**ASSESSMENT OF CORE AREA HOUSING IN IBADAN, OYO STATE, NIGERIA**

A Ph.D Thesis

By

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Submitted to the School of Postgraduate Studies, Covenant University

In fulfilment of the requirements for the award of Degree of Doctor of Philosophy (Ph.D) in the Department of Architecture, Covenant University, Ota, Ogun State, Nigeria.

June, 2014

**DECLARATION**

I, Adewale, Bukola Adejoke, declare that this thesis was done entirely by me under the supervisor of Prof. S. A. Amole (Main Supervisor) of the Department of Architecture, Obafemi Awolowo University, Ile-Ife, Osun State and Dr. A. B. Adeboye (Co-Supervisor) of the Department of Architecture, Covenant University, Ota, Ogun State, Nigeria. The thesis has not been presented, either wholly or partly, for any degree elsewhere before now. All sources of scholarly information used in this thesis were fully acknowledged.

**……………………………………………………………**

**ADEWALE Bukola Adejoke**

**CERTIFICATION**

This thesis entitled *Assessment of Core Area Housing in Ibadan, Oyo State, Nigeria,* carried out by ADEWALE Bukola Adejokeunder my supervision, meets the regulations governing the award of the Degree of Doctor of Philosophy (Ph.D) in Architecture of the Covenant University, Ota, Ogun State, Nigeria. I certify that it has not been submitted for the degree of Ph.D or any other degree in this or any other University, and is approved for its contribution to knowledge and literary presentation.

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**DEDICATION**

This work is dedicated to:

The Author and Finisher of my Faith

My Husband, Gbenga Adewale

My Parents, Chief & Mrs J. M. Odewenwa

My lovely boys.

**ACKNOWLEDGEMENT**

There are numerous people I would like to appreciate for their contributions to this work but time would not permit me. I therefore appreciate every one that has been a part of this work.

Nonetheless, I cannot but specifically appreciate some people. My sincere and special thanks go to my main supervisor Prof. S. A. Amole for his guidance and mentorship throughout the course of this work, they have really helped to mould me. I also want to thank Dr. (Mrs.) Dolapo Amole for her very useful contributions. I sincerely appreciate Dr. (Arc.) A. B. Adeboye for his efforts towards the successful completion of this work. I am also grateful to Dr. A.A. Taiwo for his patience and immense contributions to the success of this work. My thanks go to Covenant University particularly, the Chancellor, Pro-Chancellor, Vice Chancellor, Deputy Vice Chancellors and Registrar for the opportunity given me to undertake this work.

My special thanks also go to Prof. E. A. Adeyemi, the grandfather of Architecture, for his untiring support. I am also grateful to Dr. S.A. Oloyede, Deputy Dean, School of Environmental Sciences, for his fatherly advice and untiring push.

I wish to express my gratitude to all the staffs of the Departments of Architecture, Building and Estate Management, Covenant University for their contributions in making this thesis a success particularly Dr. Oluwatayo, for her immense guidance, Arc. O.O. Izobo-Martins, Arc. P.A. Aderonmu, for his encouragement and support, Arc. O.A. Fulani, Arc. F.O. Jegede, Arc. O.D. Babalola, Dr. O.A. Alagbe, Mrs. A. O. Oluwunmi, for her encouragement, Dr. O.I. Fagbenle, Dr. O. Ajibola, Miss Damilola, Dr. O.A. Dare-Abel, Dr. E.B. Aduwo, Dr. A.P. Opoko, Arc. I.C. Ezema, Arc. O.J. Ediae, Dr. C.O. Adeokun, Dr. O.N.E. Ekhaese, Arc. O.U. Uwankonye and Mr. Ralph.

I am grateful to the following students: Funmi Sonola, Iretiola, Dapo Mustapha, Tomini Tai-Osagbemi, Tobi Ajila-Abitogun and others too numerous to mention. I also want to specially thank Chief Eddy Oyewole (Aro’le Foko, Ekerin Olubadan), Mr. Olalekan Yusuf, Mrs. Adeoye, Alaba, Akeem, Demola, Mr. Owolabi, and Brother David for their immense contributions and support.

I am indebted to my parents, Chief & Mrs. J. M. Odewenwa, my siblings, Remi, Tope and Kemi; my cousins, Wole, Tunde, Jummy and Akintoye.

