Analysis of the Socio-Economic Characteristics of Inhabitants in Selected Public Residential Housing Estates in Nigeria

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ABSTRACT

This paper examines the socio-economic attributes of residents in public residential estates in the capital cities of Lagos, Ibadan, Ilorin and Abuja. The research examined the sex, age, education, marital status, household size, occupation and level of income of the respondents. The total number of housing units in the study area was 3784 and a sample size of 421 respondents was used. Data obtained from the questionnaires were processed and analysed using the statistical package for social sciences (SPSS) version 16. The results were presented in form of tables, percentages, maps and charts as appropriate. The findings revealed that most of the respondents are males (51.2%), while 42.29% are females The ratio of productive age (31-50) was more than that of dependency. The majority of the working population was in the public sector. 78.97% of the respondents were married, while 15.65% were single. The total number of employed respondents in the private and public sectors (including the self-employed) constitutes the highest percentage. 82.43% of respondents had university and polytechnic education. Also, the homeowners dominated the tenant-occupiers. Findings revealed that the general monthly income is low with 44.1% of respondents earning less than ₦50,000 per month and the type of residential apartment showed that bungalows constitute 40% of the buildings across all the residential estates. 69.12% of the estates were managed by self-help groups. The maximum number of people living in the houses is between 3 and 5 people, which constitutes the highest number (60.71%) of occupants

Keywords: Characteristics, housing, inhabitants, public residential, socio-economic.

INTRODUCTION

The United Nations has repeatedly drawn attention to the gloomy future that awaits the fastest-growing cities of the world, particularly in developing nations. One-third of the world's urban population (about one billion people) currently live in substandard neighbourhoods and slum areas (UN-Habitat, 2007). Such environments impose a lot of burden on urban infrastructure. Most urban centres of the developing world are characterised by colossal deficiencies in housing, congestion of traffic, the concentration of industries, mixed land uses, social disorders and economic distress (Okedele et al 2009). The rate of urbanization in Nigeria has witnessed a tremendous increase in the last two decades. Census in the early fifties showed that there were about 56 cities in the country and about 10.6% of the total population lived in these cities. This rose dramatically to 19.1% in 1963 and 24.5% in 1985. The national population was estimated to be about 150 million with the urban population constituting about 30% (Ajanlekoko, 2011). Aluko and Fadamiro (2015) opine that there is an increase in urban population without a corresponding increase in urban social facilities such as roads, electricity, water and adequate housing stock. This pattern of urbanisation in Nigeria has put under stress the social and economic structures of the urban areas.

These overloads are manifested in large-scale unemployment, population displacement, inadequate water

and power supply and most nagging is the inadequate housing stock.

According to Aribigbola 2011 (citing MacLennan and Williams 1990), the ability to guarantee certain "given or different standards of housing at a price or rent which does not impose an unreasonable burden on household incomes, assessed by the ratio of a chosen definition of household costs to a chosen measure of household income in a given period" is what is meant by housing affordability. Often, this criterion is based on the household income of the target audience (Sanusi, 2003). Expenditures on housing that account for 50% or more of household income are referred to as "serious burdens" (Okonjo-Iweala, 2014). The development of the infrastructure is another benefit associated with the availability of homes. such as a reliable transportation and communication infrastructure, access to clean water, well-planned waste disposal methods, and employment possibilities, particularly in the building and real estate industries. All of them together will result in improved health, less pollution, and less environmental deterioration.

The size of the housing crisis in the nation was huge, especially in light of the anticipated growth in the urban population. Most cities use more than 70% of their land for housing, which also dictates the urban form and densities, creates jobs, and promotes growth. Up to 980 million urban families needed appropriate housing in 2010, and that number would rise to 600 million between 2010 and 2030. By 2025, there will be a global demand for one billion new dwellings, which is expected to cost $650 billion a year, or US $9 to 11 trillion overall. Moreover, qualitative inadequacy deficiencies are significantly more severe than those in number (UN-HABITAT 2016). Residential densities comprise low, medium and high densities; however, people of high educational attainment are highly status conscious. Besides, these people often seek residential locations that satisfy their desires for prestigious dwellings and neighbourhoods comparable to their jobs, their incomes as well as their personality (Julius and Momoh, 2009).

