Housing Abandonment in Nigeria Environment

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Abstract: **Abandoned housing projects characterised many urban and suburb zones in developing nations of the world. But the situation seems not to be evident in urban and periphery centres of developed nations. However, this article researched the causes and complications of housing abandonment in Port Harcourt urban environment of Nigeria. The questionnaires method and physical observation were the sources of data in respect of this investigation. While analysis of variance (ANOVA) and standardized coefficient (beta) regression forms the investigation implements. The finding revealed that loss of job opportunities (t =12.221, P=0.001 <0.05) high cost of building materials (t =8.757, P =0.00<0.05), death of housing owner/developer (t = 4.882, P =0.001), flood disaster and litigation (t =8.886, P = .001) insecurity and government policy (t = 4.325, P =.003) are the major causes of housing abandonment. The work continued and released that poor environment quality, depreciation of property value, hazard and hazardous environment, vicinity deterioration, poor spatial appearance) are the significant complications of the scattered housing abandonment at (R = 0.863). It's the opinion of this article that regional government should develop policies geared towards the time border for housing development in all neighbourhoods to liberate the area from serving as a dumping ground for different classes of uncompleted houses that decline the environmental aesthetics and neighbourhood arrangement.**

Key words: **Housing, Abandonment, Environment, Urban and Nigeria**

I. INTRODUCTION

The Abandonment of various housing or building projects worldwide is triggered by several factors and frustrates spatial ordering of urban structure, land use organization and reduces environmental eminence. The building or housing projects abandonment in urban and suburb areas of the globe (High, Medium and Low Density etc) constitute the spatial ordering of real properties under the developmental process of both public and private sectors. However, the courage to record completion and successful micro or macro housing projects irrespective of the usage has been a priority and target of both government and non-governmental housing developers all-over the globe (Researchers survey 2020).

In sub-Sahara Africa and deed Nigeria, the ceaseless insecurity, litigation, decline of household income and other challenges across the densities and land uses found in urban and suburb centres necessitate the tremendous housing abandonment. Despite streets and neighbourhoods defacing caused by housing abandonment, the system in Port Harcourt Nigeria discredited the UNHABITAT and critique 25 of the Global Declaration of Human Rights that gave priority and credence for safety and inexpensive dwelling in finished housing. Meanwhile Dzuljastri, Mustafa, and Kazi (2015) opined that financial institution and government agencies managed to adopte persistent struggles to guarantee funding and accessibility of inexpensive home to the entire residents or populace of Malaysia as a country. But the determinations according to the researchers spoiled as a result of worrying circumstances pointing on the uncompleted housing development (UHD) which have been suffered by uncountable population of housing estate purchasers. In furtherance, the authors maintained that numerous problems triggered abandonment of housing project while Islamic concerns such as financial commitment built on housing funding merchandises continued to be protuberant. The work detailed that the harvests which could be BBA or Tawarruq gained entrenched topographies of conveying jeopardies and burdens to estate purchaser. They added that abandonment of housing schemes became severe while Diminishing Partnership grown higher possibility for Islamic housing funding. However, the research concluded that difficulties of examining the degree of diminishing partnership may suggest solutions to settle the challenges pasting unrestrained housing schemes. Finally, the study employed satisfied exploration and proved that DP possesses better view of extenuating the challenge of housing scheme abandonment and also recommend for different research work in this direction.

In the same circumstances, Eugene (2020) held a comparative research analysis on the impact of abandoned housing development in Akwa Ibom and Cross River States of Nigeria. The visitations of abandoned housing site, deliberations with residents and crowd of reckless housing projects were the measureable investigation method. According to the author, the questionnaire material was disseminated to professionals in the building sector of which the research captured them as the real respondents sampled on purposive approach. The work adopted the relative Importance Index and announced that exactly 38 grounds of the housing development abandonment and 22 undesirable impacts of the abandoned housing scheme comprises disfiguring the pleasing outlook of the town scape, visual weaknesses on the housing project site; alterations of the landscape/urban planning design, structural failure of building, environmental pollution, increased health problems, danger to lives/insecurity, and declined economic happens. However, the study endorsed for obtainability of financial resources for completion of housing program, appropriate quotation and suitable agenda on scheme lengthy, pellucidity in assortment of capable and reliable servicers, stakeholders

integration towards housing development, strategy of project completion through uninterrupted management.

