



**CENTRE FOR HUMAN SETTLEMENTS
AND URBAN DEVELOPMENT JOURNAL**
FEDERAL UNIVERSITY OF TECHNOLOGY, MINNA
CHSUDJ



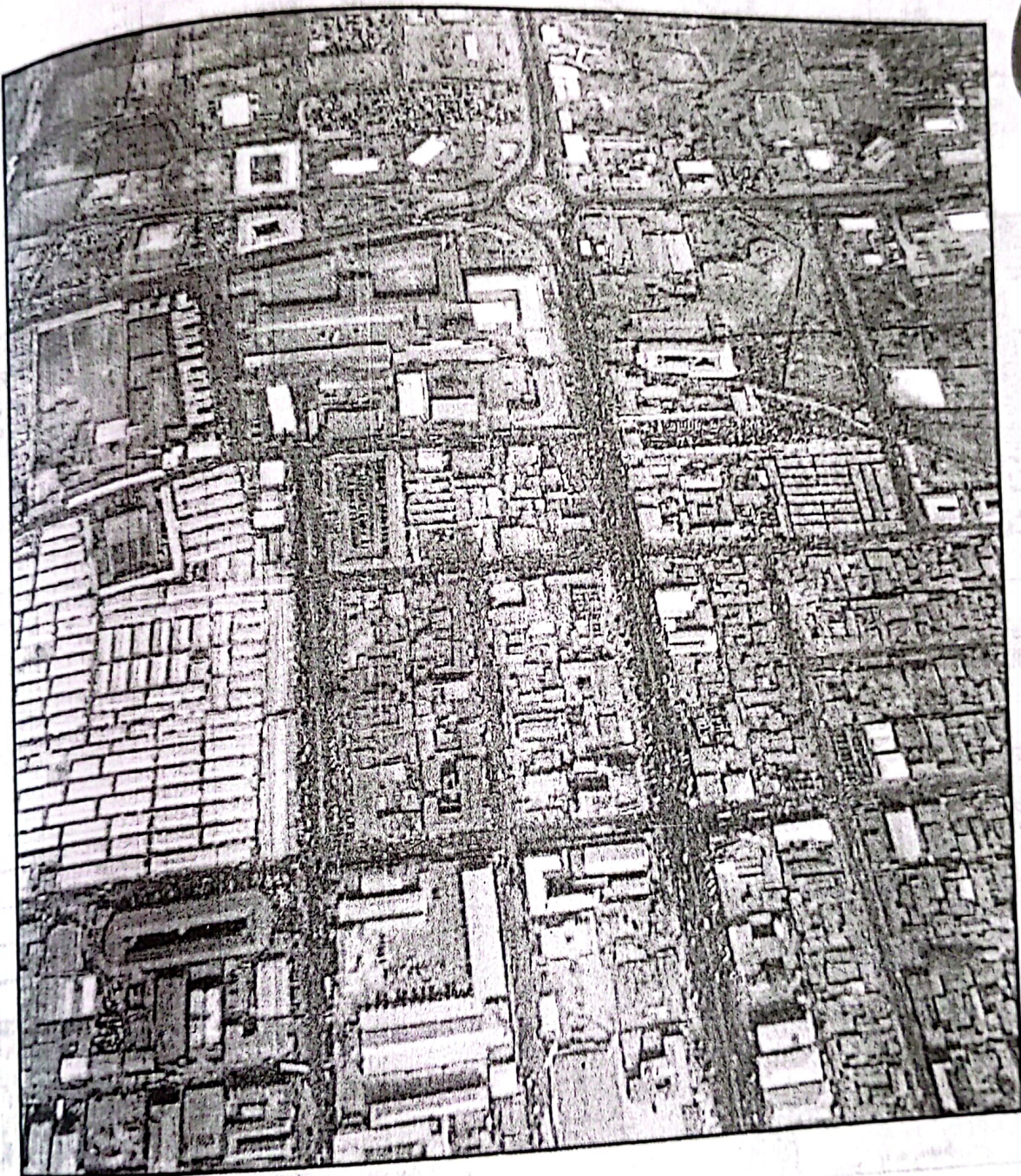
VOLUME 3

No. 1

JUNE, 2012

ISSN NO: 2141-7601

13



**CENTRE FOR HUMAN SETTLEMENTS AND URBAN DEVELOPMENT,
FEDERAL UNIVERSITY OF TECHNOLOGY,
P.M.B. 65 MINNA, NIGER STATE.**

Table of Contents

	Pages
Effect of Current Resistivity Methods for Groundwater Prospecting in Hardrock Terrains: A Sustainable Approach to Providing Sustainable Portable Water: C. Unuevho, K.M Onuoha Y.B. Alkali	1 - 16
Role of Islamic Built Environment Criteria and Privacy in the Evolutionary Trend of the Traditional House Typology: Dr. Hamza Babangida	17 - 30
Assessment of the Quality and Safety of Talba Housing Estate Minna, Niger State, Nigeria: Ohadugha Chukwudi B. and Martins Valda.	31 - 42
Determinants of Capital Structure: Lessons from Some Unquoted Construction firms: Oshin R.A.	43- 50
Assessment of Residents' Satisfaction in Public Housing Estates in Ilorin, Nigeria: Oshin R.A., Ahmed Y.A. and Lawal L.O.	51- 61
Multiple Vulnerabilities and Urban Health Challenges from Extreme Weather Events in Nigeria: Raheem Usman A., Olorunfemi F.B., Sulyman A.O. and Awotayo, G.P	62 - 72
Impact of Urbanization on the Sustainability of Ikot Ekpene Urban Environment of Akwa Ibom State: Samuel J. Udoudoh.	73 - 87
Assessment of Public Private Partnership (PPP) Housing Scheme: A case study of Talba Housing Project Minna, Nigeria: Isah Abubakar D. & Muhammad Isa B.	88 - 97
Review of Waste Management Techniques in Parts of Niger Delta, Nigeria: Amadi A.N., Ogwankwoala H.O., Eze C.J., Alkali Y.B., and Wasiri S.H.	98 - 108
Occupancy Evaluation of Affordable Mass Housing Estate at Karshi Abuja, Nigeria: Oshin Sarah K.	109-116
Improving The Quantity Surveyors Practice: The Case of In-Situ Concrete Work Valuation Nigeria: Anosike M.N. , Mosaku T.O., Amusan, L.M. Owolabi J.D and Oyekan G.L.	117 - 126
Properties of Cement Stabilized Termite Mound Building Blocks: Ogunbode E.B., Akanmu O., Kure M.A., Jimoh I.O. and Isa R.B.	127 - 135

AN ASSESSMENT OF RESIDENTS' SATISFACTION IN PUBLIC HOUSING ESTATES IN ILORIN, NIGERIA.

OLAWETO R.A. Ph. D., AHMED Y. A. Ph.D. & *LAWAL L. O.

Department of Geography and Environmental Management,
University of Ilorin, Ilorin, Nigeria.

E mail: ralfabbey@yahoo.com

*Department of Geography, Kwara State College of Education, Ilorin, Nigeria.

