**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.

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