Table of Contents

	Pages
Analysis of Trends in House Rents in Ilorin Metropolis Tunde, A.M; Adeniyi, E.E. and Afolayan, G.P.	1
The Use of Geospatial Techniques in Crime Mapping and Analysis in Parts of Minna Metropolis, Nigeria. Suleiman, Y. M.; Hassan, A.B.; Musa, J. and Michael, F. M	13
Examining the Accuracy of Electrical Engineers' and Quantity Surveyors Estimates Olatunji J.O.	24
Assessment of Soft Landscape Elements Provision in Residential Building in Minna: Towards Lessening The Impacts of Global Warming. Adebisi, G.O.and Onuwe, J.O.	33
Assessment of Urban Sprawl in Mutum-Biyu Town of Taraba State, Nigeria Using GIS And Remote Sensing Techniques. Iroye, K.A. and Abubakar, A.	43
Analysis of the Patronage Characteristics of Jos as Tourism Destination Ojibo, S. D. and Bitrus Samuel	56
Evaluation of The Landscaping of the Students Hostels at The Gidan Kwano Campus Of The Federal University of Technology, Minna Shaibu, S.I; Sulyman, A.O and Idowu, O.O.	72
Physical Conditions and Users Perception of Facilities Maintenance Problems at the Federal University of Technology, Minna, Nigeria. Bajere, P. A.and Akanmu, W. P.	89
Effect of Rice-Husk Ash (RHA) on the Strength Properties of Concrete Elah , O. B. and Agbo, A. E.	102
Desirability of Brownfield Redevelopment for Urban Regeneration in Magaji Are Ward I, Ilorin, Kwara State. Jimoh, M.Y.; Asonibare, R.O.; Aina C.O. and Issa S. B.	115

ANALYSIS OF TRENDS IN HOUSE RENTS IN ILORIN METROPOLIS

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Abstract
House rent has always been guided by the principles of demand and supply. This study analyzes trends in house rent in Ilorin metropolis. Specifically, it identifies the factors influencing increase in house rent; it also determines the effects of changes in rent on household size and on the inhabitants of the study area. The twenty political wards within Ilorin were used and five hundred (500) tenants were sampled systematically. The period covers twenty years (1992-2011). Focus Group Discussions (FGDs) were organized in different locations with tenants, landlords, caretakers and estate agents. Descriptive and inferential statistics were used to analyze the gathered data. The trend reveals an increase over the twenty year period considering all rental classes. However, the low income group experienced highest rate of increase. Spearman's rank correlation coefficient revealed there is a significant relationship between income and rent paid. Factors that determine increase in house rent are population growth/demand, location, type of house, building materials, facilities in the house, environment and basic amenities available in the neighbourhood. Based on these, recommendations made include government assistance in providing more housing units at affordable rate. Since increase in population has been identified as one of the factors influencing house rent, rural areas and medium-sized towns should therefore be developed so as to curb rural-urban migration.

Keywords: Housing units, Development, Renters, Environmental Conditions and Income

Introduction

The importance of housing cannot be overemphasized. It is one of the three basic needs of mankind that is important for the physical survival of man (Aderamo and Ayobolu, 2010). Housing has been universally acknowledged as a major economic asset in every nation. According to Abubakar (2005) housing is crucial to the realization of the various development goals and programmes of most African countries. Adequate housing provides the foundation for stable communities and social inclusion (Oladapo, 2006). However, housing problem is experienced both in the rural and urban areas of many African countries. In Nigeria, for instance, housing constitutes one of the major development problems in urban areas. It manifests in high rent, poor environmental conditions, overcrowding, poor and inadequate social amenities and services. Increase in population and massive rural-urban drift of population going by poor economic performance have resulted into urban sprawl. Acquaye (1985) reported that in developing countries housing is characterized by an inadequacy based on social, economic, demographic and technological factors. For instance, statistics revealed clearly that throughout Africa, urban dwellings are generally overcrowded and lacking in most elementary amenities and surrounded by deplorable urban landscape situation of which Nigeria is left out. Existing studies on the housing situation in Nigeria, especially in the urban areas revealed acute housing problems expressed in both quantitative and qualitative terms (Onibokun 1990). It has been observed that rapid urbanization and poor economic growth have compounded the problems of inadequate housing in Nigeria (Okoye,

1990). In Kwara State for example, Ilorin the state capital has been experiencing rapid rate of urbanization (Table 1) as a result of migration of people to the city.