ABSTRACT

This study examines residents' assessment of satisfaction levels of public housing estates in Ilorin with a view to assessing the quality and standards of housing estates in the study area. Both primary and secondary data were sourced using questionnaire administration. In all, 303 questionnaire samples were administered using stratified-systematic sampling method. This is about 10% of the household heads of the residents within the estates. Simple percentage was used to measure satisfaction on each satisfaction index considered while stepwise multiple regressions were adapted to measure the predictors of satisfaction among respondents. The findings revealed that Mandate II housing estate ranked first in over-all average satisfaction index of 62%, while others were rated with lower levels of satisfaction. In the same vein, five variables X_{11} , (availability of open space), X_6 (number of rooms), X_{14} (Quality of drainage system), X_2 (size of rooms), X_1 (size of bathrooms/conveniences) emerged as the predictor of satisfaction with joint contribution of 93.3% rendering other variables less significant in determining residents' satisfaction levels. The study recommends improvement of basic infrastructure new social amenities and provision of more public housing estates for people such that the Millennium Development Goals could be achieved extensively.

Key Words: Housing, Infrastructure, Satisfaction, Recreation, Welfare, Ownership.

1.0 INTRODUCTION

For a long time, geographers, architects, town planners as well as engineers dealing with housing have concerned themselves with the physical and structural designs until recently when light is beamed on occupier's satisfaction of housing. Residential satisfaction is more than considering just the technical quality of the constituent components of the building; it also includes how well housing conditions have met the needs and expectations of the occupiers (Olatubara and Fatoye, 2006). Housing is ranked second to food in terms of human need and has profound impact on health, well being and productivity of individual (Grimes, 1976). The consideration of housing value usually gives less preference to important components such as space, utilities, community facilities and services, energy and water supply, sewage,

as well as accessible roads, at the expense of quality and standardization.