Finally, I wish to specially thank my husband, Arc. Gbenga Olayiwola Adewale for the support and untiring encouragement he gave me; and also my wonderful sons, Ademide, Adebowale, Inioluwa, Adedoyin, Adepelumi and Adebare, for bearing with me throughout the period of this study. I love you all. To uncle Kola, uncle Tope and Mrs. Ogundeji, thank you for your support.

I owe everything I have and all that I am to God, without whom I wouldn’t have been who I am today.

**ABSTRACT**

The importance of housing has been established in literature, yet the commodity has been observed to be in shortage, in virtually all nations, either qualitatively or qualitatively. Core area housing is one of the observed problems of housing in the centres of our urban areas which has defied every attempt of redevelopment. This study examined housing in the core area of Ibadan, in relation to dwellers responses and with a view to providing a basis for improvement. It investigated the impact of the socio-economic characteristics of the residents’ on their responses to the environment. It examined the relationship of dwellers with their housing environment tolling the path of Environment Behaviour Relation (EBR) by examining some concepts which kept recurring in literature on housing environment. Qualitative as well as quantitative research methods were employed. The primary data were obtained using questionnaire as the main instrument of information from 1,200 households’ heads that were selected through stratified and systematic sampling techniques from ward 5, 6 and 7 of Oke-Foko in Ibadan South West Local Government. In-depth interview of ten traditional heads and experts’ documentation of the status of the houses were used as complimentary primary data collection methods. The data obtained were analysed using frequencies, percentages, content analysis, discriminant, factor and categorical regression analyses. The result revealed that household heads were mainly males between ages twenty and sixty, many of whom were self-employed, with low level of low income. The tenure types identified were renting, home-ownership, family house and free renting with family house tenure playing the most significant role. The household size in Oke-Foko was an average of five. The prevalent house type was rooming house lacking in adequate infrastructures and basic amenities. Although, majority of the residents were satisfied with the overall housing, social attributes were the key source of satisfaction while neighbourhood facilities were the lowest source of satisfaction. In relation to place attachment, place identity was considered more important than place dependence. Social attributes of housing was considered to be most important to residents’ sense of community. The study confirmed that privacy in Oke-Foko was in terms of social exchange and social withdrawal. Residents desired social exchange above social withdrawal. Room crowding was not the most important determinant of overcrowding but other factors like satisfaction with house and control of interaction with others. Majority of the residents rated their housing as affordable even with their low level of income. Housing was rated as adequate by about half of the residents. Significant relationship existed between the environment behaviour relation concepts and housing indicators examined in this study but affordability only had a relationship with sense of community. Residents of core area housing had an average level of satisfaction, adequacy, sense of community, place attachment, crowding, privacy and affordability. Addressing the social needs of the residents had the highest potential of addressing the housing needs of majority of the residents. It is recommended that the relationship of man with his environment be investigated before any policy of redevelopment is formulated. Also, the characteristics of residents are important factors determining the way they view their residents, so it may be erroneous to assess housing based on objective standards without taking cognizance of the individuals and the contextual specificity involved.