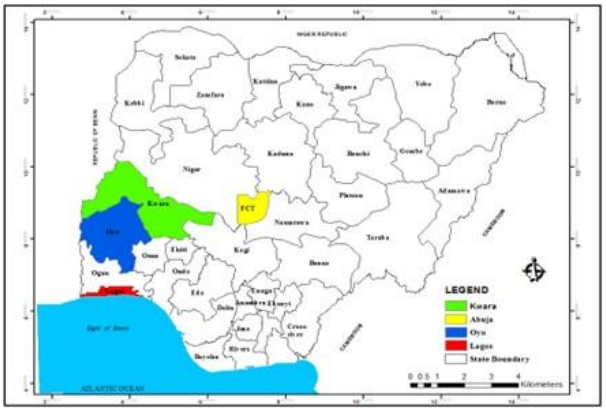
Socioeconomic characteristics are identified to include income, household size, education, age and employment status among others. These socioeconomic characteristics of people are indicators of their quality of life (Rotowa, et al 2015). The socioeconomic characteristics of respondents are general variables that are germane to social policy-oriented research. They are designed to portray the personality profile of respondents (Gabriel & Fasakin 2017).

MATERIAL AND METHODS

2.1 Study Area

The study area is described in respect of the geographical location and the study was carried out in four different public residential housing estates in Abuja, Lagos, Ibadan and Ilorin

Figure 1: Map of Nigeria showing the locations of Lagos, Ibadan, Abuja & Ilorin



Source: Lagos State Development and Property Corporation (2017)

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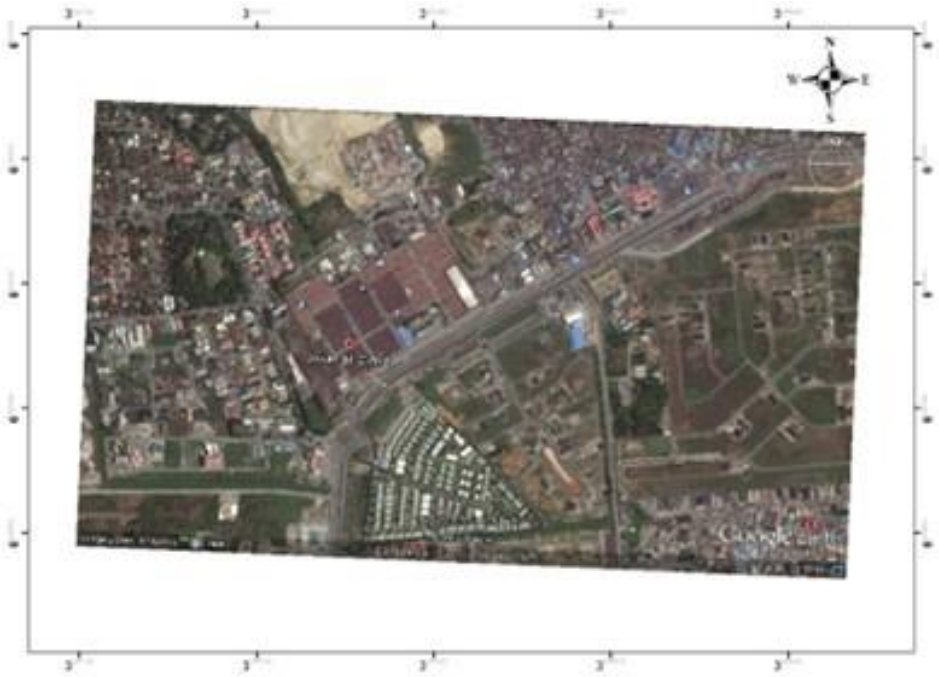
Jakande Housing Estate, Lagos

Lagos State, Nigeria was created on May 27, 1967, in line with the State Creation and Transitional Provisions, Decree No. 14 of 1967. The administrative structure of the country was changed from regional government to twelve (12) States through this decree. Lagos is located on the south-western coast of Nigeria, along the Bight of Benin on the Atlantic Ocean numbering only one hundred and twenty-six thousand (126,000) as of 1931, its population had grown to about seventeen (17) million (Lagos State Census, 2006). It is bounded on the west by the Republic of Benin, on the east by Ondo and Ogun States (within Nigeria), and the north, by Ogun State, while the south lies and stretches 180 kilometres along the coast of the Atlantic Ocean. It is the smallest state in the Federation as it occupies 3577 sqkm with 787sqkm which consists of Lagoons and creeks.

Figure 2: Layout Plan of Jakande Housing Estate, Lagos.



