

ASSESSMENT OF FACTORS INFLUENCING HOUSING QUALITY IN THE COASTAL COMMUNITY

Thomas, Oluwatosin Samuel*; Hassan, Adebola Olaoluwa

Department of Urban and Regional Planning, Obafemi Awolowo University, Ile-Ife, Nigeria

Sadibo0909@gmail.com

ABSTRACT

This paper aimed at examining the factors influencing coastal housing quality in Ondo state, Nigeria. The main objective of this study is to identify those factors that affect the coastal housing quality and to evaluate the significance of those factors on housing quality in the study area. 169 settlements were sampled from study area and the research was conducted through questionnaire survey. The data collected was analysed using the Statistical Package for Social Sciences (SPSS v22). The research uncovered that the main factors influencing housing quality in the study area are physical dwelling condition and infrastructure. And the research revealed that there is a significant relationship between these factors and housing quality in the coastal area of Ondo state.

Keywords: Housing quality; Coastal Settlements; Ilaje L.G.A

1. INTRODUCTION

The major contributing factor to the growing incidence of poor housing is urbanization and population growths that are apace on the increase, this has resulted in a high degree of, overstretch physical housing components. The consequence of this housing downside is leading into growing incidence of shanties, overcrowded houses and slums, inadequate water supply, poor sanitary condition, pollution, poor transportation system, poor electrification and dilapidated residential buildings that are closely associated with poor housing quality (Olotuah, 2009; Olayiwola, 2012). Although, some scholars (Agabi and Odekunle, 2014; Anofojie, Adeleye and Kadiri, 2014; Olatunji, 2014; Olotuah, 2016) argued that poor housing quality has become a threat to healthy living, notably within the urban and rural areas which embody coastal area.

How to cite this article. Thomas, O. S. and Hassan, A. O. (2018). Assessment of Factors Influencing Housing Quality in the Coastal Community. *International Journal of Innovation and Sustainability*, 2: 1-8

The need for adequate and good housing is a growing challenge within the coastal area of Nigeria. This is often attributable to the quality of this area tied to climate variability, land and sea interaction and environmental degradation as a result of exploration and exploitation of its natural resources, notably crude oil (Thomas, 2017; Daibi-Oruene, Ebiloma and Bumaa, 2017; Osawere, 2017; Ebiloma, D. O., Daibi-Oruene and Bumaa, 2017; Adongoi, Brown and Udensi, 2017; Ebiloma and Oladokun, 2017). The deplorable condition of housing has remained a serious challenge encountered by people in these areas. This has been coupled to grossly insufficient budgetary allocation to the areas as well as the poor implementation of existing housing policies. Studies with a specific focus on the housing scenario within the coastal areas of Nigeria are largely scarce. To this end, the study examined factors influencing housing quality in Ilaje coastal areas of Ondo State based on coastal dwellers' perception.

2. LITERATURE REVIEW

Housing Quality is a product of objective and subjective judgment (Olayiwola, 1997). It arises from the general perception that people within the setting of interest hold towards what they see as the vital elements of the settling at a specific point in time. Several scholars have measured factor influencing housing quality using objective view and subjective view. For instance for the objective view; Adenuga, (2013) and Rateb et al. (2014) measured factor affecting the quality of housing considering skilled professional view. Meanwhile, Aliu and Adebayo (2010); Muhammad, Kasim, and Martin (2015); Adedire and Adegbile (2017) used a subjective view in measuring factor influencing housing quality in their study.

Muhammad, Kasim, and Martin (2015) identified that personal and combination socio-economic characteristics and individual preference/taste/choice of the neighbourhood were the main factors influencing residential housing quality within the designated areas of Bauchi Metropolis, Northern Nigeria. Also finding from the work of Adedire and Adegbile (2017) revealed that housing initiatives, residential segregation, and residents' socio-economic attributes are the foremost factors influencing housing characteristics in Lagos peripheral settlement. However, a common issue was discussed by these scholars however the physical terrain of their case areas was quite different from this study area.

