

## CHAPTER ONE

### INTRODUCTION

#### 1.1 Background to the Research

This study focuses on housing transformation as it occurs in low-income public housing schemes. This is a situation where households carry out far reaching alterations, extension, modification or addition to the original forms, extent, patterns and uses of their buildings including their immediate environment. Various reasons may be responsible for this fast overwhelming practice. Therefore, it has become imperative to look into this prevailing phenomenon in order to understand why it is gradually becoming a prominent feature in most low-income neighbourhoods. Transformation of housing could come in the form of physical alteration, spatial reorientation or even remodeling of an existing structure to satisfy a new need for the household.

Housing transformation all over the world, especially in major cities has continued to attract concern from economic and social stakeholders as the built environment is changing rapidly and uncontrollably too. The low-income earners in the urban areas of the developing countries live in inadequate housing where cities are congested and functional obsolescence in buildings have become the order of the day. Oruwari,(2005) stated that, most of these houses perhaps are occupied by dissatisfied users with imported rather than home-grown solutions in changing user requirements particularly with recourse to their life style and climatic considerations.

Much may have been studied and written about transformation as it occurs in some developed nations like Britain and Austria as well as in some developing nations like Ghana, Mozambique and Bangladesh. However, this cannot be said concerning these chosen estates in Lagos, Nigeria because one is not aware of any detailed research that has been carried out to highlight the significance of this phenomenon and how it has impacted on the neighbourhood. Even then, this study will provide a re-visit at this point in time and help to unravel the patterns and ways of transformation that will constitute a better platform for understanding the low-income earners and their attitude towards housing. This research, therefore, is a study of housing transformation, with particular interest on how the practice has impacted, on the immediate environment and the entire

neighbourhood of the Federal Low-income Housing Estate, Ipaja, popularly referred to as Shagari Housing Estate and the New Lagos Low-income Re-housing Estate located in Barrack, Surulere, built by the Colonial Administrators and presently managed by the Lagos State Government.

Public housing started in Nigeria during the colonial days when low cost houses were built in places like Ebute-Metta, Yaba and Surulere to cater for the low-income earners and junior workers in the society. This effort took a different dimension shortly before independence when the decision to transform Lagos central area under the supervision of Lagos Executive Development Board (LEDB) headed by Mr. J.K. Anderson was conceived. Prior to 1958, the Lagos Executive Development Board (LEDB) tried to rebuild some parts of Lagos Island. To accomplish this objective, the LEDB in 1957, evacuated some areas of Lagos Island to allow for proper reconstruction. Before this however, a modern housing estate was established at Surulere (New- Lagos) to provide new homes for the affected persons. This body as of today has metamorphosed into different bodies like Lagos State Development and Property Corporation (LSDPC) under the Lagos State Government, the Ministry of Environment, Housing and Urban Development under the Federal Government of Nigeria. These bodies are presently vested with the responsibility to acquire, develop, hold, manage, sell, lease or let any property, moveable or immovable, within the State and across the country respectively. The Federal Government through this Ministry responded to shortfall in the size of the housing stock through the provision of Federal Low-income Housing either for lease or outright sale to its teeming population. The Low Cost Housing popularly called New-Lagos in Surulere is a well planned estate created purposely to re-house the low-income who were displaced from the slum area of central Lagos. But it could now be seen that over the years, the original plan had been gradually changed by unplanned modifications and additions to the houses. The houses in the estates were initially allocated to beneficiaries on rent paying basis and sold outrightly to households who wished to remain permanently afterwards. The New Lagos Re-Housing Estate (Phase 1) is made up of four housing typologies in rows of four in the following distribution pattern: (i). one hundred and seventy two (172) units Single bed-sitter, (ii.) six hundred and thirty six (636) units one-bedroom units, (iii) three hundred and eighty

(380) units two bedroom units, and (iv.) one hundred and sixty eight (168) units three bedroom bungalows making up a total of One thousand three hundred and fifty six (1,356) housing units.

The Federal Low-income housing initiative birthed by the Federal Government during the first republic led by Alhaji Shehu Shagari between 1979 and 1981 was originally meant to accommodate the low-income earners who were predominantly artisans, craftsmen, junior civil servants amongst others, led to the existence of the Federal Low-income Estate, Ipaja. The construction works for this Estate started in 1980 and was eventually allocated to the target group through a ballot system between 1982 and 1983. The Estate, due to the peculiar nature of Lagos State, had the highest number of Federal Low-income Housing Units constructed in Alimosho Local Government Area to accommodate its teeming population. The Estate is made up of a total number of One thousand five hundred and fourteen (1,514) housing units, comprising one thousand one hundred and eighty one (1,181) units twin bungalows of 1 bedroom and a parlour each, One hundred and seven six (176) units three- bedroom in rows of two in semi detached twin bungalows. The total number of households that were allocated to the Estate at completion was one thousand five hundred and fourteen (1,514).