Source: Lagos State Development and Property Corporation (2017)

Bodija Estate, Ibadan

One of the housing estates under this study is the old Bodija Housing Estate. It is situated in Ibadan, the capital of Oyo State. Ibadan is located in south-western Nigeria in the south-eastern part of Oyo State at about 119 kilometres (74 miles) northeast of Lagos and 120 kilometres (75 miles) east of the Nigerian international border with the Republic of Benin. It lies completely within the tropical forest zone but close to the boundary between the forest and the derived savanna. The city ranges in elevation from 150m in the valley area, to 275m above sea level on the major north-south ridge which crosses the central part of the city. The city covers a total area of 3,080 square kilometres (1,190sq mi), the largest in Nigeria (Akinsanola and Ogunjobi, 2014). The city of Ibadan is naturally drained by four rivers with many tributaries: the Ona River in the North and West; the Ogbere River towards the East; the Ogunpa River flowing through the city and the Kudeti River in the Central part of the metropolis. Lake Eleyele is located in the north-western part of the city, while the Osun River and the Asejire Lake bound the city to the ea

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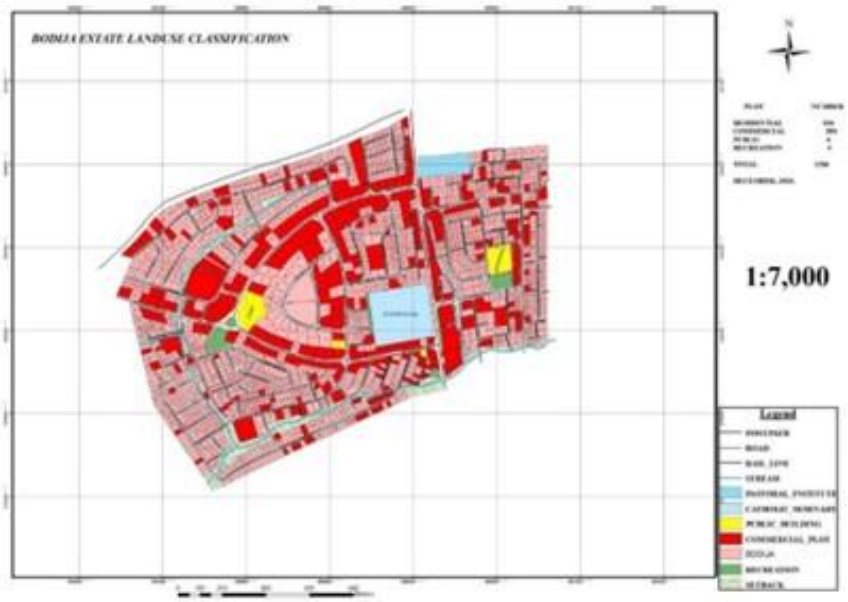
Figure 3: Layout Plan of Bodija Housing Estate in Ibadan



Source: Housing Corporation, Ibadan, Oyo State (2017)

Abuja and Wuse Housing Estate

On February 4th, 1976, the Federal Military Government of Nigeria, led by Gen. Murtala Mohammed, established the city of Abuja as Nigeria's new Federal Capital Territory (FCT). This decision was made to move the capital to the inner part of the country. It was selected by the Federal Government strategically to be placed centrally in the country. This was done to relocate the Federal Capital Territory to a safer part of the country instead of its former location (Lagos), which is at the coast of the country. It occupies a total land mass of about 800 square kilometres and is bounded by Kaduna State on the North, on the South West by Kogi state, on the west by Niger State and on the east and southeast by Nassarawa State.

Figure 4: Layout Plan of Federal Capital Development Authority Estate at Wuse, Zone 2

Source: Federal Capital Development Authority, Abuja

Kwara and Mandate 3 Housing Estate

Ilorin, the capital of Kwara State is located between latitudes 8° 05`N to 10° 05`N (8°30?N) and longitudes 2° 50`E to 6° 05` E (4°33?E). The state has an elongated shape running from west to east and covering an area of about 32,500 sq. km and has River Niger as its natural boundary along its northern and eastern margins.

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Kwara State shares a common internal boundary with Niger State in the north, Kogi State in the east, Oyo, Ekiti and Osun States in the south and an international boundary with the Republic of Benin in the west.

Figure 5: Layout Plan of Mandate 3 Estate, Ilorin.

Source: Google Maps (2017)

Primary data for the study were generated from the administration of a structured questionnaire. The heads of households were the basic focus of questionnaire administration in public residential housing estates in Abuja, Lagos, Ibadan and Ilorin. The sampling frame for the study is heads of households and a stratified random sampling technique was adopted for the study due to the nature of buildings which were of different typologies within the housing estates. Each sub-stratum in the estates was thereafter randomly sampled and grouped into households.

The total number of housing units in the study area was 3784 and the sample size of 421 respondents was obtained by using the American Marketing Association (AMA) sample size calculator, developed for 2007-2012 at a confidence level of 95% with a confidence interval of 5 based on the expected level of accuracy. The sample size was distributed among the selected districts according to their percentage of contribution to the number of buildings in the proportion of 109; 118, 114 and 80 for Lagos, Ibadan, Ilorin and Abuja respectively. A total of 421 representing 87.71% out of the total 480 questionnaires administered were retrieved and used for analysis.