Factors Influencing Housing Quality

Several studies have argued that Socio-economic attributes of residents have a major influence on the housing quality in any geographic region (Olayiwola et al.2006; Ibem and Amole 2010; Jiboye, 2010).The quality of housing in any area is a function of the socioeconomic composition of the residents. According to Ibem and Amole (2013) age is one of most vital predictors that determine the quality of housing of an individual. Residents' income type is one of the commonest gauges for activity housing quality (Apansila 2016). It is an economic indicator which has a strong relationship with the housing quality of an area (shabu and Uchi 2013).

Physical, infrastructural and environmental characteristics of housing have been reported to be necessary determinants of how residents' perceive housing quality. Yoade (2015) examined physical and environmental characteristics of the traditional core area of Ile-Ife. The study revealed that residents' perception of housing quality in Ile-Ife is poor, due to lack of basic amenities which make human habitation not to be suitable. The study further revealed that housing facilities within the study area, like many others places in Nigeria were in a very deplorable state. Beyond any doubt, the nature of housing within the coastal area is yet to be properly documented.

More so, the livable and sustainable environment can be achieved through the improvement of the living environment by providing basic infrastructure and social services (Olufayo, Omole and Lawanson, 2013). On this note, Owoeye and Ogundiran (2015) investigated the effect of an urban lounge on housing and environmental quality of Moniya community in Ibadan, Oyo State, Nigeria. The study revealed that the level of congestion, the poor state of roads and buildings, the inefficiency of infrastructure and public services and loss of available ones are owing to the poor maintenance culture of residents. Many other factors that are found in the literature responsible for factors influencing residents' perception of housing quality weren't thought of. This study seeks to fill this gap.

3. STUDY AREA

The coastal area of Ondo State is largely found in the Ilaje Local Government Area. Ilaje local government area was carved out of the Ilaje/Ese-Odo local government on October 1st, 1996 by the then Military Head of State with their headquarters at Igbokoda. The defunct local government area was split with the intention of spreading development to places that has not been impacted on, and to enable a level of autonomy that can enhance the holistic development of the region (Osopadec, 2010).

Ilaje local government situates roughly between longitude 6°20' and 6°00' North and latitude 4°45' and 5°45' East. It shares boundaries

with Ese-odo local government of Ondo State in the North, the Atlantic Ocean in the South, Ogun state in the West and Delta state in the East. (Ilaje Renaissance, 2013). The local government has about 80 km long shoreline, thereby giving Ondo State one of the largest coastlines in Nigeria.

The physical geography of the area, apart from communities located in the upland that has extensive undulating plain, which is a characteristic of the South-western part of Nigeria. All other

communities fall within the coastline and its covered by troughs and undulating lowland surfaces. The coastline consists of rivers, creeks, estuaries and stagnant swamp covers. The extreme south of the area is covered by silt, mud and superficial sedimentary deposits. The region falls within the tropical rain forest zone. The ecosystem of the area is highly diverse and supportive of numerous species of terrestrial and aquatic flora and fauna and human life.