**TABLE OF CONTENTS**

Title Page i

Declaration ii

Certification iii

Dedication iv

Acknowledgement v

Abstract vii

Table of contents ix

List of Appendices xx

List of Tables xxii

List of Figures xxvii

List of Plates xxviii

**CHAPTER ONE INTRODUCTION 1**

1.1 Background of Study 1

1.2 Statement of the Research Problem 5

1.3 Research Questions 7

1.4 Aim of Study 8

1.5 Research Objectives 8

1.6 Justification of Research 8

1.7 Scope of Study 9

1.8 Limitations of the Study 10

1.9 Summary of Methodology 10

1.10 The Study Context 11

1.10.1 A Brief Historical Background of Ibadan 13

1.10.2 Some Demographic Characteristics 14

1.10.2.1 Population 14

1.10.2.2 Population Density 15

1.11Residential Zones in Ibadan 15

1.12 Study Area 20

1.13 Definition of Terms 21

1.13.1 Environment Behaviour Relation 21

1.13.2 Housing Satisfaction 22

1.13.3 Place Attachment 22

1.13.4 Sense of Community 22

1.13.5 Housing Adequacy 22

1.13.6 Density 22

1.13.7 Crowding 22

1.13.8 Privacy 23

1.13.9 Housing Affordability 23

1.13.10 Rooming House 23

1.13.11 Socio-Physical Housing Characteristics 23

1.14 Chapter Summary 23

**CHAPTER TWO LITERATURE REVIEW 25**

2.0 Introduction 25

2.1 Housing, Urbanization and Environment 26

2.1.1 Urbanization 26

2.1.2 Challenges of Urbanization on the Environment of Housing 28

2.1.2.1 Inadequate Basic Infrastructural Amenities 29

2.1.2.2 Overcrowding 29

2.1.2.3 Poor Ventilation in Buildings 29

2.1.2.4 Sanitation 30

2.1.2.5 Non-compliance with Building Bye-Laws and Regulations 30

2.1.2.6 Homelessness 30

2.1.3 Urbanization in Nigeria 31

2.1.4 Urbanization and Types of Cities in Nigeria 33

2.1.5 Urbanization in Yoruba Towns 34

2.2 The Concept and Importance of Housing 36

2.2.1 Housing in Nigeria 37

2.2.2 Core Area Housing 38

2.2.2.1 Historical Development of Core Area Housing 39

2.3 Housing Policy and Housing Delivery 41

2.3.1 General Evolution of Housing Policy 41

2.3.2 Urban Development Policies in Nigeria 42

2.3.3 Policy towards Core Area Housing 45

2.3.4 Core Area Housing Policies in Nigeria 47

2.4 Methods of Assessing Core Area Housing 48

2.5 Assessment using the Environment Behaviour Relation (EBR) approach 51 2.5.1 Evaluation 52

2.5.1.1 Framework for Evaluation 52

2.5.1.2 Types of Evaluation 53

2.5.1.3 Types of Building Evaluation 54

2.5.1.4 Building Evaluation (Post Occupancy Evaluation) 54

2.5.1.5Importance of POE 55

2.5.1.6 POE Methods 56

2.5.1.7 Types of POE 57

2.5.1.8 Building Performance Evaluation (BPE) 58

2.5.2 Residential Satisfaction 59

2.5.2.1 Determinants of Residential Satisfaction 61

2.5.3 Place Attachment 64

2.5.3.1 Determinants of Place Attachment 68

2.5.4 Crowding and Density 71

* + - 1. Definition of Density 71

2.5.4.2 Measurement of Density 72

2.5.4.3Types of Density 73

2.5.4.4 Effects of High Density on Humans 73

2.5.4.5 Distinction between Density and Crowding 74

2.5.5Privacy and Territoriality 78

2.5.5.1 Functions of Territoriality 79

2.5.5.2Privacy 79

2.5.5.3 Definition of Privacy 79

2.5.5.4 Relationship of Privacy and Territoriality 80

2.5.5.5 Importance of Privacy 81

2.5.5.6 Types of Privacy 81

2.5.5.7 Regulation of Privacy 82

2.5.5.8 Determinants of Privacy 83

2.5.6 Sense of Community 84

2.5.6.1 Definition of Sense of Community 85

2.5.6.2 Predictors of Sense of Community 86

2.6 Housing Needs 87

2.6.1 Housing Need in Nigeria 88

2.6.2 Measurement of Housing Needs 89

2.7 Housing Indicators 91

2.7.1 Housing Affordability 91