Research Variables Definition

To facilitate the accuracy and ease of statistical analysis, each variable was defined to indicate its operationalisation. To achieve a proper definition of a variable, Fasakin (2000) infers that such a process would include:

1. Classification of the meaning of a variable, that is, what it is;
2. Derivation of a code for each variable for easy reference in data analysis and interpretation;
3. Specification of measurement scale, that is, various options for each question in the questionnaire;
4. Careful exposition of typical local or international units of measurement like N for Naira, S for dollars and M^3 for cubic metres;
5. Identification of binary measurements, that is, specifying dummy variables to remove calibration and estimation errors for parameters used in multiple regression models;
6. Specification of time frame for some variables, for example, yearly, monthly, weekly, daily;

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and

7. Provision of the average and standard deviations for all variables.

Level of measurement refers to the particular way that a variable is measured, and scale of measurement refers to the particular tool for sorting the data that one applies based on the level. Crossman (2017) argued that deciding on the degree and scale of measurement is a crucial step in the research design process since it will enable systematic data collection, classification, analysis, and conclusion-making. By adding together all the scores and dividing by the total number of scores, the mean of the variable is the arithmetic average of the scores. Yet, the variable's standard deviation gives some insight into how scores are distributed around the mean (average). The spread between the lowest and greatest scores is narrower or, more generally, the scores tend to cluster close to the average score, the smaller the standard deviation. It represents the degree of "agreement" among raters. The standard deviation would be zero and there would be substantial (or complete) agreement among the respondents if everyone gave the same score.

The study examined the socioeconomic characteristics of SEX, AGE, MARRIAGE, OCCUPATION, EDUCATION, CATEGORY OF RESPONDENTS, INCOME, TYPE OF RESIDENCE, AGENCY MANAGING THE ESTATE, and HOUSEHOLD SIZE. The mean, standard deviation and scale of measurement are shown in Table 1.

Secondary data were obtained from the Lagos State Development and Property Corporation, Housing Corporation, Ibadan, Oyo State, Federal Capital Development Authority, Abuja amongst others

Table 1. Specification, Coding and Measurement of Socio-economic Variables

S/N	Specification	Variable Code	Scale	Measurement	Mean	SD
1	Sex of respondent	SEX	Nominal	Male=1, Female=2	1.48	0.5
2	Age of respondents	AGE	Interval	21-30=1, 31- 40=2, 41- 50=3, Above 51=4	2.67	0.95
3	The marital status of the respondent	MARRY	Nominal	Single = 1, Married = 2, Widow = 3, Widower = 4, Divorced = 5,	1.92	0.54
4	The occupation of the residents	OCCUPATION	Nominal	Unemployed= 1, Self-employed= 2, Civil/Public Servant=3, Private Sector Employee=4	2.48	0.90
5	Level of Education of Respondents	EDUCATION	Nominal	No formal education = 1, Primary= 2, Secondary=3, NCE/OND = 4 HND/BSc=5, MSc =6, PhD=7	4.42	1.20
6	Category of Respondents	CATEGORY	Nominal	Homeowner = 1, Tenant-occupier =2 Family House/Employers Quarters = 3	1.46	0.65
7	Average monthly income of respondents	INCOME	Interval	Less than N50,000=1, N50,000 – N99,999=2, N100,000 – N149,999=2, N150,000- N199,999=4, N200,000 and above=5	1.97	1.14
8	Type of building occupied	HOUSE_TYPE	Nominal	Bungalow =1, Block of flats =2, 3 Semi-detached=3, Duplex=5	2.56	1.67

9	Management Agency	AGENCY	Nominal	Self Help Group=1, Private Agency=2 Local Government Agency=3, State Government Agency=4, Federal Government Agency=4	1.85	1.38
10	The number of people that constitute the household	HOUSE_SIZE	Interval	Less than 3 = 1, 3 – 5 = 2, 6 -10 =3 More than 10 = 4	1.46	0.7