Colonial quarters for expatriates were equivalent of public housing estates before the government formerly involved in housing provision. Nigeria in its (1975-1980) National Development Plans in Nigeria heralded the provision of public residential estates by government to meet the increasing housing need. Public housing estates which are supposed to have basic infrastructural facilities and services such as good roads, electricity and potable water supply to enhance the people's welfare are usually lacking or inadequately provided. Although these will affect the level of satisfaction on residents, never the less they are given less priority. The consensus of past studies however indicated that housing facilities among other features should be given priority for future housing provisions.

This could be done through evaluation of occupant's satisfaction within existing ones in order to project basics for housing standards and quality (Mukhtar 2005). This is borne from the fact that a good understanding of what constitutes satisfaction of occupier's of housing will assist in re-focusing priorities of various stakeholders in building public estates and in future development. In the last two decades in Nigeria, various State Governments have been involved in the provision of public estates in various State Capitals with a view to increasing accessibility to affordable accommodation and other social infrastructures.

Atolagbe (2007) describes housing as an advance or more sophisticated stage of shelter plus a sanitary, conducive living environment, the latter including educational, market, transportation, recreational, shopping, security facilities, privacy and so on. Provision of housing is necessitated by a high demand for it, particularly in the urban area as a result of increase in urban population and the need to house the increasing civil servants in the State headquarters. However, provision of housing cannot be said to be successfully until it meets the needs and expectation of occupiers which is to a large extent determined by numerous variables.

Housing as a concept is as old as time of man's consciousness for a defined settlement rather than wandering. It usually has tremendous impact on one's life style, state of mind, health as well as productivity. Atolagbe (2007:12) views housing as a modern contraption of the historic "shelter" which has physical space enclosed for protection of man from element of weather. Similarly, Adedibu (1980 :174) is of the opinion that "the concept of shelter as a simple dwelling does not only prevent people from some element like rain, excessive heat and cold but a place to dwell with comfort". Awani (1980) on the other hand, gives the concept of housing by drawing a line between housing as a process

and housing a product. He opines that the former entail all steps and procedures in the activities leading to the acquisition of a house, while the later concerns the resulting unit together with its enabling environment.

Efobi (1992) conceives housing as more than provision of houses. It involves the act of providing shelter, lodging and covers the process of producing houses ranging from acquisition of land for housing development to the sub - division of the layout in where cognizance is taken of the ancillary and community. As a result of the wide similarities in the problems of housing provision worldwide, the United Nation Centre for Human Settlement (UNCHS) agrees that housing is broadly more than having a roof over one's head. It implies protection from disposal of household and human wastes as well as sufficient space. A good house should therefore be able to provide for privacy, security, tenure of occupancy, safe drinking water affordability and access to employment, health recreation and educational services. Housing as a concept thus involves the provision of physically standard structure with its accessories, which would make people comfortable at affordable price and also located in suitable locations to meet the need of the household. The neighborhood environment should be able to function in a manner that will provide adequate supply of housing related services. In other words, housing should be used to cover all accepted ways by which man acquire a territory of his own with availability of all social infrastructure services and all necessities of life. Having looked at the existing scenario of housing provision in Nigeria, the authors are of the opinion that in as much as the government is trying to encourage public ownership of housing, there is a need to involve Private Partnership Participation (PPP) initiatives. This is because the government alone could not meet the increasing demand, as well as provision of the essentials that may improve the satisfaction of residents.

Occupier's satisfaction could be seen as the fulfillment he obtains when the house meets his needs (such as water supply and good roads). Olatubara and Fatoye (2006) in their study on residential satisfaction of public estates in Lagos assert that occupiers are most satisfied with criteria functional elements such as the structure and location of rooms, social infrastructures and availability of parking space. Their findings further revealed that occupiers are least satisfied with behavioral elements such as security of the estate and nearness of the house to workspace. Ayinla, Bello and Olaniyan (2004) used environment and physical variables of housing to measure satisfaction of residential students. The finding reveals that students are dissatisfied majorly with environmental variables such as poor security and unclean environment.