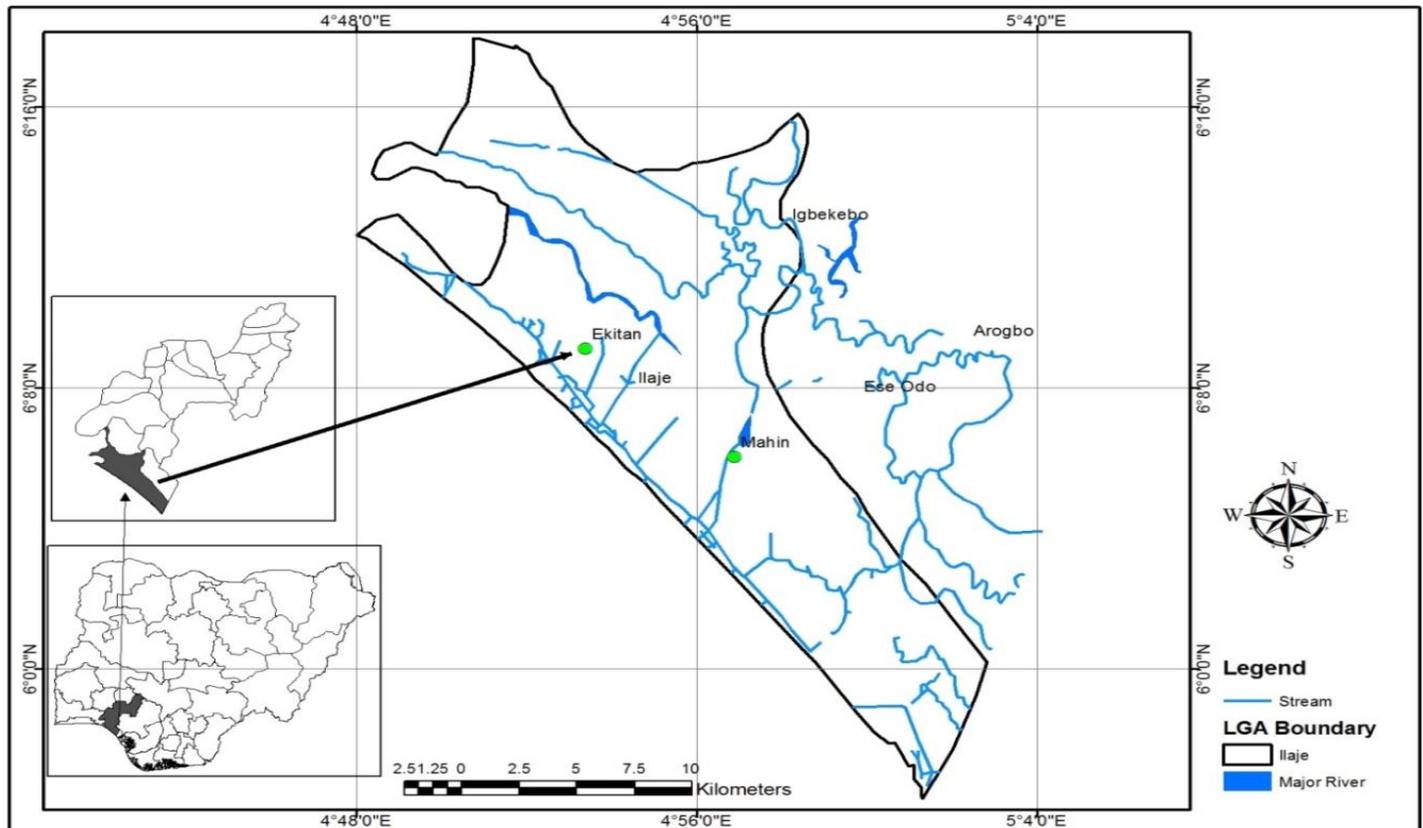


Figure 1. Map of Ilaje Coastal Area of Ondo State

4. METHODOLOGY

The study used primary data obtained through administration of questionnaire on household heads in the selected settlements of Ilaje coastal area of Ondo State. There are 169 settlements in the coastal areas of Ondo State with sixty-six huts, fifty-one hamlets, and fifty-two small towns. Using systematic sampling technique one out of every 10 settlement (10%) was selected: 7 huts, 6 hamlets, and 6 small towns. A total of 2,123 houses were identified in the selected settlements. Systematic random sampling was used to select

10% of these houses. In all, 213 copies of the questionnaire were administered, while copies 211 questionnaires were retrieved and analyzed; given a recovery rate of 99.0%.

5. RESEARCH FINDINGS

5.1 Coastal Dwellers Socio-Economics Characteristics

Five coastal dwellers socio-economics attributes are examined. These are household size, marital status, Age, income status and dwellers' length of stay within the respective coastal settlements. These five attributes are identified to

shape behaviour and determine the perceptions of residents on specific housing attributes.