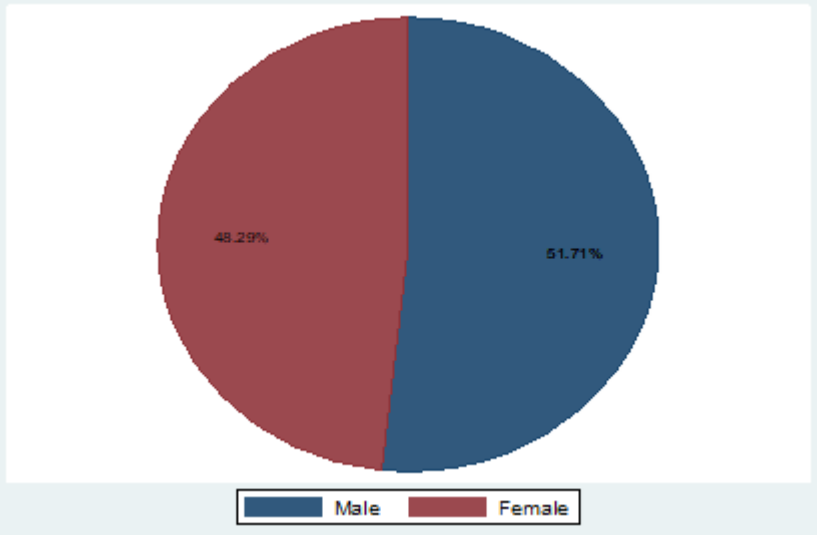
DATA ANALYSIS, FINDINGS AND DISCUSSIONS

Socio-economic Characteristics of Residents

Sex of Respondents

The frequency distribution of respondents' sex as shown in Figure 6 indicates that most of the respondents are males (51.2%), while 42.29% are females in the study area. This is in agreement with the positions of Elias (1971) and Onuoha (2008) that the culture of the people demands that owning or renting a house is the responsibility of husbands as the heads of their families. Most of the information required was sourced through the men while the women were busy with other family responsibilities including cooking, washing and other household tasks. This was so because the respondents were accessed during the weekends when most of the household heads were available, while the house chores were being carried out by the women. The investigation also showed that the males were more responsible than their female counterparts for providing and maintaining basic services throughout the residential zones.

Figure 6: Graphical Illustrations of the Sex of Respondents

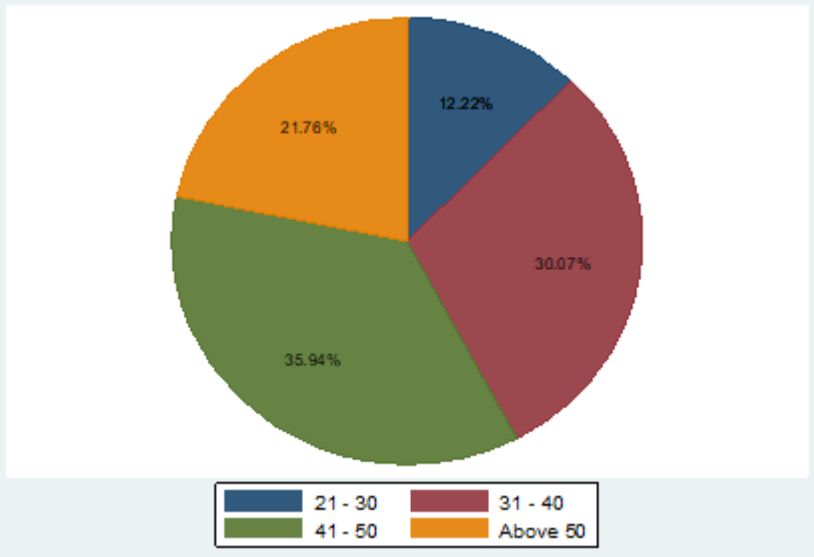


Age of Respondents

The majority of the respondents were middle-aged adults between 31-40 years and 41-50 years as shown in Figure 7. Being the state capitals, all the residential estates across all the climatic design zones had massive workforce in the public sector. With the total number of respondents the ages between 31 years and 50 years constituting 66.01%, it shows that the study covered a large population of working and active residents.

However, respondents aged between 21-30years constitute 12.22%. The majority in this category were unskilled workers who did not have either a polytechnic or university education and were working as artisans in various government and private establishments.

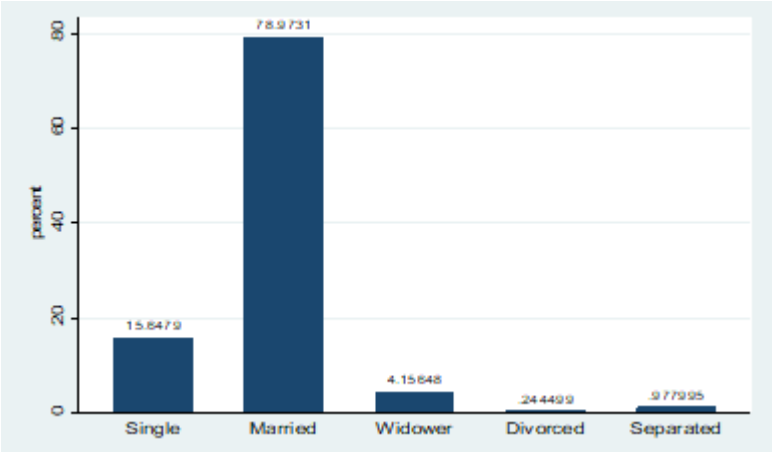
Figure 7: Graphical Illustrations of the Age of Respondents



Marital Status of Respondents

The marital status of the respondents in all the residential estates across all the climatic design zones revealed, in Figure 8, that 78.97% of the respondents were married, while 15.65% were single. The majority of married individuals showed that they were mature and stable in thought, able to respond adequately to any issue posed to them, and had lived on the estates long enough to have seen several changes to the buildings.