Lagos is reputed to be one of the most urbanized and densely populated cities in sub-Saharan Africa and as a result, have a fair share of the global housing crisis to contend with. The situation is made even more complicated with the massive rural-urban migration it experiences because people from all parts of the country consider Lagos as a place to be and as a result move into the city daily. This is not strange considering its status as both a commercial nerve centre which plays host to most administrative and commercial activities as well as being the former capital city of Nigeria. Moreover, economic pressures in large cities such as Lagos are likely to accelerate the rate of transformation, thus making it possible to see and feel the effect. Despite the housing situation in Lagos, residents make out ways to survive like in most cities of the world where residents are plagued by inadequate housing.

It is estimated that over one billion low-income households who live in the cities of developing countries are without adequate shelter and basic services. Therefore, with half of the world population living in urban areas, the challenge of improving the living

environment of especially the low-income groups cannot be over emphasized (Oruwari, 2005). As a result of this, the construction of the low-income estates underscored the importance, the government at that time, placed on housing and the plight of the low-income sector.

Studies have revealed that housing transformation is a major livelihood strategy amongst households in urban formal and informal settlements. Transformation means a lot to those who engage in the practice as it has far reaching implications for them. These include promoting the asset base of owner households and the local economy of the settlements, and providing easy access to their social needs. However the lack of statutory development control leads to excessive densification with public health hazards and road blockage.

According to Sheuya (2004) housing transformation has attracted policy decisions on housing issues in developing countries which has led to some effective conventional shelter strategies and exploration of a wide range of policy options. But despite the prevalence of transformation, much has not been documented and researched upon concerning the details of how transformation in public housing takes place. This research, therefore, afforded me the opportunity to examine the intricacies and impact of the practice as it occurs in the study areas.

Primarily, this study aimed at understanding how and why public low-income housing estates change in physical and social terms and in relation to the entire neighbourhood over time. The idea was that the output of this study would help policy makers and designers (Architects, Planners and Developers) as well as land-use observers to understand what this category of people really need and want with regards to housing and its attendant facilities.

This research work was based on the assumption that people modify or transform their living environments to achieve what they want. That goes to say that the “act” is a purposive behavior which takes place in the process of interacting with their environments.

Housing transformation in this study was examined at two levels;

- i. The individual housing units and their households, represented by the household heads; and

- ii. The neighbourhood where these housing units are located

This was because changes of diverse degrees in housing transcend individual houses to the outdoor spaces and the neighbourhood in general.

## **1.2 Statement of The Problem**

Housing and its adequacy are key issues in the survival of man. Provision and sustenance of affordable housing to the people has been a fundamental and continuous struggle by each and every single individual as well as corporate organisations including the Governments (George and Clyda, 1978). Inadequate housing is recognized as a social problem. Therefore the commitment of the Federal Government of Nigeria to fight the scourge has come through a multiplicity of programmes and projects which unfortunately have not yielded the expected results (Ajanlekoko,2001).

The need to provide appropriate places of habitation for people of all sectors of the economy by the government of the day has further narrowed and fuelled the drive towards the provision of houses for certain groups of people, particularly the low-income earners of the society. But the current housing policies and strategies have failed to yield the right benefits for this sector of the population.

Despite the acknowledged importance of housing to man, there are several housing problems through out the world, and particularly in developing nations. These problems are both qualitative and quantitative in nature, manifesting in different shades of societal ills and decadence (Dogan, 2009).

The issue of housing crisis has further expressed itself in the way and manner people of various sectors of the society tend to alter their housing thereby causing a transformation to take place from their original forms to what seems like a more acceptable environment for their habitation. This is particularly noticeable in residential concentrations where there are stocks of government-built housing, and which, for various reasons, are presently exhibiting physical forms which are in most cases, a complete departure from what they hitherto were or should be. These elements of transformation may not conform to the expectations of the generality of the residents but the fact remains that this has continued uncontrollably. In many countries, occupants of such houses make unauthorized but quite considerable changes and extensions to their

dwellings for their own uses and for renting out (Tipple, 2000). These changes and extensions are generally known as "transformation," and may contain useful models for future policy concerning existing housing estates and policy on new developments (Whitehand and Christine, 1999).