2.7.1.1 Measuring Housing Affordability 94

2.7.2 Housing Adequacy 96

2.8 Chapter Summary 98

**CHAPTER THREE THEORETICAL AND CONCEPTUAL FRAMEWORK 101**

3.0 Introduction 101

3.1 Theoretical Framework 101

3.2 Conceptual Framework 103

3.3 Chapter Summary 107

**CHAPTER FOUR RESEARCH METHOD 108**

4.0 Introduction 108

4.1 Approach to the Study 108

4.2 Sources of Data 108

4.2.1 Primary Sources of Data 109

4.2.2 Secondary Sources of Data 110

4.3 Study Population 110

4.4 Sampling Frame 110

4.5 Sample Size 111

4.6 Sampling Technique 112

4.7 Design of Data Collection Instruments 113

4.8 Field Work 114

4.8.1. Initial Visits 114

4.8.2 Pre Testing of Instrument 114

4.8.2.1 Pilot Study 115

* + - 1. Validity of the Instrument 115

4.8.3 Data Collection and Treatment 115

4.8.4 Chapter Summary 118

**CHAPTER FIVE CHARACTERISTICS OF OKE-FOKO RESIDENTS 119**

5.0 Introduction 119

5.1 Age of Residents 120

5.2 Sex of Residents 120

5.3 Marital Status 121

5.4 Number of Wives of Male Residents 122

5.5 Occupation of Residents 122

5.6 Religion of Residents 123

5.7 Ethnicity of Residents 123

5.8 Educational Background of Residents 124

5.9 Income Levels of Residents 125

5.10 Savings of Residents 126

5.11 Household Composition 127

5.11.1 Number of Residents Living with Spouse 128

5.11.2 Number of Residents Living with Children 128

5.12 Household Complexity (Presence of non-nuclear members in Households) 129

5.12.1 Number of Residents Living with Grandchildren 129

5.12.2 Number of Residents Living with Friends 130

5.12.3 Number of Residents Living with other Relatives 130

5.12.4 Number of Residents Living with Domestic Servants 131

5.13 Household size 131

5.13.1 Number of Adults in Households 132

5.13.2 Children under Eighteen years 133

5.14 Residential Histories 134

5.14.1 Previous House of Residents 134

5.14.2 Length of Stay of Residents in Oke-Foko 135

5.14.3 Length of Stay of Residents in Current House 136

5.14.4 Reason for choosing to live in Oke-Foko 136

5.15 Future Aspirations 137

5.15.1 Residents’ Intention to Relocate 137

5.15.2 Residents’ Intended Location 138 5.15.3 Reasons for Intended Relocation 139

5.15.4 Intended Accommodation 140 5.15.5 Willingness of Residents to stay in a Place like Oke-Foko 141

5.16 Chapter Summary 142

**CHAPTER SIX THE CHARACTERISTICS OF THE HOUSING AND HOUSING ENVIRONMENT IN OKE-FOKO 144**

6.0 Introduction 144

6.1 Housing Characteristics 145

6.1.1 Current Tenure Status 145

6.1.2 Generations of Families 146

6.1.3 Sources of information about house 147

6.1.4 Means of Obtaining Ownership 148

6.1.5 Source of Money for Building or Buying 149

6.1.6 Owning a House Elsewhere 150

6.1.7 Number of Rooms Occupied by Residents 151

6.1.8 Need for Additional Rooms 151

6.2 Housing and Neighbourhood Facilities 152

6.2.1 Housing Units Facilities and Amenities 153

6.2.1.1 Sources of Water for Domestic Use 153

6.2.1.2 Method of Refuse Disposal 154

6.2.1.3 Type of Toilet in the House 155

6.2.1.4 Toilet Shared or Exclusive 155

6.2.1.5 Number of Household Residents Shared the Toilet with 156

6.2.1.6 Number of Households Sharing Bathroom with other Households 156

6.2.1.7 Number of Household Residents Shared the Bathroom with 157

6.2.1.8 Place of Cooking 157

6.2.1.9 Kitchen Shared or Exclusive 158

6.1.2.10 Number of Households Sharing Kitchen with Other Residents 158

6.2.1.11 Other facilities Shared by Residents’ Households with other Households 159

6.2.1.12 Number of Other Household Residents Shared Lounge With 160

