Correlates of Socio -Economic Characteristics of Housing Quality in Ogbomoso Township, Oyo State, Nigeria

Dr. Toyobo A.E.[1] and Muili A. B.[2]

[1] Ladoke Akintola University of Technology

Abstract

Housing problems in terms of their quality is a serious concern in ogbomoso. Majority of the houses has one form of defect. The study examined the socio-economic characteristics of residents types of houses, facilities and condition of buildings.A total of 204 questionnaires were administered using systematic random sampling techniques. Data were further analyzed with the aid of simple descriptive analytical technique. The hypothesis was tested using ANOVA. The study showed inadequate provision of facilities such as pipe â??" borne water, erratic power supply, poor solid waste management and presence of substandard houses in the study area. However, there is urgent need for enforcement of planning regulations to improve the housing quality and facilities in the study area.

Index terms— Housing, Dilapidated, Facility, Upgrading, Enforcement.

1 INTRODUCTION

ousing in any society is one of the basic human needs. It is expected to satisfy certain biological, psychological, social, cultural and economic needs of the people. Housing development in both rural and urban is therefore an important aspect of a nation's development programme. Although housing problems exist in all nations of the world. These problems however differ in terms of their fundamental causes, magnitude and dimension from one nation to another ??Ahianba et al, 2008 ?? Abayomi et al, 1995Bala Kabir et al, 2008and Jiboye et al, 1995).

Nigeria is not exempted from the housing problems, while cities and towns in Nigeria continue to grow in population and expand in physical terms, the state of housing condition in urban areas have continued to evoke considerable concern. Despite the establishment of housing corporation and loan facilities by the federal government for housing development in Nigeria, the very little done to improve urban housing problems have not received the desired attention in terms of functionality and improved housing living standards of the urban populace (Popoola 1985, Yinusa 1985 and Abiodun 1995, Layi Egunjobi 1995).

The rapid urbanization in Nigeria has substantially increased the need for urban housing (Josephine, 2010). In addition, housing the teeming population and the required services became aformidable task for successive governments in Nigeria (Olayiwola et al, 2005). He further stated that, the supply of adequate and affordable housing has not kept pace with increasing population growths. Adequate supply of housing has remained a mirage to all carder of the society in Nigeria despite government effort in introducing low cost housing programmes. Millions of people are today without a decent home and many are completely homeless. sThis gives a measure of the need and the importance of the housing problem to be addressed ??Olatubara, 2007).

In Ogbomoso, situation of housing has been deteriorating fast and there is no solution in sight by the land lords to improve the standards of their houses, despite the high cost of building materials. Any policy aimed at improving the living environment of Ogbomoso must take into account the physical attributes of housing as they reflects the living pattern and socio-cultural values of the people. The emphasis of this paper is on housing condition in Ogbomoso township. The specific objectives of the study are to: (i) examine the socioeconomic characteristics of respondents in the study area, (ii) carryout the enumeration on the types of houses in the

study area, (iii) assess the nature of facilities and condition of the dwelling units in terms of its standard, sub-standards and dilapidation. The hypothesis in a null form states that there is no significant difference between socio-economic characteristics of residents and housing quality in the study area. The reverse is the case for the alternate hypothesis.

2   II.

3   MATERIALS AND METHODS

a) Brief of the study area Ogbomoso lies approximately, 8 0 7 1 North of the equator and 04 0 5 1 East of Green Wish Meridian. It is one of the most important towns in Yorubaland. Ogbomoso Township is made of two local government area, Ogbomoso North and south with 10 political wards each with a total population of 232,775.

H the general observation of housing problems in terms of their quality in ogbomoso. The second focused on the administration of questionnaire on the socio-economic characteristics of the resident and housing condition, facilities environmental sanitations. A total of 204 questionnaires were administered on random systematic sampling method.

The respondents were from the two local government areas in Ogbomoso. Considering the small number of questionnaire administered, a simple frequency count was adopted. The information collected helps the authors to link the socio-economic class with the type of houses which people are living. Based on the questionnaire, the types of housing condition were classified into three major groups: standard, substandard and dilapidated.

4   c) Method of data analysis

The information extracted from the questionnaire administered were analysed and explained through descriptive statistics. Suggestions were made on the basis of finding in the study area. The hypothesis was tested using analysis of variance (ANOVA) to explain the significant difference in the housing characteristics and conditions in the study area.

5   III.

RESULTS AND DISCUSSION a) Socio-economic characteristics of respondents Majority of those interviewed were males 91.67% while only few 8.33% of them were females. About 60% of the respondents were in the age bracket of 30-49years and 40% were above 50 years. The study further revealed that 53.42% were illiterate, those that had primary education were 26.11%, secondary education 14.0% and post secondary education 6.47%. The respondents engaged in different types of occupation such as bricklaying 26.39%, weaving 7.7%, carpentry 4.6%, trading 15.8%, blacksmith 2.5%, civil servant 25%, no secondary education 15%. The study area is dominated by Christian 66.0%, Muslim 31.0% and traditional herbalist 3.0%. About 60% of the respondents' incomes were below N15,000 only per month. This implies that the presence of low income earners couple with the level of education of respondents are factors that contributed to the quality of housing standard in the study area.