Figure 8: Graphical Illustrations of the Marital Status of Respondents

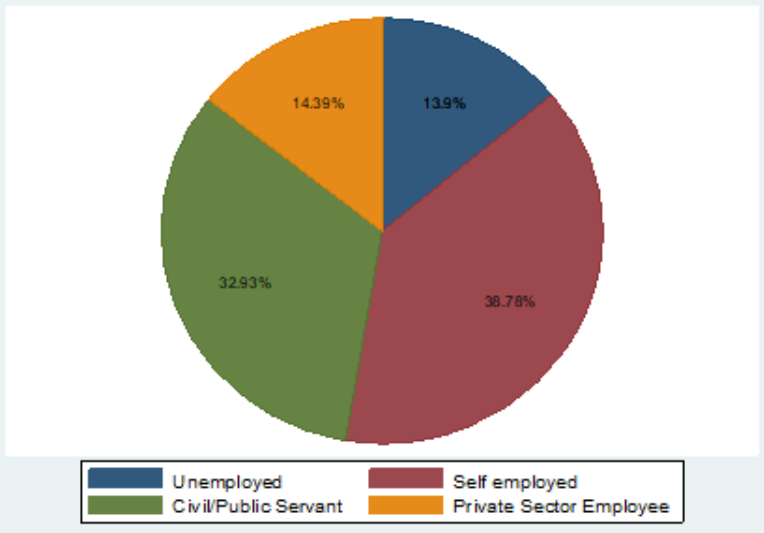


Occupation of Respondents

The composition of the occupation showed the difference in types and representation across all the housing estates. The majority of the respondents were of the working class. This may be because the state capitals are usually the centres of economic activities. They also have a concentration of manufacturing industries and a huge workforce in the public and private sectors. The total number of employed respondents in the

private and public sectors (including the self-employed) constitute 86% of the total respondents as shown in Figure 9. With these, the study covers a large population of working and active residents.

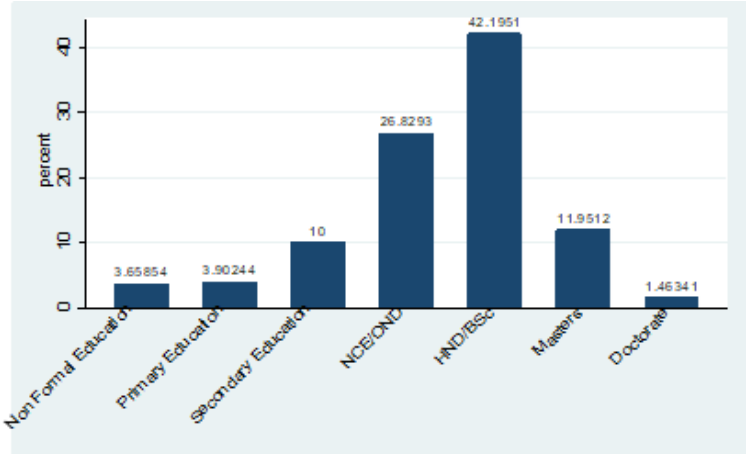
Figure 9: Graphical Illustrations of Occupation of Respondents



Education of Respondents

Figure 10 shows the level of educational attainments of the respondents in which 82.43% of respondents had university and polytechnic education. This reveals that most of the respondents were literate enough to answer the questionnaire correctly. Those who attended primary through secondary schools constitute 14% of the respondents while only 4% have no formal education. This indicates that their responses and sense of judgment can be relied upon based on their level of understanding and exposure. Tetfund (2017) argued that the level of education held by household heads matters since they are more likely to take initiative in building housing infrastructure without relying on the government. Indeed, education plays a crucial role in understanding contemporary concerns related to urban studies since literate people are more likely to provide reliable information.

Figure 10: Graphical Illustrations of Educational attainment of Respondents

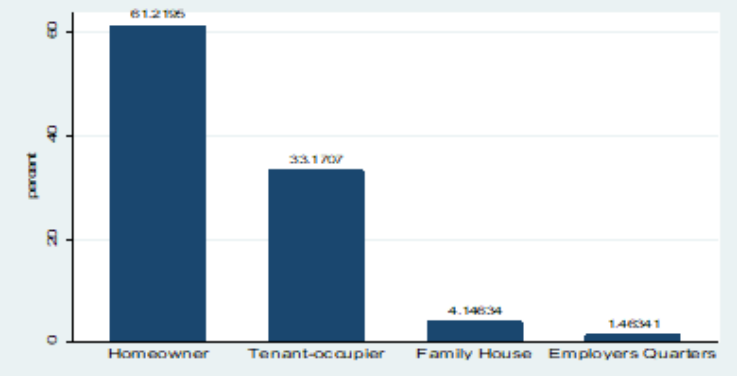


Category of Respondents

The analysis of the category of respondents in figure 11 reveals that 61.22% are homeowners and 33.5%