6.2.1.13 Number of Other Households Sharing Verandahs with Residents 160

6.2.1.14 Availability of Home-Based Enterprises (HBEs) 161

6.2.1.15 Availability of Storage Spaces 163

6.2.1.16 Availability of Outdoor Spaces 164

6.2.2 Neighbourhood Facilities 165

6.3 Housing and Neighbourhood Assessment based Observation 168

6.3.1 Housing Characteristics and Condition 170

6.3.1.1 House Type 170

6.3.1.2 Status of the Physical Building 174

6.3.1.3 Walling Materials 175

6.3.1.4 Flooring Material 176

6.3.1.5 Roof Status 177

6.3.1.6 Window Materials 178

6.3.1.7 Status of the Windows 178

6.3.1.8 Door Types 179

6.3.1.9Relationship of Living Spaces 179

6.3.2 Neighbourhood Conditions 180

6.3.2.1 Layout of the Neighbourhood 180

6.3.2.2 Availability of Access Roads 180

6.3.2.3 Availability of Drainage 181

6.3.2.4 General Cleanliness of the Environment 181

6.3.3 Socio-Physical Characteristics of the Housing 182

6.3.3.1 Use of Outdoor Spaces 182

6.3.3.2 Use of Open Spaces 183

6.3. 3.3 Design of Domestic Spaces 184

(i) Curtain Screening Bed space from Living Space 184

(ii) Storage Cabinet along the Passage 184

(iii) Marking out of Outdoor Spaces with Shrubs 185

6.4 Chapter Summary 185

**CHAPTER SEVEN RESPONSES OF OKE-FOKO RESIDENTS TO THEIR HOUSES AND HOUSING ENVIRONMENT 189**

7.0 Introduction 189

7.1 Satisfaction of Residents with their Housing and Housing Environment 190

7.1.1 Introduction 190

7.1.2 Analyses 190

7.1.2.1 Dimensions of Housing Satisfaction 190

7.1.2.2 Overall Housing Satisfaction 192

7.1.2.3 Satisfaction with Housing and Neighbourhood 193

(A) Satisfaction with Housing Attributes 193

(i) Satisfaction with Housing Unit Attributes 194

(ii) Overall Satisfaction with Housing Unit Attributes (HUA) 197

(iii) Satisfaction with Housing Facilities and Amenities 197

(iv) Overall Satisfaction with Housing Facilities Units and Amenities 198

(B) Satisfaction with Neighbourhood Facilities (NF) 199

(i) Overall Satisfaction with Neighbourhood Facilities 199

(ii) Satisfaction with Neighbourhood Attributes (NA) 200

(iii) Overall Satisfaction with Neighbourhood Attributes 201

(iv) Satisfaction with Social Attribute of Housing 201

(v) Overall Satisfaction with Social Attributes of Housing 202

7.1.2.4 Predictors of Housing Satisfaction 203

7.1.2.5 Relationship between Satisfaction and Socio-Economic 206

Characteristics of Oke-Foko Residents

7.1.2.6 Conclusion 209

7.1.2.7 Limitation of Data 209

7.2 Place Attachment 210

7.2.0 Introduction 210

7.2.1 Analyses 211

7.2.2 Results 211

7.2.2.1 Degree of Place Attachment across the Dimensions and Ranges 211

7.2.2.2 Overall Place Attachment 214

7.2.2.3 Overall Place Dependence 214

7.2.2.4 Overall Place Identity 215

7.2.2.5 Overall Physical Attachment 216

7.2.2.6 Overall Social Attachment 216

7.2.2.7 Predictors of Place Attachment 217

7.2.2.8 Relationship between Socio-Economic Status of Residents and 221

Place Attachment

7.2.2.9 Conclusion 222

7.2.2.10 Limitations of Data 223

7.3 Sense of Community 224

7.3.0 Introduction 224

7.3.1 Analyses 224

7.3.2 Results 225

7.3.2.1 Dimensions of Sense of Community 225

7.3.2.2 Measurement Sense of Community 227

7.3.2.3 Overall Sense of Community 230

7.3.2.4 Overall Extent of Expression of Sense of Belonging and Strong

Affective Ties to Place of Residence 230

7.3.2.5 Overall Degree of Engagement in Interaction with Neighbours 231

7.3.2.6 Predictors of Sense of Community 231

7.3.2.7 Relationship between Sense of Community and 233