Okey and Walpole (2019) examined the grounds for abandoned buildings and the effects on housing standards through professional estate managers and values viewpoint. The anaysis measured 58 estate valuers out 65 enumerated members in Uyo. Though the appraised was on a five point likert measurement were 5 became uppermost value and 1 stood as the least value. However, the statistical analysis considered linear regression analysis and the research detailed that incorrect approximations, increase, insufficient planning, poor risk administration, poor finance, etc., are the important issue causing abandonment of building projects in Uyo. In addition, the work disclosed that abandoned building or housing projects adversely affect the property values of nearby buildings. They concluded that an abandoned building reduces neighbourhood aesthetics and also lead to urban blighted while rental values of the properties are significantly affected by distance, and numbers of uncompleted/abandoned buildings.

Also led to credence is the work of Arni , Nurul, and Tan, (2015) who examined the factors of housing development miscarriage and the level of effects recorded on the course of abandoned housing scheme. The authors stressed measures that can curtail the problems associated with housing uninhibited issues. They maintained that completed building Process called for critical maters in the cases of Malaysia while the government is serious worrying to decline the incessant abandoned housing development.

Eziyi, Michael and Dominic (2011) assessed the contextual and organizational challenges in public housing provision in Nigeria during the post-independence era. It was motivated by dearth of empirical studies on organizational challenges in public housing in this country. Using data derived from a survey of fifteen public housing agencies in southern Nigeria, the study found that scarcity of housing finance, lack of consistency and continuity in housing policy formulation and poor implementation strategies, unfavourable political environment and declining population of tradesmen in the construction industry were key contextual challenges militating against public housing provision. In addition, low level of inter-agencies collaborations, poor staff motivation and rewarding system as well as inadequate operational equipment and vehicles were responsible for the inability of public housing agencies to deliver on their housing mandate in the study area. The paper suggests that stable polity, consistency in housing policies and programs and capacity building in public housing agencies through public-private partnerships are needed to improve on the quantity and quality of public housing in Nigeria.

Olayiwola, Adeleye and Ogunshakin (2005) evaluated the difficult and encounters of unrestricted housing distribution across Nigeria. The study pointed out the ways and length of housing difficulties in the country and identifies the statutory

mitigation measures for determining the housing glitches. The authors added that political, economic, social, environmental, and enormous foreign exchange subjected earlier democratic and armed administration to arbitrate in the difficulties associated with built-up housing availabilies. They explained that disappointment and refusal of the serving management policy gave birth to the strategies of public housing delivery in Nigeria towns and cities. They summarised that municipal housing scheme in Nigeria has stood uninhibited principally on the pretext of demonstrating indulgence while economic stress gave physical alteration scheme of economic salvage throughout 1990s coupled with the inability of the past municipal housing delivery schemes.

Adetokunbo revisited the prevailing previous work in respect of public housing and the protagonist of the state, together with an impression on Nigeria housing investigation. The study designates Lagos as a mega- city and as well investigated housing increase using the LSDPC built in the year 1972 on designated housing delivery responsibilities. The study refused to consider non mathematical data acquired from discussions and quantitative information via survey distribution of sampled 806 family-heads extracted from 8,060 housing units. The result showed a decline on low-income housing and accumulation of profitability. The result maintained that the inhabitants of Lagos claimed pleasing on the physical and social surroundings of their places of abode. While substantial percentage viewed accessibility of their housing, density and estates on the basis of tolerable since almost 60% recorded pleasure with their estates and apartments. According to the investigation, the result differs in terms of population view on public housing directly on environmental insufficient and shared unbalanced. His work concluded that integrated public housing development attract official backgrounds on improved basis, advanced public-private enterprises and housing-ownership program. The study concluded that the narrated propensities are connected to the entire abandonment of high density housing and its availability is unfair and objectionable.