The household size of coastal dwellers in study area shows that there is a high level of small family size within the study area is a crucial indicator to determine the level of satisfaction particularly when considering the spatial configuration of the area. Income of the coastal dwellers was classified using the civil service income grade level. Household heads on remuneration grade level 01-06 were classified as low-income earners, while those on grade level 07-10 were middle-income earners. The high-income earners were those remuneration grade level 11 and above. The low-income monthly earnings were less than ₦24,500 while that of medium income earners was between ₦25,501 to ₦54,000 and high-income earner was higher than ₦54,000.

Analysis revealed that there is variation in income of coastal dwellers across the settlements categorizes. The conclusion is also drawn that the low-income earners accounted for 55.9% of the respondents within the study area. While 58.1% of the coastal dwellers of small town settlements were within the low-income group, 42.3% and 68.6% respectively were within the income group of hamlet and hut settlements. The average monthly income computed for the small town, hamlets and hut settlements were ₦ 34,154.00, ₦32,654.00 and ₦22,829.00. The above variations in income were statistically significant as a result of (Chi-square) showed that ($F=4.753$ and $P=0.010$).

The study found that 72.9% of the respondents were between thirty-one and sixty years old with a mean age of 41 years old, while 54.5% of the respondents are married. Another vital attributes of coastal dwellers that has been established to be significant to the present study is

that the length of stay in a residence. More than half of the total respondents have lived less than eleven years in the study area due to one reason or the others.

5.2: Factor influencing coastal dwellers' perception of housing quality in Study Area

Factor analysis was used to determine the factors influencing coastal dweller's perception of housing. Twenty –seven linear components were extracted for this analysis; this explained the structure of the variables that has been studied and was used in the reduction of the variables into six factors. Variables loading above 0.50 have been highlighted. Also, only factors that had at least three variables which are highly loaded than 0.50 would be named and discussed. This implies that factor 1, 2, 3, 4 and 6 will be named in Table 1.

Eight variables were highly loaded on factor 1. These variables were toilet state (0.880), waste disposal facilities (0.859), kitchen state (0.835), overall housing environment (0.766), safety (0.764), privacy at home/community (0.736), access to road network (0.670) and bathroom state (0.631). These variables are associated with physical condition of the study population housing. It can therefore be termed physical dwelling condition factor.

The second determinants of residents' perception of housing quality in column two has five variables that were highly loaded on it. These variables were health facilities (0.883), potable water supply (0.869), electricity supply (0.822), market (0.815) and access to transports network (0.572). Factor 2 is associated with infrastructure elements that make housing suitable. It can therefore be termed infrastructural factor.

Table 1: Extracted Determinants of Residents' Perception of Housing Quality Component

	1	2	3	4	5	6
Toilet	.880					
waste disposal facilities	.859					
Kitchen state	.835					
overall housing environment	.766					
Neighbourhood security	.764					
Privacy at home /community	.736					
Access to road network	.670				.559	
Bathroom state	.631					
Health facilities		.883				
Water supply		.869				
Electricity supply		.822				
Market		.815				
Good transportation network		.572				
Access to primary school			.874			
Ventilation			.851			
Room size			.680			
Wall state						
Access to building material				.886		
Aesthetic appearance				.856		
Drainage system				.822		
Access to secondary school					.856	
Household size						
Marital status						.562
Length of stay						.538
Recreational facilities						.502
Age						
Income						

Extraction Method: Principal Component Analysis.

Rotation Method: Varimax with Kaiser Normalization.

Rotation converged in 17 iterations.

The third determinants of the study population perception of housing quality in column three has three variables which were highly loaded on it. These variables were access to primary school (0.874), ventilation (0.851) and room size (0.680). These loadings can be regarded as dwelling unit features.