This study attempted to fill a significant gap in the knowledge of transformation and sensitivity to the impact of transformation that have taken place in the physical forms and spatial orientations of buildings and the general fabric of the neighbourhoods in two selected low-income public housing estates in Lagos. This research is imperative given the fact that the issue of housing transformation in low-income public housing has not sufficiently engaged the expected attention of intellectuals in this part of the world. However, recent trends in public housing have drawn attention to the need to critically look at transformation and its impact on the houses, the households and most importantly the neighbourhood. Much of physical changes especially to individual houses which cannot go unnoticed could be seen as being outside the scope of development control and on the long run, has significant environmental implications on the neighbourhood in general.

One of the problems that are reflected in housing provision is a form of gentrification in which low-income households sell out their properties to the higher income for monetary gains. This phenomenon concerning the public housing schemes have not been sufficiently advanced in the literature but examining the demographic changes in these Estates, this study intends to examine this issue and its impacts.

It seems to have become a norm that households find pleasure in or consider it necessary to tinker with or transform their living places just to add up or provide shelter for some new activities, which in most cases were not part of the original concept and may not even be suitable for the area. Such transformation is highly pronounced in neighbourhoods like government housing estates where little or no consideration was given to the user preferences and lifestyle during the developmental stages. As a result of this seeming lack of consultation in government-built housing estates, transformations could be a manifestation of the alienation which occupants are bound to feel, in 'mass housing; Habraken (1975) argues that public mass housing cannot satisfy the needs of all the occupants because by its very nature, it must be built in the absence of consultation

with future occupants. Moreover, it may be impossible to predetermine occupants' requirements as these can only become apparent through their activities in the dwellings because mass housing assumes that the dwelling is a consumer item. But Habraken argues that no one can live satisfactorily within a fixed environment in which they have no input; thus, the acts of alteration and extension to mass housing environment would then appear to be inevitable. But one question which has not been adequately addressed in literature is, "what is the impact of this act on the neighbourhoods?" The other question which precedes the impact of transformation on neighbourhood is "what types of transformations have taken place?" It is therefore important to examine in Lagos what transformation has taken place in some public housing estates and their impact on the neighbourhood in order to complement studies that have focused on some other cities.

### **1.3 Research Questions**

The study addressed the following key questions:

- i. Why do users transform their houses?
- ii. What are the characteristics of these physical transformations that have taken place?
- iii. What magnitude of transformation has taken place from the inception of these Estates to date?
- iv. What is the impact of the transformation on the neighbourhood which is the basic unit of the city?

Transformation of housing forms and structure is seen as a form of behavioural response influenced not just by housing needs but also housing satisfaction, socio-economic factors, level of education and general attitude to housing matters. This implies that sometimes it is not only because of their needs but also because they are not satisfied with the spaces as they are and may need to modify them to suit their tastes.

As much as there are several articles on transformation as it occurs in many cities across the world, there seem not to be much on the practice in Nigeria and as such, this research will focus on Nigeria, particularly low-income public housing in Lagos where there are many public housing schemes that have experienced huge transformation.

In addition, Lagos State was chosen for this study because of its characteristic history of low-income housing estate. It is essential to acknowledge that from available literature, one may draw an inference that, the impact of housing transformation, could be specific to the particular area where it occurs.

## **1.4 Aim and Objectives of Research**

### **1.4.1 Aim**

The aim of this study was to examine housing transformation and its impact on the neighbourhood in some selected public low- income housing estates in Lagos State. This was with a view to analyzing and bringing to the fore the impact and extent of these transformations on housing its attributes, as well as its general consequence on the neighbourhoods.

### **1.4.2 Objectives of the Research**

The specific objectives of this research were to:

- a) examine the socio-economic and cultural characteristics of the residents living in these low-income estates;
- b) analyze the physical transformations in the spatial organization and use of the buildings;
- c) analyze the process of transformation of the houses within the Estates;
- d) examine the reasons for housing transformation and the attitudes of residents to such transformation in the selected housing estates; and
- e) assess the impact of transformation on land use, demographic, aesthetic and environmental changes in the neighbourhood.

## **1.5 Research Methodology in Brief**

This study employed both qualitative and quantitative research techniques. Such a combined approach was adopted to minimize limitations that could originate from the individual research techniques. It also contributed positively towards testing and increasing the validity and reliability of the data obtained.



Data required for the research were in two categories.