In a similar vein, Odunjo, Baba and Adeoye (2006) assessed the condition of buildings and infrastructural facilities in a core traditional neighbourhood in Ibadan with the aim of determining their potentialities for meeting the housing needs of the residents. The study showed that over 60 percent of the houses fall short of the residents (occupiers) needs and satisfaction. They recommended the policy of involving the participation of public and private agencies as well as Non Governmental Organizations (NGOs) in housing and infrastructural provisions. In the same vein, Toscana and Victoria (2007) examined the determinants of individual and household satisfaction and social service in Spain using physical service variables as a measure of developed nations' residents' behavioural assessment of public housing satisfaction. The study showed that individuals in that part of the world are most satisfied with household attributes such as room size, number of rooms and kitchen size than social service such recreation, especially when it comes to individual assessment. The essence of this is that, there

are variations in the levels of satisfaction among residents worldwide.

In the last three decades, successive governments in Kwara State have been investing in public housing to improve the standards of living of the people. A large number of these housing provisions are in Ilorin, the State Capital, with variations in qualities and standards. The basic questions still remain: what are the standards of these public houses in terms of infrastructure and locations? How well are the residents satisfied with the quality and standards of these housing estates? This study therefore examines the residents' satisfaction of public housing estates in Ilorin with the specific objectives of examining the differences in characteristics of the estates; and, determining indexes of satisfaction of residents.

2.0 STUDY AREA

Ilorin, the study area, became the capital of Kwara State in may, 1967. The State is bounded by Niger State in the North, Kogi State in East, Oyo, Ekiti and Osun State in the South and the international boundary with republic of Benin in the West. Ilorin is located on Latitude 8°30N and longitude 4°35E (Kwara State Diary, 1997).

The town exhibits dual physical segments in terms of housing and residency: the traditional and modern. The traditional areas are predominantly inhabited by the indigenes while the modern areas are occupied mainly by immigrants and indigenes. Ilorin has seven public housing estates out of which five are state owned. The state owned is Agba Dam, Adewole, Mandate I, Mandate II and Irewolede housing estates (Kwara State Properties Development Cooperation, 2007). Oloje low cost housing estate and Kulende estate are owned by the Federal Government. The 1991 National population Census gives the population of Ilorin as 532,519 with an expected annual growth rate of 2.85% in 1996. Today, the three Local Government

3.0 METHODOLOGY

This study made use of data from both primary and secondary source. The primary data were obtained through the use of structured questionnaire, interview and participant observation. The secondary data were generated from government agencies such as Kwara State Property and Development Agency (KSPDA), Ministry of Lands and Housing; and Federal Ministry of Housing and Urban Development, Ilorin. Copies of a Questionnaire were administered to 10% of heads of household living within the available housing estates in Ilorin, using systematic selection of every 5th house in all the estates.

The methods employed in the analysis of data for this study were both the descriptive and inferential statistics. The descriptive methods include frequency distribution, simple percentages and tables. While the inferential statistics involved the use of Stepwise multiple regression analysis to measure satisfaction index of residents. Olawepo (2003) used this method to measure the spatio-economic impact of community banks in participatory development in Kwara State, giving similar spatial locations like those of the selected states. The explainable structure of the stepwise Model is thus summarized as $Y = a + b_1X_1 + b_2X_2 + \dots + b_nX_n + e$

Where Y = Residents' satisfaction as the dependent variable. The independent variables are

X_1 = size of
bathrooms/Conveniences,

X_2 = size of room,

X_3 = quality of materials used in the building ,

X_4 = number of bathrooms/toilets ,

X_5 = size of kitchen,

X_6 = number of rooms,

X_7 = Electricity,

X_8 = Aesthetic ,

X_9 = security ,

X_{10} = water supply ,

X_{11} = open space/Landscapes ,

X_{12} = recreational facilities ,

X_{13} = road network, and,

X_{14} = Quality of drainage and water supply .

a = intercept

$b_1 - b_{14}$ = regression coefficient

e = error term

4.0 RESULTS AND DISCUSSION.

I. General Characteristics of Respondents.

In order to assess the residents' perception and understanding of the situation of the various housing estates, our respondents were asked to indicate their opinions based on their experience and observations since living within the estates. In all, 70% (213) are males while the remaining 30% (90) are females. This is not a departure from the culture and tradition of the people in the study where men dominate headship of households. In the same vein, the age distribution of respondents' shows that 6% are within the age range of 21-30 years, 58% falls within a age bracket of 41-50 years 25% are between 51-60 years while 2 % are 60 years and above. This means that a large proportion of people living in these housing estates are those above 40 years.