Table 1: Population Growth trend in Ilorin 1953-2006

Year	Population	Rate of Change in population	% Rate of Change in Population
1953	40,994	4,647	5.3
1963	208,546	167,556	21.9
1982	474,835	266289	34.8
1984	480,000	5165	0.7
1991	570,000	90,000	11.7
2006	766,000	196,000	25.6

Source: Oyebanji, 1993; NPC, 2006 adapted from (Adeleke, 2009).

This study therefore analyzes trends in house rent in Ilorin metropolis. Specifically, it examines the relationship between income and house rent paid; it identifies the factors influencing trends and increase in house rent; and determines the effects of changes in rent on the tenants in the study area.

Housing

United Nations (2013) defines housing as that which encompasses all the ancillary services and community facilities which are necessary to human well-being. According to Onibokun (1983), the comprehensive definition of housing encompasses far more than living space and shelter. Its nature and value are determined by the services it offers. It is more than provision of houses. It involves the act of providing shelter or lodging and covers the process of producing houses ranging from the acquisition of land for housing development, to the subdivision of layout. It also includes factors of housing production and quality consideration such as architectural design, finance, materials and labour among others.

Housing has become an issue of common concern as it cuts across the barriers of social class or income group. A substantial proportion of the average household expenditure is being consumed by housing cost. However, investment in housing has been recognized to have multiplier effect. For example, rents being received by landlords and employment opportunities through construction have positive impact on income. Oluwande (1983) while describing a house says it is "a physical structure which human beings use for shelter". It may have all facilities needed or desired for healthful living. Similarly, Ogbonna (2012) sees housing as a building or some form of shelter arranged for human habitation and occupied by a regular household. Apart from food and clothing, housing is the second most important needs of the human race, as it provides shelter against the harsh element of weather that could affect human health adversely. Housing could also be viewed from an investments perspective, collateral for securing loans from the financial institution, and a source for regular income in the form of rents and an asset for individual/organization as the case may be. Daramola (2006) views housing as to embrace not only shelter but also includes the immediate environments, the units, site layout, facilities, and amenities such as school, shops, parks, and accessibility to these amenities. Housing is a bundle of rights enjoyed when in occupation involves consumption community service such as sanitation, drainage, security, recreations, interaction e.t.c. that contributes to the well-being of an individual. Housing quality may therefore be qualified in various ways depending on

the amount of facilities it provides and the functions it is prepared to offer for healthy living. Ndubueze (2009) indicates that low socio-economic groups in Enugu have general low level of residential housing satisfaction. Despite all these studies, literature on house rent in Ilorin is very scanty and this is what prompted the research.

Rent and Housing

Rent can be defined as the actual amount fixed by contract, made by a tenant at specified intervals in return for the right to occupy or use the property of another. It is also regarded as a similar payment made for the use of a facility, equipment, or service provided by another. Agbola and Kassim (2007) defined rent as the combination of rent on bare land and the structure there-on. According to Dictionary.com (2014) rent is payment paid periodically by a tenant to a landlord in return for the land use, a building, an apartment, an office, or other property. A property owned by an individual other than the residents or by a legal entity and for which the residents pay a monthly rent to the owner is known as rental housing. Rent is a payment made periodically by a tenant to a landlord or owner for the occupation or use of land, buildings, or by a user for the use of other property, such as a telephone. There are different types of rent and these include: Land rent which gives a theoretical base for explaining the value placed on real estate resources and the income generated by the owner. Vagale (1985) opined that social rent is the rent that a family can pay for shelter without foregoing other essential requirements, such as food, clothing, education and health facilities. Contract rent according to Conkling and Yeates (1975) is the amount actually paid by tenants for the use of a property belonging to someone else and in accordance with a mutually agreeable term contracted between them. Location rent as defined by Wheller (1998) is the income above farmer's opportunity cost of a unit of land in excess of that threshold level of earning at which the land would be transferred. Rent control on the other hand came into existence in order to protect tenants that are not financially buoyant from ever increasing and exorbitant rent housing. It is a price ceiling imposed by the government and is in place in many areas across the world. A rental property is a property from which the owner receives payment from the tenants also known as occupant in return for occupying or using the property. Onu (2012) assessed the urban residential housing challenges confronting low income earners in Benue State, Nigeria and discovered that over fifty percent of the sampled populations are low income earners which make it difficult for them to afford decent houses. Affordability of housing involves not only the capacity of household incomes but also housing prices and rents. Statistical studies of household affordability are expected to consider the current income of the household head, future increase of their income and the contribution of members of the family towards rent payment. However this study considers current income of household heads. This is because current income of household heads is considered in this study to be more reliable.