Ernest, Isaac and Prince (2014) assessed the source and grounds for abandonment of public housing program in Kwadwo Twumasi-Ampofo Ghana . Their analysis disclosed that pitiable scheme execution; undesirable politics by the governments, absence of correct edifices that enhance persistence of public projects from unsuitable governance were the key origins of housing abandonment. They detailed that appropriate execution of public housing scheme, confident policy in governance and suitable government policies for perpetuation of public housing projects and final burial for housing abandonment.

George, Burchell and Franklin (2007) considered environment, neighborhoods relationship and behaviour for analysis of housing abandonment resolutions of the selected Newark property-owners. Their findings reveal that abandonment seems to be common among the occupier-tenant relationship and district variation outside the building

morphological appearances while the investigation on abandonment's originators demonstrated continuation and significant nationally.

Victoria (2014) used tax delinquency, foot survey, and other vacant parameters to determine housing abandonment and definition. The prediction had a strong link with models and the result showed that there are geometric and important differences across models. The author added that the result is important to academicians and policy -creators as representations of housing rejection proves different, and established indispensable position to carry out further research on foot survey directions.

Between 1991 and 2010, Hye-Sung (2013) applied longitudinal data sets to evaluate the effects of abandoned housing or real properties on adjacent housing prices across Baltimore, Maryland, including the regulation of individually nearby property and indigenous housing market developments. His result disclosed that long abandoned houses demonstrate strong effect on the value of properties serving as boundary neighbours. The author also opined that investigations carry out before now failed to buttress the extent housing abandonment impact on adjacent real property and the present manner of considerate abandonment effect. He maintained that old studies proved that real property abandonment triggers decline in smallest unit of planning as it dismal near housing values. That many studies in past projected the effect of abandonment with the aid of cross-sectional exploration in the absence of supervising the neighbouring direction of home-grown housing arcade .

James (2010) Look at the general space of housing abandonment profiles and approaches employed by Baltimore authorities in tackling the effect. In persistence, he stressed that forfeiture of inhabitants and decrease on economic basis has occurred from uncountable housing neglect in prominent cities of U.S. The studies added that abandoned houses are signs of other difficulties that counted for vicinity deterioration which aggravate revival. The study identified financial requirements and common location of property as the factors that creels stoppage encounters in Baltimore's regeneration process. That struggle to secure and pull down houses was embarrassed by many worries in pursuing ownership.

With the aid of review held in the year 2000 and 1997 across urban space of the United States, John and Gary (2000) observed the natural surroundings of the abandoned real property tricky and up-to-date city struggle to handle such cases. Though their result shown that unoccupied and fallow or used property proved significant on difficulties democratic and selected administrators of the central cities in general. According to the researchers, the problem associated with the abandoned and vacant properties also disturbs public life, housing and neighborhood vivacity, crime deterrence struggle and saleable district strength. While sole- and many domestic home, retail assets and unoccupied land were found as the major difficult categories of unoccupied and uninhibited housing for furthermost urban area. The work maintained that many urban zone applied different approaches in tackling the challenges, and some of the measures are belligerent puzzle execution, tariff foreclosure, and power of eminent domain, together with development enhancement. they analysis concluded that about 2% of urban zones measured applied different ground-breaking mechanism to deter the urban problem associated with unoccupied and uninhabited real properties delinquent.

Akindele (2013) used questionnaire method while researching the impact of landowning belongings abandonment in Osogbo and Ogbomoso. The considered hospitals and police stations while N par, Kruskal-walis test, ANOVA, chi-square test and correlation coefficient were the used for the abandonment analytical tools. The findings revealed that pollution, health problem, city's financial loss, obscenity, crime, and depreciation of housing value, poor enforcement of development controller, depletion of incomes, unsafe animals, calamity and homelessness. The work summarised that housing abandonment is common in medium income built-up zoned whereas antagonistic environmental control measures can serve as the best option to curtail the menace.