- i. Primary data
- ii. Secondary data

The Primary data were obtained from field investigation using instruments which included; comprehensive and detailed observation, documentation, in-depth interviews, and structured questionnaire. The secondary data were obtained from: Documentaries and historical records and archival materials of the appropriate government agencies.

## **1.6 Scope and Limitations of The Research**

This study focused on housing transformation and its impact on neighbourhoods in the selected low-income public housing estates in Lagos State. It investigated the diverse ways in which transformation was being carried out and highlighted the residents' attitudes to this fast growing phenomenon. The locations have been carefully selected to demonstrate the complexities of the phenomenon and effectively gave a representation of the happenings in most low-income public housing across the country.

Some of the limitations encountered in the course of this research work were, poor access to relevant information, unwillingness of the residents to part with information concerning themselves, skeptical attitude of the residents towards the researchers for fear of being Government agents. It was therefore necessary to clarify in details the essence of the study and promises were made to them that any information volunteered will be treated confidentially.

Time and finance came as minor challenges in the course of this research but deliberate efforts which must not affect the quality of the research were made to hasten the processes and limit expenses to the most relevant aspects of the study.

## **1.7 The Study Area.**

Lagos is a mega-city in South-West Nigeria located within latitude  $06^{\circ} 27' 11''$  N and longitude  $03^{\circ} 23' 44''$  E of Nigeria. It is Nigeria's largest and most populous city, endowed with several ports and economic and cultural centres. Important districts include the old city, now the commercial district, on western Lagos Island, Ikoyi Island, situated

just east of Lagos Island, Apapa, the chief port district, on the mainland, low-lying Victoria Island; industrialized Iddo Island and a group of mainland suburbs, Ebute Metta, Yaba, Surulere, Mushin, and Ikeja. Places like Alimosho, Abule-Egba, Alagbado have further enlarged the residential, commercial and administrative landmass of Lagos State.

Lagos, with a very diverse and fast-growing population of 13,427,000 (2000 census estimate), as a result of on going migration from the rest of Nigeria and neighbouring countries is characterized with rapid, mostly unregulated growth, coupled with the challenges of its fragmented geography that often results in chronically congested traffic conditions on the city roads. Metropolitan Lagos has since become the pre-eminent city in Nigerian system, functioning as the political and administrative capital of Nigeria following the amalgamations of Northern and Southern provinces of Nigeria in 1914 through political independence in 1960, until the federal capital officially moved to Abuja in 1990.

Apart from being the former administrative capital of Nigeria and her economic seat, Lagos is delineated to be in coastal zone for the purpose of Architectural design (Ogunsote and Ogunsote, 2002). These amongst others make the entity to possess an economic potential. Lagos State took off as an administrative entity on April, 1966, with Lagos Island serving the dual role of being the State and Federal capital. However, with the creation of the Federal Capital Territory of Abuja in 1976, Lagos Island ceased to be the capital of the State, which was moved to Ikeja. This status drew people from different parts of Nigeria. Rural-urban migration resulted in an unprecedented population growth. Metropolitan Lagos is the fastest growing urban area in Nigeria. About 50% of the industries, business and other economic activities and about 60% of employment in the modern sector are located in the city (lagosstate.gov.ng 2009)

These qualities of Lagos and the fact that it has the largest share of public housing estates provided both by the State and the Federal Government make it a natural choice for the study of housing transformation in public housing estates.

## **1.8 Study Context**

In this section, a detailed discussion on the history of the two Estates where the study was carried out was considered essential to addressing some pertinent issues which

will serve as preamble to understanding the results from the research exercise. Emphasis was laid on the peculiarities of the estates in order to highlight their similarities, differences and uniqueness.

### **1.8.1 Brief History of the Estates**

The study was carried out in two Low-Income Housing Estates located in two different Local Government Council Areas within Lagos State. The Estates are the Federal Government Low-Income Housing Estate and the Low-Income Re-housing Estate in Alimosho local Government Council Area and Surulere Local Government Council Area respectively. The selection of these Estates for this study was because they were originally meant to harbour the Low-Income earners and as of today, both Estates exhibit similar traits and characteristics in many perspectives including the fact that both Estates have experienced massive transformation even in the residents' composition which is evident in the fact that they have gradually changed from being entirely for the Low-Income earners and have become mixed housing. Moreover, these Estates have been observed to exhibit a preponderance of cases of diverse transformations, a factor that calls for a comparative analysis in this research.