Socio-Economic Characteristics of Residents

7.3.3 Summary 235

7.3.4 Limitations 235

7.4 Crowding 235

7.4.0 Introduction 235

7.4.1 Analyses 236

7.4.1.1 Dimensions of Crowding 236

7.4.1.2 Number of Households per Building 238

7.4.1.3 General Level of Crowding in the House 239

7.4.1.4 Predictors of Crowding 240

7.4.1.5 Relationship between Crowding and Residents’ 242

Socio-economic Characteristics

7.4.2 Conclusions 244

7.5 Privacy 244

7.5.0 Introduction 244

7.5.1 Analyses 245

7.5.2 Results 245

7.5.2.1 Dimensions of Privacy 245

7.5.2.2 Overall Privacy 248

7.5.2.3 Overall Environmental Privacy 248

7.5.2.4 Overall Behavioral and Environmental Social Exchange in

Primary Territory 249

7.5.2.5 Overall Behavioral and Environmental Social Exchange in

Secondary Territory 250

7.5.2.6 Predictors of Privacy 251

7.5.2.7: Relationship between Privacy and Characteristics of Residents 252

7.5.3 Conclusions 253

7.5.4 Limitations 253

7.6 Housing Affordability 254

7.6.1 Number of Households that get supports to pay House Rent 255

7.6.2 General Monthly House Rent 256

7.6.3 Perceptions of Residents about Affordability 256

7.6.4 Relationship between Housing Affordability and the 257

Socio-Economic Status of Resident

7.7 Assessment of the Adequacy of Core Area Housing 257

7.7.1 Dimensions of Adequacy 258

7.7.2 Overall Housing Adequacy 260

7.7.3 Overall Maintenance and Accessibility Adequacy 260

7.7.4 Overall Space Sufficiency 261

7.7.5 Predictors of Housing Adequacy 262

7.7.6 Level of Adequacy across the Dimensions 263

7.7.7: Relationship between Housing Adequacy and the 266

Socio-Economic Characteristics of Residents

7.8 Relationship among the Environment Behaviour Relation Concepts 268

7.9 Chapter Summary 272

**CHAPTER EIGHT SUMMARY, SYNTHESIS AND CONCLUSION 281**

8.0 Introduction 281

8.1. Overview of Study 281

8.2 Summary of Key Findings 283

8.3 Implication of Study Findings 286

8.4 Areas of Further Studies 289

8.5 Contributions to Knowledge 291

8.6 Conclusion 291

**REFERENCES** 292

**LIST OF APPENDICES**

Appendix 1: Questionnaire on Assessment of Core Area Housing in Ibadan 343

Appendix 2: House Documentation and Expert Assessment 353

Appendix 3: Interview Guide 355

Appendix 4A: Reliability Statistics of Housing Satisfaction Scale 357

Appendix 4B: Reliability Statistics of Place Attachment Scale 357

Appendix 4C: Reliability Statistics of Sense of Community Scale 357

Appendix 4D: Reliability Statistics of Crowding Scale 357

Appendix 4E: Reliability Statistics of Privacy Scale 357

Appendix 4F: Reliability Statistics of Housing Adequacy Scale 357

Appendix 5A: Model Summary of Housing Satisfaction Scale 358

Appendix 5B: Model Summary of Place Attachment Scale 358

Appendix 5C: Model Summary of Sense of Community Scale 358

Appendix 5D: Model Summary of Crowding Scale 359

Appendix 5E: Model Summary of Privacy Scale 359

Appendix 5F: Model Summary of Housing Adequacy Scale 360

Appendix 6A: Discriminant Analysis of Residents’ Characteristics and Housing

Satisfaction 361

Appendix 6B: Discriminant Analysis of Residents’ Characteristics and Place

Attachment 362

Appendix 6C: Discriminant Analysis of Residents’ Characteristics and

Sense of Community 364

Appendix 6D: Discriminant Analysis of Residents’ Characteristics and Crowding 366

Appendix 6E: Discriminant Analysis of Residents’ Characteristics and Privacy 368

Appendix 6F: Discriminant Analysis of Residents’ Characteristics and Adequacy 370