In terms of the occupation of the respondents, it was revealed that a large proportion of the occupiers of these houses are those that were retirees or those currently serving. 52% were found to be in these categories, 34% are contractors and traders, 12% of them are traders and artisans,

while the remaining 2 % are public servants and private developers. This distribution is not a surprise because as at the inception of these housing estates, they were meant firstly for the civil servants on owner occupier basis, and then to the general public. For instance, the housing estates at both Oloje and Kulende are mostly occupied by both Federal and States Civil servants, majority of whom have their families living with them.

II. Ownership distribution of respondents

One of the bases of building public housing estates by both the Federal and State Governments is to encourage an owner occupier status among civil servants over the years. Ownership status of houses of the estates revealed that 62% of the respondents are occupiers by rentage while 38% of respondents are owner occupiers. The implication of this is that majority of the estate residents are tenants which is a departure from the ownership occupiers' intention of the government as at the time of

Table 1.Details of Housing Units in Ilorin.

Estates	1 Bed room	2 Bed room	3 Bed room	4 Bedroom (two flats)	4 Bedroom (Bungalow)	Total	Year Built
+Kulende	35	193	100	37	-	265	1976
*Agbada m	-	-	10	10	-	20	1978
*Adewole	-	73	263	159	58	552	1979
+Oloje	362	262	54	-	-	678	1979
*Irewoled e	-	79	141	-	-	220	2003
Mandate 1	50	100	-	-	-	150	2003
Mandate 2	100	100	-	-	-	200	2004
Total	547	807	504	169	58	2,085	

* built by the State Governments, + built by the Federal Government

Source: Ministry of Housing and Environment, Ilorin.

establishing the estate. On further enquiry, it was learnt that most of the initial owners of these quarters leased them out after they have built other houses, or when some of them were transferred to other States of the Federation. This is common among those living in both Kulende and Oloje housing estates while about 65% of residents living in Adewole and, 72% of people living in Mandate II estates are owner occupiers.

III. Types and Structure of Quarters.

In as much as there are differences in the perception and definition of housing, so also individual housing needs and demands are different. With the evidences on the field, the construction of various housing estates in Ilorin in the past years is not proportionate to the increasing demand for housing particularly for workers in the civil service. Among the seven housing estates in Ilorin, variation exists when it comes to structure, units and ages of buildings. Table 1 shows the summary of such structure and units among the estates.

The study reveals that between 1976 and 2008, 2085 housing units of different types were constructed in Ilorin by both the State and Federal Government. While Oloje Housing estate (Federal Government owned) has the largest number of 678 units with 362 one bedroom 262 two bedroom and 54 three bedroom, the lest unit is found at the Ste Government owned housing estate at Agbadam. The commonest of the housing unit is the 2 bedroom units found in all the estates except Agbadam. During the survey, it was observed that many of the houses in the estates except for the recently built ones at Mandate 1 and 2, Irewolede and Agbadam jurisdiction, while the remaining 4.1% purchased additional land near by their building as a result of extended family demands. In terms of occupancy ratio, this study revealed that the average occupancy ratio by room in Adewole, Agba dam and Mandate 1 range from 2.5 to 3., while those of Mandate 2, Oloje, Irewolede and Kulende range from 3.8, to 5 respectively. This shows that with the exceptions of Adewole, Agbadam and Mandate 2 estates, most of the public housing estates in Ilorin have a moderate occupancy ratio, and this is an indication of insufficiency and increase demand for larger housing units. This might also be a pointer to the dwindling economy, making more family to share single housing units.

IV. Spatial availability of welfare services and Infrastructure.

The level of habitability of housing and livability of any estate particularly public estates is to a large extent a function of infrastructural facilities and welfare services available therein. Welfare services in this wise, include the security services, health facilities, schools, fire service, and market among others apart from in house infrastructure. It was observed that there are a

have been modified and adjusted from the original design to suit occupiers tastes and desire. When asked to justify this scenario, 61% of the respondents in Adewole, Kulende and Oloje estates indicated that they left the designs as they bought them, 16.1% indicated that they did this as soon as they finished paying the cost of the buildings because of change in their family sizes, 12.8% changed their designs as a result of improvement and change in their economic status, 6% changed the designs to add more rooms in order to utilize the remaining lands within their

lot of disparities among the seven housing estates in Ilorin when it comes to accessibility to public goods and houses vis-aviz the locations.