were tenant-occupiers. The implication of this is that a large percentage of the population had financial strength and were able to own the residential buildings in the study area. This indicates that most of the homeowners had spent reasonable time/years in their abode, thus, giving them sufficient opportunity to have experienced the provision of housing infrastructure independent of Government and maintenance works. This further strengthens the reliability of their responses to the questionnaire. It also shows that having ownership of a building is a key aspect of learning everything there is to know about it, from maintenance costs to other infrastructural features.

Figure 11: Graphical Illustrations of Category of Respondents

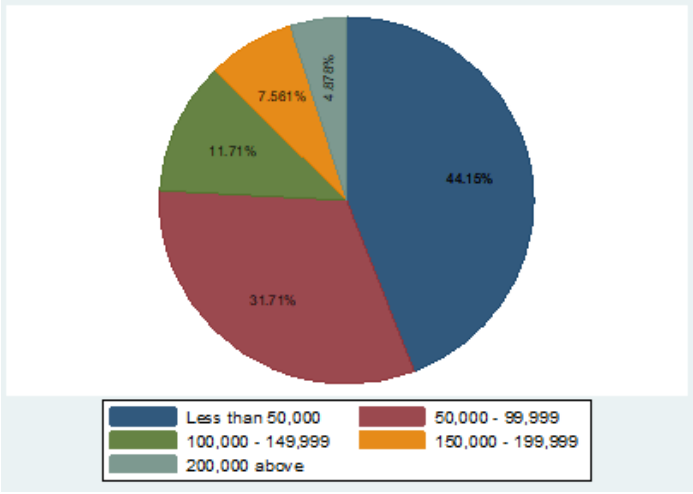


Monthly Income of Respondents

Findings revealed that the general monthly income is low with 44.1% of respondents earning less than ?50,000 per month. With this low-income distribution, affording good housing would be difficult, if not impossible. However, with higher income, there is more disposable income with which to procure decent housing. The result of this is that individuals with low and moderate incomes may not be able to save enough money or may struggle to do so to purchase or construct their own homes. This finding is consistent with Olumide's (2015) findings that it would be challenging for those with low and middle incomes to build their own homes.

Almost eight per cent (7.56%) were earning between one hundred and fifty thousand and one hundred and ninety-nine thousand naira while five per cent (5%) were earning more than two hundred thousand per month. The implication of this is that the more money is available, the more the purchasing power, such that it would be easy and convenient to carry out maintenance works, especially when it involves any part of their buildings.

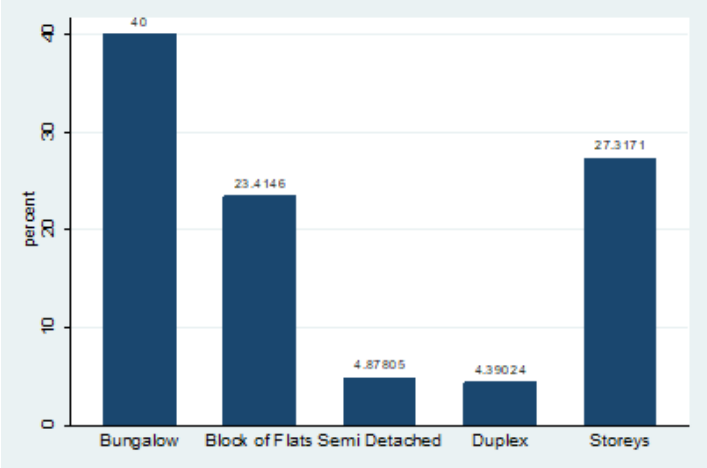
Figure 12: Graphical Illustrations of Income of Respondents



Type of the residential apartment of Respondents

The type of residential apartment in Figure 13 clearly shows that bungalows constitute 40% of the buildings across all the various climatic design zones. This is followed by the storey buildings that make up 27.32%. The blocks of flats have 4.88% while duplex buildings have 4.39%. This implies that the various typologies had gone through different stages of deterioration and the effect of climate has been felt in different levels of buildings ranging from bungalows to duplexes and storeys buildings.

