

# **EVALUATION OF PUBLIC HOUSING IN OGUN STATE, NIGERIA**

A PhD Thesis

**By**

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in Architecture, Covenant University, Canaan Land, Ota, Ogun State, Nigeria.

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## **DECLARATION**

I, Ibem, Eziyi Offia, declare that the work referred to in this thesis was carried out entirely by me under the supervision of Dr. (Mrs.) O.O. Amole (Main Supervisor) and Prof. O. Solanke (Co-Supervisor) both of the Department of Architecture, Covenant University, Canaan Land, Ota, Ogun State. Therefore, no portion of the thesis has been submitted in support of an application for another degree or qualification of this or any other University or other institution of learning. All sources of scholarly information referred to in this thesis were properly acknowledged.

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**IBEM, Eziyi Offia**

## CERTIFICATION

This thesis entitled Evaluation of Public Housing in Ogun State, Nigeria carried out by Ibem, Eziyi Offia under my supervision meets the regulations governing the award of the degree of Doctor of Philosophy (PhD) in Architecture of the Covenant University, Ota, Ogun State, Nigeria. I certify that it has not been submitted in part or full for the award of the degree of PhD 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**

.....to Almighty God for His grace that has never waned in my life, and to

My wife, Love

My children, Nmesomachukwu and Chukwuebuka

My Mother, Esther.

## ACKNOWLEDGEMENT

To prepare a shortlist of those to whom gratitude should be extended to in a study like this that took a number of years to complete is almost as difficult as the study itself. For such a task as this, oversight and limitation find meaning and expression. I therefore appreciate that I may not be able to acknowledge all worthies in this page, but rest in the confidence that such worthies would understand and bear with my limitation in this regard.

My heart-felt thanks go to my supervisors Dr. (Mrs.) O.O Amole and Prof. O Solanke for their guidance and encouragement during the course of my study. I really appreciate you for always encouraging me and providing direction. My thanks go to Covenant University for the opportunity granted me to undertake this work. I would also like to express my sincere gratitude and appreciation to my colleagues and staff in the department of Architecture Covenant University, Ota, who contributed in one way or the other in completing this thesis. Particularly to Prof. E.A Adeyemi for the leadership and mentorship he provided, Dr. Oluwatayo, Dr. Alagbe and Dr. Adeboye for the technical support, as well as my office mates Arc Aderonmu and Arc (Mrs.) Fulani for the friendly and favourable office atmosphere they provided.

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## ABSTRACT

Governments all over the world are taking steps to address the problem of providing adequate and affordable housing to their people. Ogun State Government in Southwest Nigeria is not left out in this drive, and thus initiated an integrated public housing programme in 2003 with the assumption that the use of different strategies by different organizations will result in the provision of adequate housing and improved quality of life for different categories of people in the State. In view of the fact that the validity of this assumption has not been formally examined, this research therefore aimed at evaluating public housing in Ogun State, Nigeria, with a view to examining the extent to which the different housing delivery strategies have provided adequate and satisfactory housing and influenced the quality of life of residents of public housing in the State.

Survey and qualitative research strategies as well as proportionate and purposive sampling techniques were used in selecting respondents. Primary data was obtained through the administration of questionnaire to 90 purposely selected staff members, and oral interviews with four senior management staff in four key public housing agencies. In addition, questionnaire and observation schedule were used in obtaining data from 517 housing units selected from four different housing delivery strategies based on the proportion of their occurrence in nine newly constructed public housing estates. The quantitative data was analysed using frequencies, percentages, cross tabulations, discriminant, principal component and categorical regression analyses; while the qualitative data was analysed using content analysis.

Findings show that the four public housing agencies sampled were rated as having adequate organizational capacity in public housing provision. However, housing provided by the agencies was rated affordable, inadequate and not satisfactory by the residents. Although, public housing estates sampled lacked basic socio-economic infrastructure, majority of the respondents felt satisfied with life in their current residences. The study found significant differences in socio-economic characteristics of residents and levels of housing adequacy and satisfaction across the four strategies. Whereas the Core housing strategy provided housing for low-income earners and was rated as having provided the most adequate and satisfactory housing, the Turnkey and Public-Private Partnership (PPP) strategies provided the least adequate and satisfactory housing respectively for middle-income earners. The Shell strategy which provided housing for high-income class had the highest proportion of those who felt satisfied with life. Satisfaction with management of housing estates and housing unit attributes among other attributes discriminated

between the residents who were satisfied with life and those who were not. Housing unit attributes were rated the most adequate and satisfactory while socio-economic infrastructure and neighbourhood facilities were rated the least adequate and least satisfactory housing attributes.

Findings also show that housing delivery strategies, additional space requirement in the housing units, organizational capacity as well as age, income and tenure status of respondents among others were significant predictors of housing adequacy and residential satisfaction in the study area. Residential satisfaction, tenure status, housing adequacy, housing delivery strategies, length of residency, income and age of respondents were factors that influenced satisfaction with life in the housing estates. Although findings of the study are consistent with the findings of prior research; the categorical regression analysis ( $R^2 = 1.000$ ,  $F=718909256$ ;  $P=0.000$ ) however shows that adequate housing ( $Beta=1.000$ ,  $F=528886811$ ;  $P=0.000$ ) was the strongest predictor of, and closely related to, residential satisfaction; and that housing adequacy and residential satisfaction have significant influence on satisfaction with life.

The findings imply that the different housing delivery strategies used in public housing perform differently in terms of residents' perceived adequacy and satisfaction; the levels of housing adequacy and satisfaction as well as quality of life in public housing can be enhanced through adequate provision and maintenance of basic housing infrastructure and neighbourhood facilities; housing adequacy and satisfaction can be used as synonymous concept in the evaluation of housings; and the underlying assumption in public housing in Ogun State is valid.

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