II. RESEARCH METHODOLOGY

The exploration applied environmental observation and random sampling method in the three sampled housing density of three (3) neighbourhoods found commendable for identification of the sources and challenges of housing abandonment athwart of Port Harcourt environment. On the perspective of physical observation or visitation of the site, the researchers embarked on field survey to identify the functions, locations, and impacts of abandoned housing properties on completed houses, residents, environmental aesthetics and security of the densities. However, the questionnaire aspect of the evaluation allowed the sampling of two (2) streets in any of the nominated neighbourhood. Thus an aggregate of six (6) residential streets of different densities were measured for the general research and the questionnaire served as the second option for data acquisition. The content of the structured questionnaire used for the research include income, period of housing abandonment, contractual agreement, political instability, much acquisition of landed property by some of resident, poor road network, loss of job, land dispute and litigation, boundary neighbours etc.

In the course of expressing or identifying the continents of the questionnaire, the study sampled and distributed 270 questionnaires across the strata of the nominated streets, neighbourhood and professional in development and management of built environment. Proportional arrangements of survey form were disseminated to each of the selected zones and professional in Port Harcourt urban space. Solely, 237 research survey forms were suitably accomplished and reverted for the exploration. Below is the table 1 analysis.

Table 1: the sampled housing compactness and populations

S/N	Neighbourhood	Compactness	Population	Household	Sample size	%
1	Otumuonyo	High	902,518	189,651	115	48.00
2	Nembe waterside		269,454	49,234	65	22.00
3	Ukukalama	Low	4,334	57	10	2.00
4	Oromereizngbe		15,445	184	25	5.00
5	Rumuoparali	Medium	53,326	543	43	15,00
6	Port Harcourt Town		46,684	416	33	8.00
	TOTAL		1,291,761	240,085	237	100.00

Field Observation 2020

III. RESULTS AND DISCUSSION

The Causes of Housing Abandonment in Port Harcourt Territory Nigeria

Bearing in mind that many factors are behindhand the scattered and uncontrolled abandoned housing project in urban environment of Nigeria, the statistical scrutiny of the research shown the autonomous and significant causes of real property abandonment within and outside Port Harcourt urban and suburb environment. The analysis shown that loss of job opportunities (t =12.221, P=0.001 <0.05) stand as the utmost significant and causes of real property or housing abandonment across the housing densities of Port Harcourt spaces Nigeria. The additional findings of the analysis are high cost of building materials (t =8.757, P =0.00<0.05), death of housing owner/ development   (t = 4.882, P =0.001), flood disaster and litigation (t =8.886, P = .001) insecurity and government policy (t = 4.325, P =.003).

In physical and development planning processes, the abandonment of real estate property degrades the expected spatial arrangement of housing densities and residential neighbourhoods in developing towns and cities of the domain. Therefore, these analysis consented that the causes or grounds of housing or real property abandonment the within sub-Sahara Africa and undeniably Port Harcourt metropolis Nigeria. Collins (2014) who researched the nature and challenges, decline, and deprived administration of urban green areas in Africa and proved that the flora and location of urban green places in Africa were determined by the ecological areas and temperature conditions of Africa and identified rapid urbanisation, low resource base of institutions on green spaces, lack of priority to green spaces, corruption, uncooperative attitudes of the local people and political instability as the problems while green spaces should be handled as the most important expansion itinerary of urban arrangement with appropriate authorities and similar institutions working on green spaces. However, the research investigation further expressed that the causes of abandoned housing projects within and outside the cities of emerging realms is worrisome and challenging and. Consequently, the cause of this housing and environmental abandonment rendered the practices of urban planning and allied professions impotent. It is the centre of neighbourhood insecurity and proves of under developed nature of Nigeria governance and policies.

Table 2: Major Causes of Housing Abandonment in Port Harcourt Territory Nigeria

Model	Unstandardized Coefficients		Standardized Coefficient		
	B	Std. Error	Beta	T	Sig.
(constant)	55.895	3.395		24.118	,000
Loss of job opportunities	.549	.047	.486	12.221	.000
High cost of building materials	.719	.092	.755	8.757	.000
Death of housing owner/developer	.190	.062	.467	4.882	.000
flood disaster and litigation	.662	0.85	.532	8.886	.000
insecurity and government policy	.671	.209	.215	4.325	.000

Source: field survey 2020

Abandoned Housing Complications across Neighbourhoods of Port Harcourt Nigeria

The statistics or result for abandoned housing complications across neighbourhoods of Port Harcourt hemisphere are demonstrated in the descent table and revealed that the dual complications (poor environment quality, depreciation of property value, hazard and hazardous environment, vicinity deterioration, poor spatial appearance) are the significant complications of the scattered housing abandonment that characterised almost all the basic physical planning units in developing towns and cities and indeed Port Harcourt settlement of Nigeria.