#### **1.8.1.1 Federal Low-Income Housing Estate Ipaja Alimosho**

The Federal Low-Income Housing initiative birthed by the Federal Government during the First Republic led by Alhaji Shehu Shagari between 1979 and 1982 was meant to accommodate the Low-Income earners within the State who are predominantly artisans, craftsmen, and junior civil servants amongst others. The Estate is located at Ipaja in Alimosho Local Government Council Area which was then in the outskirts of the city. The Estate, due to the peculiar nature of Lagos State, had the highest number of Federal Low-Income housing units constructed to accommodate a large chunk of the Low-Income population within the State.

#### **1.8.1.2 The New Lagos Re—housing Estate Surulere (Phase 1)**

The Surulere Re-housing Estate, New Lagos (Phase 1) is located between Barracks and National Stadium was established about 54 years ago (between 1954 and

1958) by the British Colonial Administrators to serve as a resettlement scheme for the displaced original inhabitants of Central Lagos District who were predominantly Low-Income earners. This group of people are predominantly artisans like bricklayers (masons), plumbers, mechanics, carpenters, petty traders etc as well as those in the lower cadre of the civil service who found it extremely difficult to access housing either through outright purchase, rental or owner-occupier basis at that time (between 1954 and 1958) and were living in congested neighbourhoods.

This was precisely when Lagos central was declared a ‘slum area’ due to the massive concentration of Low-Income earners and the alarming extent of unplanned development in the area. The Colonial Government at that particular time embarked on a massive rehabilitation and upgrade of the Central Lagos District through the provision of ultra modern infrastructures like multiple lane roads e.g in Broad street, in and outer Marina, Nnamdi Azikwe road through Tinubu Square to mention but a few, the provision of bridges and fly-overs as well as the re-allocation of land to multinational organizations for the construction of recreation parks and massive Departmental Stores/malls such as Kingsway Stores, Leventis, Bata, G.B.O, etc. as a result, there was then a need to relocate the entire residents to the outskirts as Surulere was at that time. Majority of the inhabitants of these hitherto unplanned areas, were generally of the Low-Income class who did not have anywhere else to move to, other than the one provided by the government.

The then Government, through the public works department under the auspices of Lagos Executive Development Board (LEDB) headed by Mr. J. W. Henderson, built these houses in Surulere which at that time, was a thick forest characterized by wild animals and fairy tales.

## **1.8.2 Estates Location**

### **1.8.2.1 Federal Low-Income Housing Estate Ipaja Alimosho**

The Estate is located in Alimosho Local Government Council Area of Lagos State. This area of the State used to be considered as a suburb which needed to be used as a satellite base to decongest Lagos Island, Mainland and Ikeja axis. The development around the Estate as at the time of research shows that it has experienced a great deal of transformation as the entire area has changed from being a quiet and serene

neighbourhood to a busy and congested place where noise pollution and excessive traffic is the order of the day. The income classes of the residents have also changed considerably giving room for a mixed income co-habitation in the Estate.