Adewole housing estate could be said to have the best accessibility because of the availability of the highest number of welfare services considered. It has four out of the six considered services which include Hospitals, Schools for children, Police Station and Centers of Worship within its locality. Oloje followed with the availability of the three of the services which include hospitals, schools for children and also Centers of worship. Kulende is ranked third in terms of accessibility to public goods and services considering the availability of these welfare services (security station and religious centre). Apart from Agba-dam that has the least available service of infrastructure of estate quality because it has none of the services (considering it is the smallest), other estates (Mandate I, II and Irewolede) can be ranked low as much of these services were either not provided or left uncompleted. Agba-dam's poor quality is accounted for by its size and the numbers of houses being the smallest of all the public housing estate in Ilorin.

Table 2 shows the distribution of the assessed public goods and services within the estates' community.

Table 2. Availability of Welfare Services in the Estates

	Security station	Hospital/Clinics	Fire service	Schools	Worship Centers	Market
Irewole	√	√	*	√	√	*
Oloje	*	√	*	√	√	*
Kulende	*	*	*	*	√	*
Mandate I	*	*	*	*	√	*
Mandate II	*	*	*	*	√	*
Kulende	√	*	*	*	√	*
Agba-dam	*	*	*	*	*	*

Source: Author's fieldwork. * = Not Available

√ = Available

Despite the non provision of some these public goods and services as indicated above, it was observed that all the seven estates are serviced with infrastructures like electricity, pipe borne water or boreholes, and tarred or earth surface roads. Apart from these, there have been private initiatives to provide some of the services themselves. For example, few years after their completion, private Nursery and secondary schools have sprang up in Adewole, Oloje and Kulende estates. In the same vein, there are now private Clinics and recreation centers at Adewole, Oloje and Mandate 2 estates.

V. Satisfaction of residents

During this study, respondents were asked to rank their satisfaction with some of the available infrastructures and the general environment of their estates. The over-all average percentage satisfaction as contained revealed that Mandate 2 housing estate ranked top with the highest occupier's satisfaction of 62%. This could be as a result of its recent construction (when compared to others) which still makes it new in all sense and has many of its facilities functioning and new. The clean serene environment probably has a positive influence on over-all satisfaction of the

residents. Irewole Estate followed in second place with 60% over-all satisfaction. This could also be a result of its nearness to commercial nerve of the city with a good road network, beautiful landscape and a well serviced communication and recreation center. This is also new relative to Oloje, Kulende and Agba-Dam that are virtually old and serviced with poor road network. Adewole estate trails in the third position with 59% satisfaction index. This could be as a result of it being the first state built estate with largest number of houses, and much of the open lands which were left for landscape beautification were resold to private developers and shylock land speculators. Much of the road setbacks have been taken over by shop owners thus making the environment to be densely populated, just like the high density areas of the town, adjacent to the estate. Oloje and Mandate I jointly occupied forth position with 58% satisfaction. This could be as a result of Oloje's location status which is not far from the city-core area and a major road linking the estate to most part of the town. Also, it is the first low cost housing estate with large number of housing units. Kulende and Agba-dam estates occupied fifth and sixth position with 45% and 44% satisfaction respectively.

VI. Occupiers' satisfaction determining factors

In order to explain the probable factor or factors contributing to residents' satisfaction of public residential estate in Ilorin, fourteen variables were considered. A stepwise multiple regression was carried out with residents' satisfaction of public housing estate as the dependent variable and factors X_1 to X_{14} as the independent

variables. The result of the Stepwise regression analysis on Table 3 shows an interesting outcome. Of all the 14 variables, five were found to be significant at the specified tolerance level of 0.50 for entry into the model. These are X_{11} (Availability of open space/Landscape), X_6 (number of rooms), X_{14} (Quality of Drainage and water supply) and X_2 (size of rooms) X_1 (Size of bathroom).

Table 3 Stepwise multiple regression of occupiers' satisfaction determining factors

Variables	Parameter estimate	Standard error	R	R^2	% percentage of contribution	t- test	Cumulative Percentage contribution
Intercepts	2.646	1.148					
X_{11}	3.297	0.539	0.522	0.2724	27.24 %	12.706	52.0
X_6	1.425	0.373	0.721	0.5198	51.98 %	10.759	20.1
X_{14}	0.985	0.288	0.801	0.6416	64.16 %	3.554	8.0
X_2	0.628	0.125	0.870	0.7569	75.69 %	3.181	7.0
X_1	0.216	0.091	0.933	0.933	93.3	2.942	6.3
							93.3

Source: Authors' computation.