Study Area

The choice of Ilorin as the study area is based on the fact that the city has been experiencing rapid increase in population in the last few years as a result of natural growth and rural-urban migration. This in a way has affected house rents generally. Ilorin is situated in the transitional zone between Northern and Southern Nigeria, with land area approximately about 100sqkm, expanding along its major arteries. Ilorin comprises twenty (20) political wards (fig.1) and it is made up of three local government areas which include Ilorin East, Ilorin South and West. It is located on latitude $8^{0}30^{1}$ and $8^{0}50^{1}$N and longitude $4^{0}20^{1}$ and $4^{0}35^{1}$E of the

Table 2: Subdivision of Residential District in Ilorin

Old Residential Area	New Residential District	Government Residential Area
BalogunAlanamu	Adewole	Sabo Geri 1
Magaji Geri	MagajiBadari	Sabo Geri 11
Balogun Fulani	MagajiOkaka	
BalogunGambari	MagajiIbagun	
Baboko	MagajiOgidi	
Okeogun	MagajiZarumi	
BalogunAjikobi	Ubandawaki	
Magaji Are		
MagajiOjuekun		
Zango		
MagajiOloje		

Authors' Research, 2013
Source: National Population Commission (2010)

Results and Discussion

Characteristics of Respondents

The kind of occupation an individual engages in determine the income accrued to him which in turn in some cases determines the type of house rented. Table 3 presents the occupation structure of the sampled respondents. From the table, 36.4% are traders, 22.6% are artisans, and 17.4% are civil servants while 2.6% are unemployed. This means there is the probability of people with good jobs that give high income to rent houses that attract high rent while low income job would attracts low rent.

Table 3: Occupation of Respondents

Wards/Occupation	Civil Servant	Business	Artisans	Farmers	Others	Unemployed	Total
Adewole	17(3.4)	5(1.0)	0(0)	0(0)	3(0.6)	0(0)	25
Baboko	1(0.2)	16(3.2)	2(0.4)	0(0)	3(0.6)	3(0.6)	25
BalogunAjikobi	5(1.0)	8(1.6)	4(0.8)	0(0)	5(1.0)	3(0.6)	25
BalogunAlanamu	9(1.8)	8(1.6)	1(0.2)	1(0.2)	4(0.8)	2(0.4)	25
Balogun Fulani	3(0.6)	13(2.6)	4(0.8)	0(0)	5(1.0)	0(0)	25
BalogunGambari	2(0.4)	15(3.0)	5(1.0)	2(0.2)	1(0.2)	0(0)	25
Magaji Are	5(1.0)	10(2.0)	9(1.8)	0(0)	1(0.2)	0(0)	25
MagajiBadari	3(0.6)	7(1.4)	7(1.4)	1(0.2)	6(1.2)	1(0.2)	25
Magaji Geri	12(2.4)	3(0.6)	3(0.6)	0(0)	7(1.4)	0(0)	25
MagajiIbogun	5(1.0)	8(1.6)	7(1.4)	0(0)	5(1.0)	0(0)	25
MagajiOgidi	1(0.1)	11(2.2)	8(1.6)	2(0.4)	3(0.6)	0(0)	25
MagajiOjuekun	3(0.6)	9(1.8)	9(1.8)	3(0.6)	0(0)	1(0.2)	25
MagajiOkaka	5(1.0)	5(1.0)	7(1.4)	5(1.0)	3(0.6)	0(0)	25
MagajiOloje	0(0)	16(3.2)	3(0.6)	6(1.2)	0(0)	0(0)	25
MagajiZarumi	2(0.4)	8(1.6)	8(1.6)	5(1.0)	1(0.2)	1(0.4)	25
Okeogun	0(0)	10(2.0)	4(0.8)	6(1.2)	5(1.0)	0(0)	25
Sabo Geri I	2(0.4)	6(1.2)	8(1.6)	5(1.0)	2(0.4)	2(0.4)	25
Sabo Geri II	4(0.8)	9(1.8)	7(1.4)	3(0.6)	2(0.4)	0(0)	25
UbanDawaki	3(0.6)	8(1.6)	7(1.4)	5(1.0)	2(0.4)	0(0)	25
Zango	5(1.0)	7(1.4)	10(2.0)	2(0.4)	1(0.2)	0(0)	25
Total	87 (17.4)	182 (36.4)	113 (22.6)	46 (9.2)	59 (11.8)	13(2.6) (2.6)	500 (100)