Fig 1.1 : Plan of Federal Low-Income housing Estate Ipaja showing the

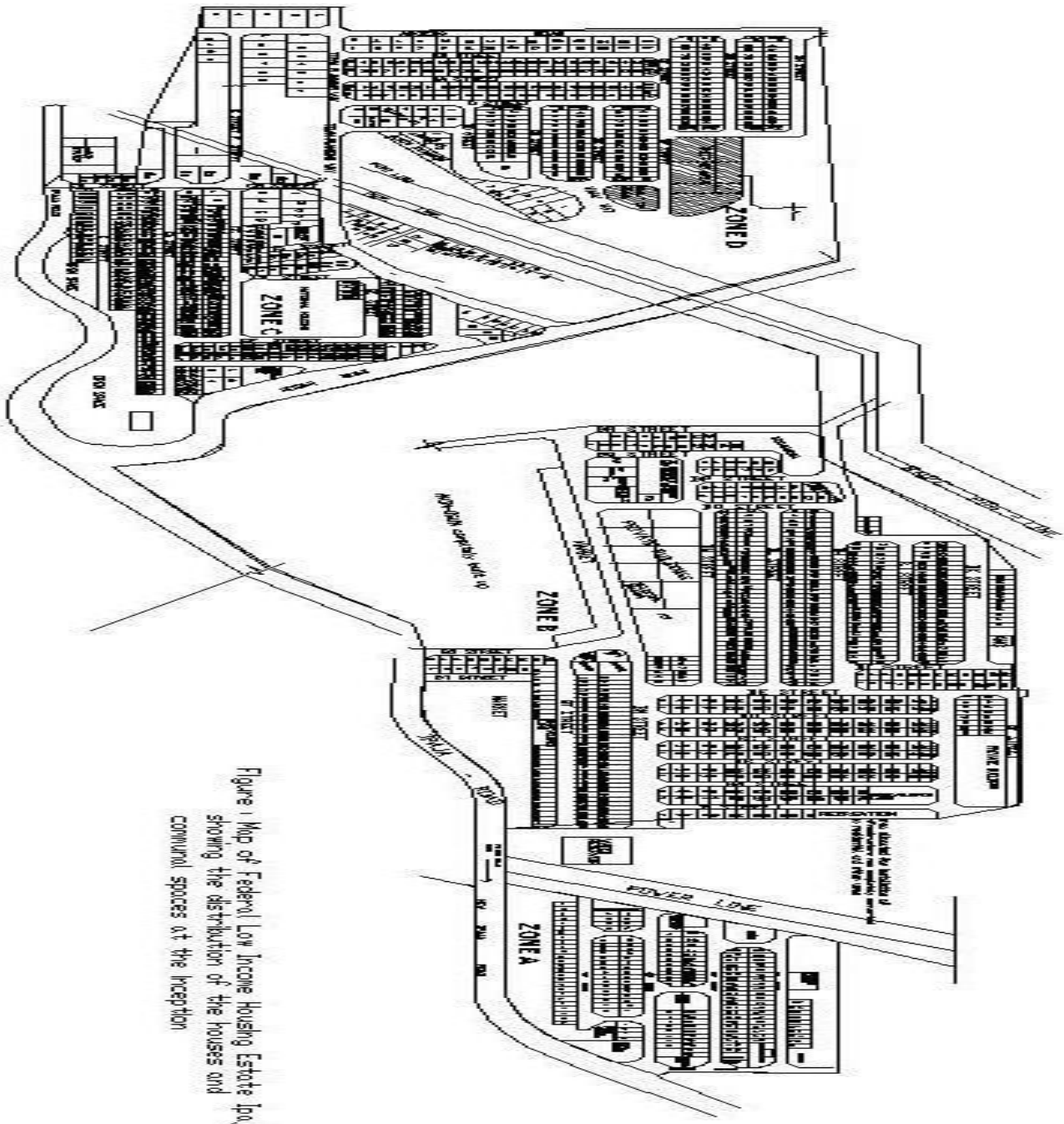
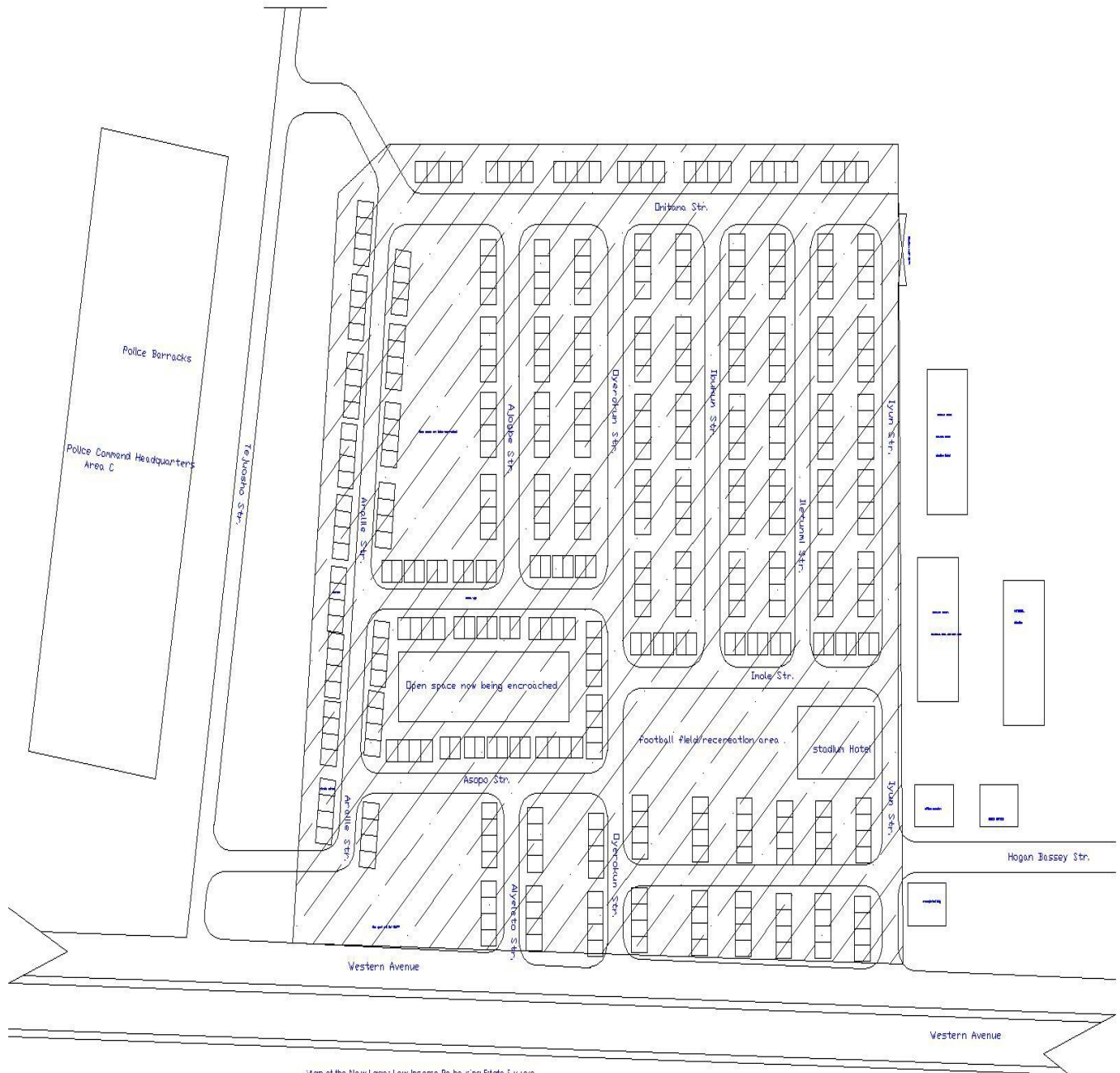