This analysis shows that availability of open space and Landscapes (X_{11}) in the estate is probably the best predictor of occupiers' satisfaction. The correlation coefficient of this variable is 0.522 and r^2 of 0.2724 with a percentage of contribution of 27.24.0% variance. This indicates that about 27.24% in the variation of residents' satisfaction in the housing estates is explained by this variable. This could be attributed to the larger measurement of government plots of land which is 30m X 30m rather than 30m X 15m available among the private land speculators. This gives the opportunity to convert the open

space to other uses and in some cases expanding and modifying the original structures. This is not allowed by law but is still evident in all the estates, but more and visible in Oloje and Adewole housing estates. Apart from this, the newer estates have a lot of landscape modification and beautification, which make the environment more attractive, and comparable to what is available in the Government Reservation Areas (GRA).

Number of rooms (X_6) appeared to be the next determinant of satisfaction levels among the residents. It has a joint correlation coefficient of 0.721 and r^2 of 0.5198 with the first variable. This also

means that about 51.98% variation in the levels of satisfaction of the residents is jointly explained by these variables. Variable X6 however added about 24.74% to the total variance. This may be as a result of availability of rooms especially in those quarters with three rooms and above that can adequately accommodate more family members. This could also allow for more privacy among the occupiers as well as conveniently reducing the occupancy ratio and pressure on facilities. Apart from this, variable X14 (Quality of Drainage and water supply) also becomes very significant in the satisfaction levels of residents with a joint correlation of $r=0.801$ and a coefficient of determination of 0.641. This indicates that about 64.16%, variation in the satisfaction levels of our respondents is explained by the variation in open space/landscape, numbers of available rooms and the quality of drainage and water supply in the respective estates. Closely followed in explanation of the variation in satisfaction level is the difference in the sizes of rooms in the estates. Variable X2 (Size of rooms) has a joint correlation of 0.870 and a coefficient of determination of 0.7569. This means the four variables altogether explain about 75.69% in the differences in the satisfaction level among the residents of the various estates.

In the same vein, X1 (Quality of bathrooms/toilets/Convenience) is very significant in determining the levels of satisfaction among the residents of housing estates, with a joint correlation of with 0.933 and a coefficient of determination of 0.8704. This suggests that about 87.04% variation in the satisfaction levels of residents is collectively explained by five variables. The remaining nine variables are not significant in explaining their contribution to the variance because their coefficient values are too low to offer any meaningful explanation of their varied pattern.

The regression for occupiers' satisfaction could thus be written as:

$$Y = 0.657 + 3.297 X_{11} + 1.425 X_6 + 0.985 X_{14} + 0.628 X_2 + 0.216 X$$

$$RES = 87.04 \quad SE = 1.148$$

This implies that residents' satisfaction of housing provision is a function of the available space or landscape available, the size and number of rooms, the quality of drainage and water supply as well as the size of rooms and the quality of Convenience provided. The more of the quality of infrastructure provided, the more the likelihood of residents' satisfaction and adjustment to their housing environment and hence the acceptability of such public ventures.

5.0 CONCLUSION AND RECOMMENDATIONS

This study has examined the structures, quality and spatial distribution of housing estates in Ilorin, with a view to assess the residents' satisfaction levels. It was revealed that disparity exists among the estates in terms of units, structure and accessibility to public goods and services. In the area of residents assessment of the housing facilities, the study discovers that the recently built estates rank high in residents assessment than the old ones. This means that we have to see to the maintenance culture when it comes to public owned institutions. Despite that the government may have good intention in establishing such venture, maintaining them especially in the area of infrastructure often prove difficult. Similarly, if government estates' layouts are not developed according to plan they are often taken over by shrewd land speculators.

General satisfaction of housing may be difficult to achieve because it varies as a result of individual differences, however it is the dream of everyone to be able to stay in houses where convenience and comfort are guaranteed. Individuals and government in particular have often tried to achieve this with continuous effort at providing public

housing. Housing problem should be considered an urban menace which needs to be taken serious so as to enhance satisfaction.

Resident's satisfaction in this study revealed that Mandate II Estate ranked first with highest over-all satisfaction index of 62% followed by Irewolede estate with 60% satisfaction. Agba-Dam estates have the least satisfaction with 44%. Five out of the sixteen satisfaction variables considered emerged as predictors explaining about 84.04% in the variation of satisfaction levels among residents. This implies that residents' satisfaction of housing provision is a function of the available space or landscape available, the size and number of rooms, the quality of drainage and water supply as well as the size of rooms and the quality of Convenience provided. The place of beautiful environment and maintenance of the existing in-house as well as accessibility to public goods and services are thus essential in measuring the success of public housing satisfaction and utilization.