Authors' Research, 2013
Note: Percentages are in Parentheses

equator. The city is situated in the transitional zone within the forest and the guinea savannah regions of Nigeria and occupies an area of about 468sqkm. The climate is tropical and is under the influence of the two trade winds prevailing over the country. The daily average temperatures are in January with 25^{0}C, May 27.5^{0}C and September 22.5^{0}C. The mean monthly temperature is generally high throughout the year, (Ajibade, 2002). The rainy season is between March and November with average rainfall of about 1000mm-150mm and September is the wettest month while the dry season is between November and March. Ilorin serves as gateway city between Southern and Northern parts of Nigeria and shares boundaries with Oyo State in the South and in the West by Ifelodun local government area and at the East by Moro local government of Kwara State. She has been described as a socio-cultural and religious, political meet of Nigeria Oyebanji (1994). Precisely, the city had a population of 208,546 in 1963. Population estimates was put at 412,918 in 1977, and it increased to 477,564 by 1980. This small population size cannot be totally unconnected with the low level of industrialization in the town. Although, Ilorin developed as an administrative centre, both economic and social activities have greatly influenced her growth in recent times. The 1991, census showed that she had a total population of 532,088 (NPC 1991). The major tribes comprising its inhabitants are the Hausa, Yoruba, Ibo, Fulani and Nupe. The population figure for 2006 census was 781,934. Ilorin is found in the Guinea savanna. Temperature ranges from30^0 - 33^{0}C. Ilorin has a tropical wet and dry climate, which last for about six months each. Usually rainy season begins in April. It ends by October. The dry months range between November to April and has an annual rainfall of about 250mm Oyebanji (1997).The relief of Ilorin metropolis is mainly a plain land with the only prominent landform, Sobi Hill (1300ft) is high. It is drained mainly by Asa River whose direction of flow is directly related to the slope of the land (a consequent stream). It originates from Oyo State and passes through Ilorin city in a south, easterly manner. Rivers like Amule, Odota, Aluko, Loma drain into Asa River at acute angle which gives rise to a dendritic drainage pattern (Kwara State Diary, 1997). The modern sector of Ilorin is occupied by immigrants who are viably engage in trading, industrial and administrative activities Olorunfemi (2001). A large number of the population work as civil servants, bankers, teachers etc. The town has many financial institutions which include banks, insurance companies, cooperative societies and educational institutions, primary and post primary institutions, colleges of education, polytechnic and universities. The old residential area comprises of built up parts of the town during the pre-colonial period as well as those built-up area during the early years of the British colonial administrator in Nigeria. The government residential area was virtually a European reservation area during colonial period. However, in 1960, and 1967, the vast majority of the people living in the area are Nigerians. The area was made up of Sabongeri(1) and Sabongeri (11).The new residential area comprise of the built up part Ilorin city in south easterly manner. River like Amule, Odota, Aluko and Loma drain into Asa River at acute angle which gives rise to a dendritic drainage pattern (Kwara State Diary 1997). Ilorin land use types include indigenous residential types, uncompleted housing, market/motor park, institutional, transport, commercial and agricultural land use type.

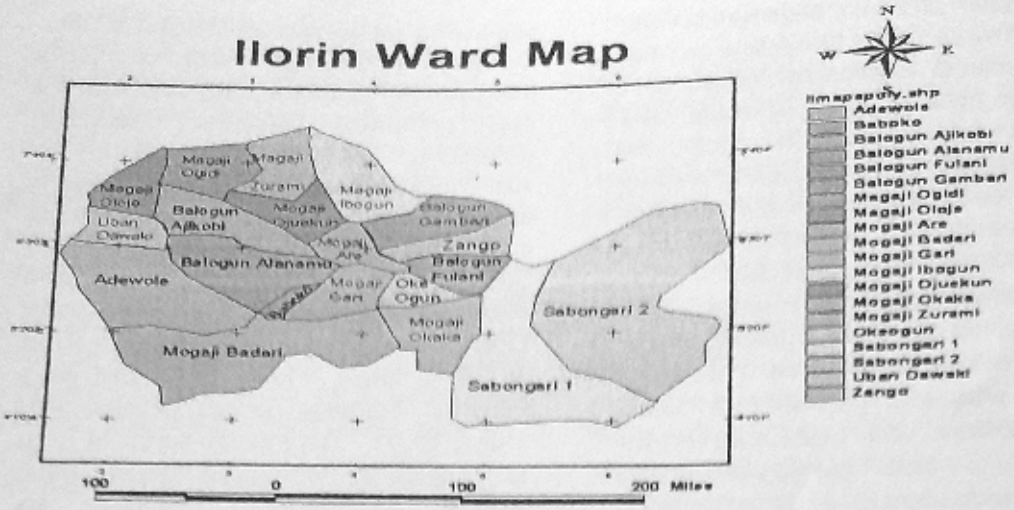


Figure 1: Map of Ilorin showing the Political Wards
Source: Ministry of Lands and Housing 2013