Figure 1 Map of Federal Low Income Housing Estate Ipaja showing the distribution of the houses and communal spaces at the inception

distribution of houses in the zones. ( Source: FMHU Devt., URP Div. Ipaja)

### **1.8.2.2 The New Lagos Re—Housing Estate Surulere (Phase 1)**

The Estate is located in the present Surulere Local Government Council Area and bounded on its four sides by Western Avenue in front, Tejuosho Street to the left, Iyun Street to right and at the back by a swampy landmass filled with untended refuge dump site. The Estate is now engulfed by different kinds of activities because of the inevitable concentration of more residential houses, educational facilities at all level, major and minor commercial facilities like the popular Tejuosho Market which has spread its tentacles even into the arteries of the Estate and its environs. The Estate's location as at the time of this research was considered central and easily accessible to most parts of the State which accounts for why the activities took place within the Estate as well as its surroundings.



Map of the New Lagos Low Income Housing Estate Surulere  
 Author's field work, 2009

Fig 2 : Plan of The New Lagos Re—Housing Estate Surulere showing the distribution of houses on the streets.

### **1.8.3. Allocation Systems**

#### **1.8.3.1. Federal Low-Income Housing (Shagari) Estate Ipaja**

The construction works for this particular Estate started in 1980 and was completed about 1982 when the allocation of the houses commenced. The houses were allocated to the target group through a ballot system between 1982 and 1983 where individual Low-Income households chose the type of house they desired probably depending on their household sizes. As part of the original concept behind the development of this Estate, the entire housing units have now been transferred completely to the initial allottees as full owners.

The Estate is made up of a total number of one thousand five hundred and fourteen (1,514) housing units of two typologies spread across four different zones (A-D), comprising One thousand two hundred and eighty four (1,284) units One-bedroom semi-detached twin bungalows, and Two hundred and thirty (230) units three-bedroom semi-detached bungalows. The total number of households that were allocated to the Estate at completion was One thousand five hundred and fourteen (1,514). The Estate was planned to also have two-bedroom typologies as part of its last phase of construction but was abandoned due to change in Government in 1983.

As at the time of research, the Estate had experienced obvious transformation in its entire fabric which include the residents' income composition which had transformed from being a purely Low-Income Housing Estate to a mixed housing Estate, sparsely populated to overpopulation, purely residential to one saddled with different forms of commercial and educational activities, pristine environment to one occasioned with worrisome hustling and bustling activities which are symptoms of over population and lack of adequate housing. Okosun (2005) noted that in Nigerian cities for instance, spatial concentration results in problems like cramped living condition, low urban neighbourhood quality and widespread land-use conversion in dwelling units and the neighbourhoods.