Based on the outcome of the study the following are recommended with a view to improving quality of public estate provision for sustainable occupiers' satisfaction.

- (i) Provision of basic infrastructural and amenities particularly, portable water supply in a sufficient, quality and sustainable level should be encouraged;
- (ii) Government through the housing agencies should include the occupier by ownership clause in the acquisition of the house in order to discourage and reduce the exorbitant fee paid by tenants for leasing such quarters;
- (iii) Occupiers should be discouraged from distorting the structures through expansion of land reconstruction as this will limit the number of open space which are contributing to good health; and,
- (iv) Government should be able to give the public housing construction

responsibilities to housing professionals who would cater and care for physical, environmental and social needs of the eventual occupier right from the design of the construction stage.

Housing satisfaction remain relative, even in the most advanced country of the world where everything is in the order and well planned with modern infrastructure and amenities, occupiers still get dissatisfied with one thing or the other. Nevertheless, satisfaction index of resident's public housing will be tremendously enhanced and improved if continuity of Government participation is allowed and more quality houses built to meet the impending Millennium Goals Aspirations.

REFERENCES

- Adedibu, A.A (1980), Spatial pattern of housing modernization in traditional Residential Areas of Ilorin, Nigeria. *The Nigeria Geographical Journal* 4(1& 2): 170 – 175.
- Atolagbe, A.M.O. (2007), Urban Housing Studies in Nigeria, *Unpublished Seminar Paper*, Department of Geography, University of Ilorin, Ilorin.
- Awani, D.E (1980), Shelter for Nigeria with Low – income Consideration in Onibokun, P. (Ed): *Shelter for Nigeria* NISER, Ibadan.
- Ayinla A.K, Bello, Y.O and Olaniyan S.A. (2004), Students Hostel Accommodation: A comparative of Housing Facilities in Residential and non – Residential Higher Institution in Nigeria. *International Journal of Biological and Physical Sciences* 9: 109 – 115
- Efobi, K.O. (1992), Housing and Layout Design, in: Mba, H.C., *Principles and Practice of Urban and Regional Planning in Nigeria*. Akwa, Mekslinks Publisher (Nig).

Republic of Nigeria (1975), *Third National Development Plan, 1975 - 1980*. Lagos: Federal Ministry of Economic Development.

Es, E. (1976), *Housing for Low Income Urban Families. Economic and Policy in The Developing World*. Baltimore USA: World Bank Publication.

State of Nigeria, (1997), *Kwara Statistical Year Book*. Government press Ilorin.

State Property Development Corporation (2007): *Kwara State Public Housing Estates. Unpublished State Housing Documents*, Ilorin.

State of Nigeria (1997): *Kwara State Diary*. Government press Ilorin.

Ahtar, M.H. (2005), Conceptual Issues in Assessing Housing Needs in Urban Areas of Developing Countries. AARCHES J, *Journal of the Association of Architectural Educators in Nigeria* 4 (1): 45 - 52.

ional Population Commission (1991), *National Population Census 1991 National Summary*. Federal Government Gazette, Abuja.

ional Population Commission, (2006), *National Population Census 2006 National Summary*. Federal Government Gazette, Abuja.

Odunjo, O.O, Baba, A.O. and Adenye, O.D. (2006), Upgrading the Old Traditional Neighborhoods in Nigeria Cities: A Case Study of Itamaja Area of Ibadan. In: Fadamiro, J.A.B. and Atolagbe, A.M.O. *Urban Environmental Sustainability, Intervention and Responses*, Urban Design Research Team (UDRT) Akure, Nigeria.

Olatubara, C.O. and Fatoye, E.O. (2006). Residential Satisfaction in Public Housing Estates in Lagos State, Nigeria. *Journal of the Nigeria Institute of Town Planners* xix (1): 103-124.

Olawepo, R.A. (2003), Spatio-Economic Impact of Community Banks in Participatory Development: An Example from Kwara State, Nigeria. *Geo-studies forum* 2 (1):40-51.

Toscano, E.V. and Victoria, A.A (2007): *Determinants of individual and household Satisfaction and Social Interaction*, Monograph, NISER, Ibadan.

UNCIIS, (1996), *An urbanizing world Global report on Human Settlement, Public Workshop on Human Settlement , Akoka, Lagos between July 30th - 31st*. 3-14.