The R significance at 0.863 indicated that vigorous complications are connected with the public and private housing abandonment. The implications is that uncompleted or abandoned housing projects continuously remains the strong and major challenge of opposite and adjacent properties or houses found in Port Harcourt urban galaxy and also the destroyer of urban physical arrangement or spatial ordering of land uses, insecurity, poor environmental value and aesthetics usually found in streets and neighbourhoods of Port Harcourt Nigeria. Succinctly, the R^2 Adj. of 0.719 exhibited 71.9% of the adjustment investigation in the complications connected to abandon housing construction caused by the autonomous factors this research revealed. The result also narrated about the shared complications of housing abandonment at $F_{(5, 256)}$ assessment of 215.155   at significance level of 0.00<0.05. However, poor environmental quality showed the prevalent complications of abandoned housing in neighbourhoods of Port Harcourt city. Whereas depreciation of property value was also a noticeable problem associated with neighbourhoods characterised by uncontrolled housing abandonment. The complication upsets available

housing value and creates insecurity in township environment such as Port Harcourt. Accordingly, the research explained that unsaved, hazardous and haphazard development skyrocketing housing densities of urban environment   is caused by real property abandonment. The analysis further attested that lack of vicinity deterioration is another complication spawned by abandoned housing project from corner to corner the Port Harcourt urban territory Nigeria.

Table 3: Complications of Abandoned Housing/ Real Estate Property in Port Harcourt Nigeria

Model Summary			
R	R Square	Adjusted R Square	Std. Error of the Estimate
.863	.719	.716	1.43551
ANOVA			
	Sum of Squares	Df	Mean Square	F	Sjg.
Regression	2642.554	5	447.856	215.155	.000
Residual	1010.019	237	2.063		
Total	3693.225	242			
Abandonment Complications: (constant) POOR ENVIRONMENT QUALITY, DEPRECIATION OF PROPERTY VALUE, HAZARD AND HAZARDOUS ENVIRONMENT, VICINITY DETERIORATION AND POOR SPATIAL APPEARANCE b. Dependent Variable : HOUSING ABANDONMENT					

Source: researchers' observation 2020

IV. CONCLUSION

The article confirmed together the root causes and environmental difficulties of abandoned housing project in Port Harcourt region. But everything about loss of job opportunities, death of housing owner/developer, flood disaster and litigation, insecurity and government policy were significant. Equally, poor environment quality, depreciation of property value, hazard and hazardous environment, vicinity deterioration, poor spatial appearance, hazard and hazardous environment were the identified and significant complications of the abandoned housing.

V. RECOMMENDATIONS

The afore-mentioned opinion recommended the following:

(1) for the fact that all residential densities of Port Harcourt urban are characterised by abandoned housing projects and fallow lands, The regional government should develop policies geared towards the time border for housing development in all neighbourhoods to liberate the area from serving as a dumping ground for different classes of uncompleted houses that decline the environmental aesthetics and neighbourhood arrangement.

(2) In order to decline abandonment of housing project in Port Harcourt city of Nigeria, the ministry in charge of housing development across the city should identify all the abandoned housing projects, reasons for the abandonment and environmental complications. After that, the government should complete all the abandoned houses across the densities and direct the property owners to pay 1% of the housing complication cost to the government through the ministry in charge on annual basis to eradicate housing abandonment in our city.

(3) The examination recommend for the necessity and highest concern of the relevant authorities to engage on vigorous environmental alertness packages to tutor owners of   abandoned housing property in medium, high and low densities residents on the security and environmental menace of abandoned houses on completed properties and indoctrinate the residents on the need for housing conformity, quality environment and spatial arrangement through the eradication of real property abandonment urban and periphery zones. The research added that government ought to induce all the abandoned housing or property owners in Port Harcourt communities to develop their lots at least three years after acquisition or resale the property to individuals, household, formal or informal sectors that develop the property for the purpose of achieving urban environmental integrity.

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