Appendix 7: Cross Tabulation of Affordability and Occupation of Residents 373

Appendix 8A: Regression Model Summary of Housing Satisfaction and other

EBR Concepts 375

Appendix 8B: Regression Model Summary of Place Attachment and other

EBR Concepts 375

Appendix 8C: Regression Model Summary of Sense of Community and other

EBR Concepts 376

Appendix 8D: Regression Model Summary of Crowding and other EBR

Concepts 376

Appendix 8E: Regression Model Summary of Privacy and other EBR Concepts 377

Appendix 8F: Regression Model Summary of Adequacy and other EBR Concepts 377

Appendix 8G: Regression Model Summary of Housing Affordability and 378

other EBR Concepts

**LIST OF TABLES**

Table 1. 1: Ibadan Geopolitical Zone by Population 15

Table 2.1: Rate of Population Growth in Nigeria between 1975 and 2025 32

Table 2.2: Estimated Housing Needs between the Period of 1990 and 2020 88

Table 4.1: Summary of Sample Size of Housing Units 112

Table 5.1: Age of Residents 120

Table 5.2: Sex of Residents 121

Table 5.3: Marital Status of Residents 122

Table 5.4: Number of Wives of Male Residents 122

Table 5.5: Occupation of Residents 123

Table 5.6: Religion of Residents 123

Table 5.7: Ethnicity of Residents 124

Table 5.8: Nativity of Residents 124

Table 5.9: Educational Background of Residents 125

Table 5.10: Income Level of Residents 126

Table 5.11: Number of Residents Living with Spouse 128

Table 5.12: Number of Residents Living with Children 129

Table 5.13: Number of Residents Living with Non-Nuclear Family Members 130

Table 5.14: Household Size 132

Table 5.15: Number of Adults in Households 133

Table 5.16: Children under Eighteen Years 133

Table 5.17: Previous Houses of Residents 135

Table 5.18: Length of Stay of Residents in Oke-Foko 135

Table 5.19: Length of Stay or Residents in Current House 136

Table 5.20: Reason for Living in Oke-Foko 137

Table 5.21: Residents’ Plan to Move to Other Houses  138

Table 5.22: When Residents Intended to Move from Current Houses 138

Table 5.23: Residents Intended Location 139

Table 5.24: Residents Reason for Intended Movement 140

Table 5.25: Residents’ Intended House Types 141

Table 5.26: Residents’ Willingness to stay in a Place like Oke-Foko 142

Table 5.27: Residents’ Recommendation of Oke-Foko to Friends 142

Table 6.1: Current Tenure Status of Residents 146

Table 6.2: Number of Renter’s Households 147

Table 6.3: Number of Extended Family Households 147

Table 6.4: Number of Rent Free Households 147

Table 6.5: Source of Information about House 148

Table 6.6: Means of Obtaining Ownership 148

Table 6.7: Source of Money for Building or Buying 149

Table 6.8: Owning Houses Elsewhere 150

Table 6.9: Other Places where Residents Own Houses 151

Table 6.10: Number of Rooms Occupied by Residents 151

Table 6.11: Need for Additional Rooms 152

Table 6.12: Number of Additional Rooms Required 152

Table 6.13: Sources of Water for Domestic Use 154

Table 6.14: Method of Refuse Disposal 154

Table 6.15: Type of Toilet in the House 155

Table 6.16: Toilet Shared or Exclusive 156

Table 6.17: Number of Households Residents Shared Toilet with 1560.0ed p i toilets. 4.3% used vs in the study area,

Table 6.18: Bathroom Shared or Exclusive 157

Table 6.19: Number of Household Residents Shared Bathroom With 157

Table 6.20: Place of Cooking 158

Table 6.21: Kitchen Shared or Exclusive 158

Table 6.22: Number of Other Households Sharing Kitchen with Residents 159

Table 6.23: Other Facilities Shared with Other Households 159

Table 6.24: Number of Other Households Respondents Shared Lounge With 160

Table 6.25: Number of Other Households Sharing Verandahs with Residents 160

Table 6.26: Availability of Home-Based Enterprises 161

Table 6.27: Availability of Home-Based Enterprises Based on Observation Report 162

Table 6.28: Type of Home Based Enterprise 163

Table 6.29: Availability of Storage Spaces 163

Table 6.30: Availability of Outdoor Spaces 164

Table 6.31: Availability of Open Spaces 165

Table 6.32: Availability of Meeting Halls 166

Table 6.33: Availability of Churches 167

Table 6.34: Availability of Mosque 167

Table 6.35: Availability of Recreational Facilities 167

Table 6.36: Availability of Sporting Facilities 168

Table 6.37: Condition Assessment Rating 169

Table 6.38: House Types 171

Table 6.39: Status of the Physical Building 175

Table 6.40: Walling Materials 176

Table 6.41: Status of Wall 176

Table 6.42: Flooring Materials 176

Table 6.43: Status of Flooring Materials 177

Table 6.44: Status of Roofing Materials 177

Table 6.45: Roofing Materials 178

Table 6.46: Window Materials 178

Table 6.47: Status of Windows 178

Table 6.48: Door Materials 179

Table 6.49: Status of the Doors 179

Table 6.50: Relationship of Living Spaces 180

Table 6.51: Layout of the Neighbourhood 180

Table 6.52: Availability of Access Roads 181

Table 6.53: Availability of Drainages 181

Table 6.54: General Cleanliness of the Environment 182

Table 6.55: Uses of the Outdoor Spaces 183

Table 6.56: Uses of Open Space 183

Table 6.57: Curtain Screening Bed Space from Living Space 184

Table 6.58: Storage Cabinet along the Corridor 184

Table 6.59: Marking out Territories with the Use of Shrubs and Galvanized Sheet 185