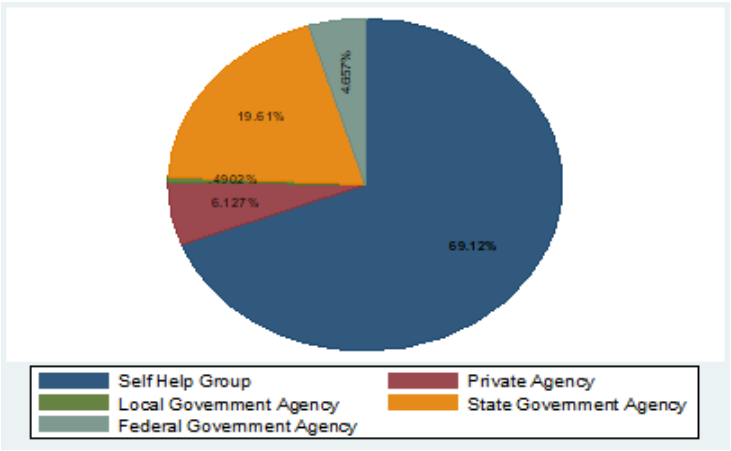
Figure 13: Graphical Illustrations of the Type of Building Occupied by Respondents



Agencies Managing the Residential Estates

The frequency distribution of the agencies managing the residential estates across all the climatic design zones as shown in Figure 14 reveals that 69.12% of the estates were managed by self-help groups. The state government agencies manage 19.61% of the estates, while 6.13% was managed by private agencies. This implies that the level of government participation in maintaining the infrastructure in the estates is low and insignificant. This is validated by the responses from the professionals managing the estates that the houses were sold outright to allottees, even though some financed the purchase through mortgages. Lagos State Development and Property Corporation in charge of Jakande Estate in Isolo, for instance, has no commitment to maintain the estate. Maintenance is the sole responsibility of the estate Community Development Association (CDA). Only FCDA Housing Estates in Abuja and Bodija Housing Estate, Ibadan, have some level of participation in the management of the estates, while Mandate 3 Housing Estate in Ilorin was contracted to a private agency for its management.

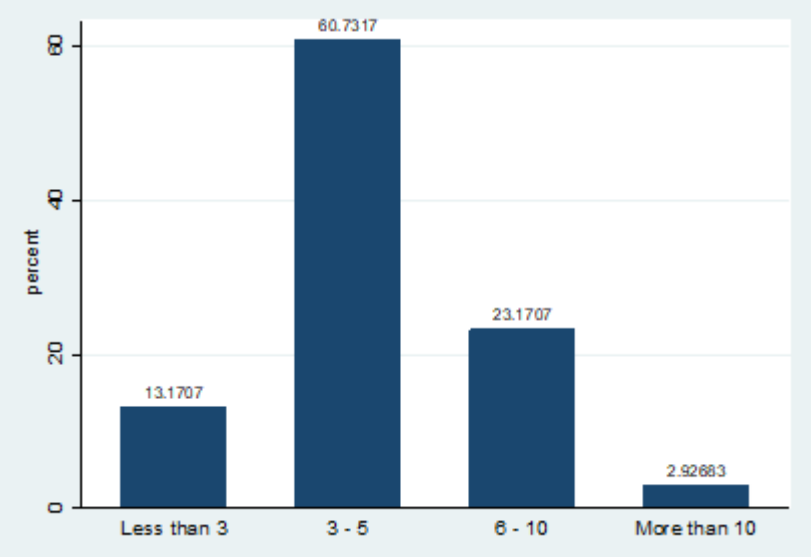
Figure 14: Graphical Illustrations of Management Agency



Household Size of Respondents

Figure 15 showed that the maximum number of people living in the houses is between 3 and 5 people, which constitutes the highest number (60.71%) of occupants in buildings in the study area, while 6-10 people living in the buildings constituted twenty per cent (20%) of the total number. Other critical factors are the number of users and frequency of usage, which ultimately determine the rate of wear and tear, thereby requiring constant maintenance.

Figure 15: Graphical Illustrations of Total Occupants in the Building



CONCLUSION

It is an indisputable fact that a town or city's residential character is functionally tied to the location and choices of its residents. The analysis of this study revealed that most of the respondents were males while females were in the minority. The ratio of productive age (31-50) was more than that of dependency. Being in the state capitals, all the residential estates had the majority of the working population in the public sector. The marital status of the respondents revealed that the majority were married and that the total number of employed respondents in the private and public sectors (including the self-employed) constitutes the highest percentage.

The level of educational attainment of the respondents was high as most of them had university and polytechnic education. Also, the homeowners dominated the tenant-occupiers. Findings revealed that the general monthly income is low and the type of residential apartment showed that bungalows had the highest percentage across all the various residential estates.

The frequency distribution of the agencies managing the residential estates across all the climatic design zones revealed that the estates were managed by self-help groups. It was found that between 3 and 5 people constitute the highest number of occupants in the residential buildings in the study area.

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