#### **1.8.3.2 New-Lagos Low-Income Housing Estate (Phase 1) Surulere**

The houses in the Estate were allocated to the original occupants through no particular pattern but through clusters of neighbourhoods as they were being displaced



and resettled in batches into any of the housing typologies as chosen by the individual households this was done during the British colonial administration between 1954 and 1958. The initial settlers were reluctant to relocate to the new Estate because they claimed that it was too far from their original abodes, that they had great affinity for their ancestral homes or places they had practically lived all their lives as well as the risk associated with living in such an area surrounded at that time by thick swampy forest but found the place quite elaborate and generous in terms of interior spaces such that multiple households in some cases were allocated a single housing unit for fear of living alone. This also shows that most of those who were initially allocated houses in this Estate shared many things in common ranging from the same social class, income group to ethnic and religious affiliations.

The Surulere Low Cost Housing Estate popularly called 'New-Lagos' was a planned Estate created purposely to re-house Low-Income earners who were displaced from the slum area of Central Lagos. A few of the houses at the end of the initial resettlement exercise were not occupied primarily due to some of the peoples' reluctance to move in. However, these unoccupied apartments were then left aside for philanthropic purposes by the Government to the needy. The situation on ground as at the time of research, showed that over the years, the original plan had been gradually defaced by unplanned modifications and additions being done to their houses by the residents and their current tenants, most of who were into all manner of businesses. The new Estate was initially allocated to beneficiaries on rent paying basis and were sold out-richtly to households who wished to remain permanently afterwards. The New Lagos Re-Housing Estate (Phase 1) is made up of four housing typologies each in rows of four- 175 units. single-bed-sitter, 636 units. one-bedroom units, 380 units. Two-bedroom units and 168 units. Three- bedroom bungalows making up a total of 1,359 housing units.

As at time of research, the Estate accommodates all manner of households from the very Low-Income earners to the middle income and even the high- income and super rich in the society. Other common features within the Estate are the invasion of the houses by commercial outfits which have somehow over-shadowed the residents and subdued the real essence of the Estate. This can be attributed to the over-commercialization of the areas as supported by (Jelili, Adedibu and Ayinla, 2006) when

they opined that over commercialization of an area could spore diverse transformation in the sense that, developers- individuals, corporate bodies, and even government tend to develop or redevelop properties in the area to the fullest, with the ultimate aim of maximizing the use of space, regardless of whether or not such an action is in the interest of physical planning and well being of the general household.

### 1.9 Public Housing (Low-income) Provision in Lagos State.

One of the first major efforts made by the government to provide public housing for the residents of Lagos was by the colonial administrators in the early 50s and then shortly after independence. In 1972, the Lagos Executive Development Board (LEDB), the Ikeja Area Planning Authority (IAPA) and the Epe Town Planning Authority were merged to form the Lagos State Development and Property Corporation (LSDPC) to stimulate greater efficiency and eliminate delay, waste and duplication of responsibilities in the housing sector. Table 1.1 summarizes the housing units constructed by some of these authorities. The Table shows that the period 1979-1983 under the Jakande administration witnessed a massive housing development.

Table 1.1- Planned Low-income Housing Schemes in Metropolitan Lagos.

Housing Agency	Scheme	Remarks
Lagos Executive Development Board (LEDB) 1955-1975	Slum clearance of Central Lagos 1955 to early 1960's Olowogbowo Re-housing schemes New-Lagos Re-Housing Schemes	1,847 family houses in Surulere, 1,337 families resettled in low-income rented houses subsidized by Ministry of Lagos Affairs
	Other housing schemes in Surulere	14,537 families (dwellers) were provided with housing
Lagos State Development and Property Corporation (LSDPC), 1972 – 1979	Resettlement of slum dwellers from central Lagos to Ogba and low-income housing Isolo	1,000 families housed
Federal Housing	Under 1975 – 1980 and 1981-1985 plan periods	6,000 housing units
LSDPC, 1979 to 2009	Low-income housing	16,878 housing units
	Medium – income housing	1,790 housing units

Source: LSDPC (n-d 2009).

## 2.0 Summary

This chapter was geared towards examining the nature of the research and discussing at length the general issues concerning housing transformation thereby identifying the gaps found in literature with particular reference to the growing challenges of housing transformation in the study area. The chapter also x-rayed the research aim and objectives alongside the specific questions to which answers will be sort in the course of the study. A comprehensive statement of the research problem was embarked upon to portray the magnitude of housing transformation which may have been dictated by several interwoven and multiplicity of factors including the lack of adequate housing for the low-income.

A brief and detailed exploration of Lagos State and the past attempts towards housing the low-income citizens in the State were examined. The scope of study which sets out to define the boundaries of the research was clearly outlined as well as the limitations encountered in the course of study and how they were surmounted.