The fourth determinants in column four has three variables that were highly loaded on it. These variables were accessibility to building material

(0.886), aesthetic appearance (0.856) and drainage system (0.820). These loading can be regarded as environment factor. Another determinant of coastal dwellers' perception of housing quality in column six has three variables that were highly loaded on it. These variables were marital status (0.562), length of stay (0.538) and recreational facilities (0.502). These loading can be regarded as socio-economic factor.

The extracted determinants of coastal dwellers' perception of housing quality in Ondo State revealed that physical dwelling condition factor explained 19.66% of the variance while infrastructural factor, dwelling unit characteristics factor, environmental factor and socio-economics factor accounted for 14.53%, 10.02%, 9.87% and 7.40% respectively. The factors collectively accounted 61.48% of the variance of the factors influencing the study population perception of housing quality in study area.

Conclusion

Therefore, it can be concluded that the cogent factor influencing the residents' perception of housing quality in the coastal area of Ondo State were the physical dwelling condition, infrastructural, dwelling unit features, environment and socio-economic factor. More so, information on the present state and condition of the housing stock in the coastal area of Ondo State was provided. It was also concluded that the perception of housing quality in the coastal area of Ondo State varied significantly across the settlement categories with respect to the residents' socio-economic characteristics.

REFERENCES

- Adedire F. M. and Adegbile M. B. O. (2017): Factors Influencing Housing Characteristics in Lagos Peripheral Settlements: Case of Ikorodu. *Architecture Research* 7 (5): 191-200.
- Adenuga, O.A. (2013): Factors Affecting Quality in the Delivery of Public Housing Projects in Lagos State, Nigeria. *International Journal of Engineering and Technology*, 3 (3), 333-344.
- Adongoi, T., Brown, A. S. and Udensi, L. O. (2017). The Impact of Sea Robbery on Artisanal Fishing in Rural Settlements in Niger Delta Region of Nigeria. *International Journal of Innovation and Sustainability*, 1 (2017) 32-43.
- Agabi, J. and Odekunle J. F., (2014): Housing Quality of Residential Neighbourhoods in Nigeria: Focus on Low Density Areas of BirninKebbi, Kebbi State. *Covenant Journal of Research in the Built Environment*, 2(2), 148-164.
- Aliu, I. R and Adebayo, A. (2010): Evaluating the Influence of Housing Quality on Urban Residents' Well Being: The Case of Lagos, Nigeria. *International Journal of Academic Research*, 2 (6), 401-409.
- Anofojie, A. E., Adeleye O. A. and Kadiri, M. A., (2014): Housing Quality Assessment in Selected Public Residential Estates in Amuwo-Odofin L.G.A, Lagos, Nigeria, *International Journal of Research In Earth & Environmental Sciences* 2(6), 7-16
- Apanisile B.O (2016): Residents' Perception Of Government- Supported Solid Waste Management Services In Osun State, Nigeria, Unpublished M.Sc. Thesis, Department of Urban and Regional Planning, ObafemiAwolowo University, Ile-Ife, Nigeria.
- Babalola, O. D., Ibem, E. O., Olotuah, A. O. and Fulani, O. A. (2016): Residents' Perception of Quality of Public Housing in Lagos, Nigeria. *International Journal of Applied Environmental Sciences*, 11 (2): 583-598.
- Daibi-Oruene, W. D., Ebiloma, D. O. and Bumaa, F. N. (2017). The Need for Sustainability in the Planning and Control Stages of Construction Projects in Nigeria. *International Journal of Innovation and Sustainability*, 1 (2017) 1-9.
- Ebiloma, D. O. and Oladokun, M. G. (2017). The Use of Binary Logistic Regression on the Awareness Level of Building Information Modelling in Nigeria. *International Journal of Innovation and Sustainability*, 1: 44-55