6   b) Types of houses in the study area

Table 1 revealed various form of houses in the study area. The Brazilian type of building were more prominent in Ogbomoso North (45%) and this is due to its proximity to Ladoke Akintola University of Technology. New buildings are cropping up in the study area due to influx of staff and students. Also, the compound buildings recorded 25% and this is as a result of the traditional nature of some parts of the study area. The newly developing area of Ogbomoso South exhibited duplex development (11%) and Ogbomoso North recorded 5%. The findings further shows that there is even distribution of various forms of houses in Ogbomoso Township. Source : Author's fieldwork, 2010 c) Types of material used for housing construction

Table 2 shows the characteristics of the materials used for housing construction. For instance, about 61.7% and 68.6% of the residential area of Ogbomoso south and north are built with mud respectively. This cannot be compared with houses built with block which recorded 34.3% in Ogbomoso North and 27.4% in Ogbomoso South. Some mud houses are plastered with cement and most houses in the area are roofed with corrugated iron sheet. The importance of burnt bricks are only for decorating houses with courtyards, and for easy aesthetic views while the usage of stone are for foundations, and block for house development. holes, open cracks, rotted, loose or missing materials over a small area of the foundation, walls, roof, floors, or ceiling, or unsafe steps, or railings, several broken or missing windowpanes, some rotted or loose window frames that are no longer rainproof or windproof, broken or loose stair treads, or broken loose, or railings or outside stairs, door frames, outsides or inside steps on floors, missing bricks, a hole in the roof, wall or window e.t.c. Such defects are signs of neglect which leads to serious structural deterioration or damage if not corrected. It was observed that residents were constructing buildings without any building regulations.

The table reveals that substandard building recorded 50% in Ogbomoso South and 53.92% in Ogbomoso North. This further indicates poor development control exercised by local planning authorities in the study area.

A case with dilapidated housing does not provide safe and adequate shelter and its present condition endangers the health, safety or well-being of the occupant. Such housing unit has one or more critical defects or has a combination of intermediate defects, insufficient number of extent to require considerable repairs or rebuilding.

Defects are either so critical that the structure should be repaired, rebuilt or turn down. Table 4 further reveals that dilapidated structure recorded 29.42% in Ogbomoso South and 27.45% in Ogbomoso North.

Housing corporation established in Nigeria to cater for housing development are based only in the state capitals and operated under the control of the federal government of Nigeria. Cities like Ogbomoso has suffered neglects from the corporation. It is therefore, very difficult to propose any coordinated effort to solve the housing problems because of the fragmentation of housing authority and the responsibly at the local level and the uncertainty of federal and state housing programmes. However, results can occur with a coordinated approach with defined responsibility. The result revealed that the p-value of 0.03 recorded at 0.01 level of significance, (2 tailed test) is lower than 0.05 (critical value). The testing of hypothesis confirms that there is significant difference between the socio-economic characteristic and housing quality in the study area. This is responsible for different form of houses in the study area. The income and educational background of residents determine the quality of housing. Therefore, adequate efforts should be made by development control at local planning authorities for effective upgrading programmes. The housing structures today in Ogbomoso are products of a long process of cultural adaptation to physical environment an embodiment of our artistic heritage. The aim of any housing strategy should be to improve the life span of buildings through improved strength of conventional building materials thereby improving the structures without disruption form. (2008) "Built environment decay and urban health in Nigeria" an internet extract from the department of architecture, Ambrose Ali University Ekpoma, Nigeria.

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environmental management in the study area. It is therefore necessary for a vital agency(s) be assigned the responsibility of creating and implementing a comprehensive, coordinated housing programme for Ogbomoso town. It is difficult to specifically define the IV.

8 CONCLUSIONS AND RECOMMENDATIONS

The study revealed the presence of low income earners, substandard buildings, difference forms of housing development and inadequate facility and poor [1][2][3][4]

Figure 1:

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8 CONCLUSIONS AND RECOMMENDATIONS

1

Local Government Area	Brazilian type Storey building		Compound building	Duplex
Ogbomoso South	41%	23%	25%	11%
Ogbomoso North	45%	22%	21%	5%

Figure 2: Table 1 :

2

Local Government Area	Mud	Block	Burnt brick	Stone
Ogbomoso South	61.7%	34.3%	0.9%	2.9%
Ogbomoso North	68.6%	27.4%	1.9%	1.9%

Source : Author's fieldwork, 2010
d) Housing facilities in the study area

Figure 3: Table 2 :

3

Figure 4: Table 3

3

Source : Author's fieldwork, 2010
e) Housing condition in the study area
A standard house

Figure 5: Table 3 :

4

Source : Author's fieldwork, 2010
f) Test of research hypothesis

Figure 6: Table 4 :

Local   Government Pipe-
borne
wa-
ter

Area Ogbomoso South Ogbomoso North activities and elements of the programme because of Yes No Yes 33

2. An intensive code enforcement programe requiring strict compliance with housing, building and other cod

Ogbomoso North creative genius, and 4. Ensuring a coordinated use of convectional building 18.63
materials by monitoring the activities of builders so
as to control the environmental consequences.
a) Alternative approaches
In order to show good examples of physical
development control, the two planning authorities in
Ogbomoso South and North should the strengthened. In
pursuance of the various objectives of development

Figure 7:

8   CONCLUSIONS AND RECOMMENDATIONS

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