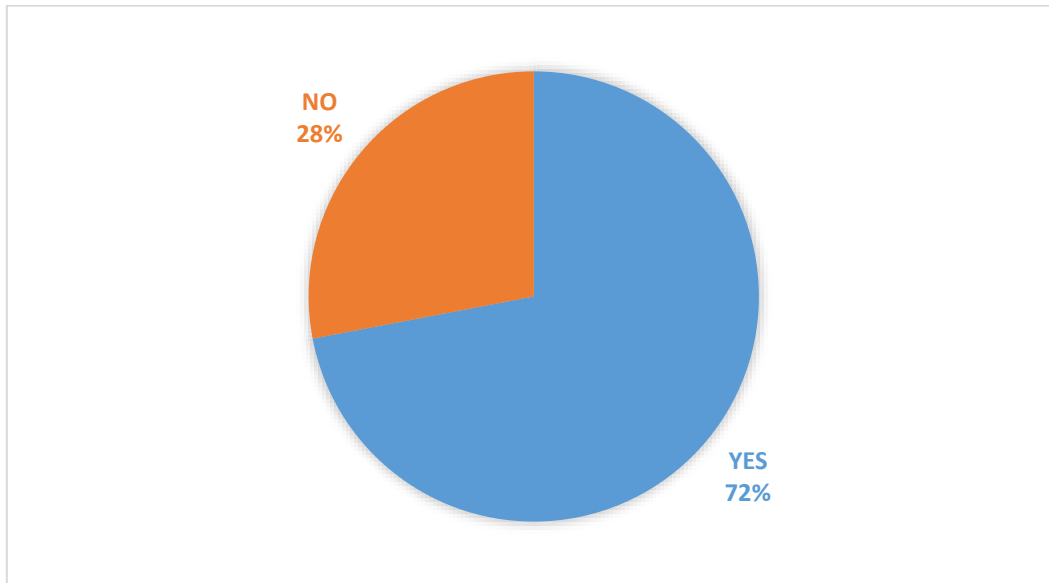
Figure 14: Does quality of housing affect rental value in unguwa jaba



Source: Field survey 2021

The figure above shows that the quality of housing affect rental value in Sabon Gari, in which 88% of the respondents choose Yes, and 12% of the respondents state No. it shows that the respondents that go for Yes has the highest population. Some of the reasons for choosen Yes may include provision of facilities, No. of rooms in the property, size of the room with different toilet, equipment used in the property, security and infrastructure around the property.

Figure 15: Does quality of housing affect rental value in sabon gari



Source: Field survey 2021

The figure above shows that the quality of housing affect rental value in Sabon Gari, in which 72% of the respondents stated Yes, and 28% of the respondents stated No. With this analysis, it shows that the respondents go for Yes has the highest population. Some of the reasons for those respondents that choose yes is availability of infrastructure, size of property, provision of facilities, roads and water supply.

CONCLUSION

Housing is one of the basic necessities of life; everyone wants to have a place of abode which is very conducive and suitable for human habitation. Housing quality has to do with the physical conditions of the housing units in a particular area in terms of their structural soundness or fitness, ventilation, natural and

artificial lighting as well as essential facilities such as water, electricity, telephone services, toilet, bathroom, kitchen among others. In summary, housing quality refers to bundle of services which the house offers or is expected to offer to the household – such as shelter, independence, privacy status (including tenure), and comfort (i.e. accessibility to supporting services, facilities and utilities, convenience, safety and healthy environment).

Research conducted in Ungwan jaba & Sabon Gari shows that many houses are standard; and this is due to the high level of Income earned by the inhabitants. Facilities such as toilets, bathroom, and kitchens are inadequate in supply as to the number of people using them. Eventhough there are evidence of new structures, the infrastructural facilities need to be improve upon so as to ensure durability of the building with high level of functionality of the components Policy recommendations have been put forward such that if taken and implemented would alleviate the problems enumerated above. All these positive steps and many of such would go a long way in solving the qualitative housing problem in Ungwan Jaba & Sabon Gari. This would greatly improve the health and living condition of people in Ungwan Jaba & Sabon Gari and it's environ.

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