Table 7.1: Dimensions of Housing Satisfaction Description 191

Table 7.2: Overall Housing Satisfaction  193

Table 7.3: Satisfaction with Housing Attributes 196

Table 7.4: Overall Satisfaction with Housing Unit Attributes 197

Table 7.5: Overall Satisfaction with Housing Unit Facilities and Amenities 198

Table 7.6: Overall Satisfaction with Neighbourhood Facilities 200

Table 7.7: Overall Satisfaction with Neighbourhood Attributes 201

Table 7.8: Overall Satisfaction with Social Attributes 203 Table 7.9: Regression Coefficients of Predictors of Housing Satisfaction 204

Table 7.10: Relationship between Residents’ Characteristics and Housing Satisfaction 209

Table 7.11: Dimensions of Place Attachment 213

Table 7.12: Levels of Place Attachment 213

Table 7.13: Overall Place Attachment 214

Table 7.14: Overall Place Dependence 214

Table 7.15: Overall Place Identity 216

Table 7.16: Overall Physical Attachment 216

Table 7.17: Overall Social Attachment 217

Table 7.18: Predictors of Place Attachment 218

Table 7.19: Relationship between Socio-economic Characteristics of 222

Residents and Place Attachment

Table 7.20: Dimensions of Sense of Community 226

Table 7.21: Measurement Sense of Community 229

Table 7.22: Overall Sense of Community 230

Table 7.23: Overall Extent of Expression of Sense of Belonging and Strong 231

Affective ties to Place of Residence

Table 7.24: Overall Degree of Engagement in Interaction with Neighbours 231

Table 7.25: Predictors of Sense of Community 233

Table 7.26: Relationship between Residents’ Socio-Economic 235

Characteristics and Sense of Community

Table 7.27: Dimensions of Crowding 237

Table 7.28: Number of Households per Building 238

Table 7.29: General Level of Crowding in the House 239

Table 7.30: Discriminating Crowded from Un-crowded Residents 239

Table 7.31: Predictors of Crowding 240

Table 7.32: Relationship between Residents’ Socio-Economic 244

Characteristics and Crowding

Table 7.33: Dimensions of Privacy 247

Table 7.34: Overall Privacy 248

Table 7.35: Overall Environmental Privacy 249

Table 7.36: Overall Behavioral and Environmental Social Exchange in 250

Primary Territory

Table 7.37: Overall Behavioral and Environmental Social Exchange in 251

Secondary Territory

Table 7.38: Predictors of Privacy 252

Table 7.39: Relationship between Residents’ Socio-Economic 253

Characteristics and Privacy

Table 7.40: Number of Households that gets Support to Pay House Rent 255

Table 7.41: General Monthly House Rent 256

Table 7.42: General Monthly Utility Charge 256

Table 7.43: Perception of Residents about Affordability 257

Table 7.44: Dimensions of Housing Adequacy 259

Table 7.45: Overall Housing Adequacy 260

Table 7.46.: Overall Maintenance and Accessibility Adequacy 261

Table 7.47.: Overall Space Sufficiency 261

Table 7.48: Predictors of Housing Adequacy 262

Table 7.49: Measurement of Housing Adequacy 265

Table 7.50: Relationship between Residents’ Socio-Economic 267

Characteristics and Adequacy

**LIST OF FIGURES**

Figure 1.1: Map of Nigeria showing the location of Oyo State 12

Figure 1.2: Map of Oyo State showing the location of Ibadan 13

Figure 1.3: Residential Districts in Ibadan 16

Figure 1.4: Residential Zones in Ibadan 18

Figure 1.5: Urban Land Use Class in Ibadan 2003 19

Figure 1.6: Map of Oke-Foko 21

Figure 3.1: Conceptual Framework 106

Figure 5.1: Savings of Residents 127

Figure 6.1a-j: House Types in Oke-Foko 171

Figure 7.1 Path Diagram of Environment Behaviour Concepts 270

**LIST OF PLATES**

Plate 1.1: Mud and Galvanized Iron Roof Buildings 17

Plate 6.1: Home Based Enterprise in Oke-Foko 162

Plate 6.2.: Storage Cabinet along the Passage 164 Plate 6.3: Layout of housing 166

Plate 6.4: Foko Oyewole’s Palace 166