- Ebiloma, D. O., Daibi-Oruene, W. D. and Bumaa, F. N. (2017). Application of Multiple Regressions on the Impact of Building Information Modelling Adoption Drivers on Sustainable Construction in Nigeria. *International Journal of Innovation and Sustainability*, 1 (2017) 22- 31
- Ibem, E. O. and Amole, O. O. (2010): Evaluation of Public Housing Programmes in Nigeria: A Theoretical and Conceptual Approach. *The Built and Human Environment Review*, 3, 88-116.
- Ibem, E.O. and Amole, D. (2013): Residential Satisfaction in Public Core Housing in Abeokuta, Ogun State, Nigeria. *Journal of Social Research Indicators*, 113 (1), 563-581.
- Jiboye, A. D. (2010): The correlates of public housing satisfaction in Lagos, Nigeria. *Journal of Geography and Regional Planning*, 3(2), 17– 28.
- Muhammad, M. S., Kasim, R., and Martin, D. (2015): An Evaluation of Factors Influencing Residential Segregation in Selected Areas of Bauchi Metropolis, Northern Nigeria. *Mediterranean Journal of Social Sciences*, 6(2), 127-140
- Olatunji S.A., (2014): A Study of Students' Housing Quality in Ladoke Akintola University of Technology (Lautech), Ogbomoso, Nigeria, *Journal of Environment and Earth Science*, 4(18), 13-18.
- Olayiwola, L. M. (1997): Environmental Quality in Nigeria. A Case Study of University Living Quarters. *Ife Planning Journal*, 1, 71-76.
- Olayiwola, L.; Adeleye, O. and Jiboye, A. (2006): *Effect of Socio-Cultural factors on Housing Quality in Osogbo, Nigeria*. In "Construction in developing Economies: New Issues and Challenges" CIB W107 Construction in Developing Countries International Symposium 18-20 January.
- Olayiwola, L. M. (2012): *The Journey through the Corridor of Housing*, Inaugural Lecture Series 252, Obafemi Awolowo University Press, Ile-Ife.
- Olotuah, O.A. (2009): Demystifying the Nigerian Urban Housing Question. Inaugural Lecture Series 53, Federal University of Technology Akure, Nigeria.
- Olotuah, A.O. (2016): An Appraisal of Housing and Neighbourhood Quality in Residential Estates in Akure, Nigeria. *Mediterranean Journal of Social Sciences*, 7(3), 424- 430.
- Olufayo, O.; Omole, F.1 and Lawanson, T., (2013): Utilizing Creeks for Integrated Rural Coastal Development of Ilaje Area of Nigeria. *Ethiopian Journal of Environmental Studies and Management*, 6(3), 294-299.
- Osawere, J. A. (2017). Analysis of the Effect of Price Fluctuation(S) on the Retail Marketing of Tomato in Selected Markets in Ibadan South West Local Government Area of Oyo State. *International Journal of Innovation and Sustainability*, 1 (2017) 10-21.
- OSOPADEC, (2010): Ondo State Oil Producing Areas Development Commission <http://www.osopadec.org>
- Owoeye, J. O. and Ogundiran, A.O., (2015): A Study on Housing and Environmental Quality of Moniya Community in Ibadan, Nigeria. *International Journal of Physical and Human Geography*, 3(1), 31-45
- Rateb J.S., Rifat O.S., Amjjad A.S., Taghrid S. (2014): *Factor Affecting Quality in the Jordanian Housing Sector*. International

Journal of Housing Market and Analysis
7(2) 175-188.

Shabu T. and Uchi, T.S. (2013): Residents' Perception Of Environmental Quality in Judges Quarters Of Makurdi Town, Nigeria. *Journal of Human and Social Science Research*, 1(1), 39 – 49.

Thomas, O.S, (2017): Resident's Perception of Housing Quality in the Coastal area of Ondo State, Nigeria. Unpublished M.Sc. Thesis. Department of Urban and Regional Planning, Obafemi Awolowo University, Ile Ife, Nigeria.

Yoade, A.O. (2015): Physical Characteristics of Core Area of Ile-Ife, Nigeria. *Analele Universității din Oradea, Seria Geografie*, XXV(2),137-147