Research Methods

The sources of data for this research work include both primary and secondary sources. These are the use of questionnaire administration and focus group discussion as the primary sources of information while secondary sources include maps, textbooks, magazines and newspapers. The study further employed the use of systematic random sampling technique to sample five hundred (500) household heads from the twenty (20) political wards within the metropolis. Since the number of households per ward is not known, twenty five (25) copies of questionnaire were therefore administered to respondents in each ward to make a total of five hundred tenants. This is based on the number of wards and not population size since the total population of Ilorin is too large to be sampled. It will also give fair representation since all the wards are represented. To select the respondents, a household head in every 3rd rented houses on a major road was sampled. Also, Focus Group Discussions were held with respondents, landlords, caretakers and estate agents on the factors influencing the trends in house rent and the effects of changes in rent on household size and residents to complement the information from questionnaire. The residential district in Ilorin was divided into three major zones (Table 2)viz the old residential district, the new residential district and the government residential area. This is based on the physical structure of housing, socio-economic characteristics of their inhabitant and the facilities available at various parts. It will also assist in identifying developments in all these areas. Gathered data were analyzed with the use of frequency, tables, percentages, charts, ranking and spearman rank correlation coefficient.

Monthly Income

Table 4 depicts the income of the sampled respondents. About 7.4% earns N50, 000 while the rest earn below N50, 000 on monthly basis. This revealed that another determinant of house rent is the monthly income that accrues to the renter. This is because the higher the income, the more the probability of renting a decent apartment while the lower the income the higher the probability of renting houses with low rent.

Table 4: Monthly Income of Respondents

Wards/Income	Less than N10,000	N10,000-N20,000	N21,000-N30,000	N31,000-N40,000	N41,000-N50,000	Above N50,000	Total
Adewole	0(0)	0(0)	3(0.6)	5(1.0)	7(1.4)	10(2.)	25
Baboko	3(0.6)	2(0.4)	4(0.8)	10(2.0)	5(1.0)	1(0.2)	25
BalogunAjikobi	3(0.6)	5(1.0)	9(1.8)	3(0.6)	3(0.6)	2(0.4)	25
BalogunAlanamu	2(0.4)	9(1.8)	8(1.6)	1(0.2)	1(0.2)	4(0.8)	25
Balogun Fulani	0(0)	5(1.0)	8(1.6)	9(1.8)	3(0.6)	0(0)	25
BalogunGambari	3(0.6)	5(1.0)	4(0.8)	5(1.0)	7(1.4)	1(0.2)	25
Magaji Are	1(0.2)	7(1.4)	9(1.8)	3(0.6)	4(0.8)	1(0.2)	25
MagajiBadari	6(1.2)	9(1.8)	2(0.4)	3(0.6)	5(1.0)	0(0)	25
Magaji Geri	2(0.4)	10(2.0)	4(0.8)	5(1.0)	4(0.8)	0(0)	25
Magajilbagun	4(0.8)	11(2.2)	5(1.0)	5(1.0)	0(0)	0(0)	25
MagajiOgidi	3(0.6)	5(1.0)	15(3.0)	2(0.4)	0(0)	0(0)	25
MagajiOjuekun	1(0.2)	7(1.4)	8(1.6)	7(1.4)	2(0.4)	0(0)	25
MagajiOkaka	4(0.8)	12(2.4)	3(0.6)	6(1.2)	0(0)	0(0)	25
MagajiOloje	0(0)	5(1.0)	3(0.6)	4(0.8)	4(0.8)	9(1.8)	25
MagajiZarumi	1(0.2)	4(0.8)	6(1.2)	5(1.0)	7(1.4)	2(0.4)	25
Okeogun	0(0)	8(1.6)	9(1.8)	3(0.6)	5(1.0)	0(0)	25
Sabo Geri I	2(0.4)	10(2.0)	3(0.6)	5(1.0)	5(1.0)	0(0)	25
Sabo Geri II	3(0.6)	6(1.2)	6(1.2)	7(1.4)	3(0.6)	0(0)	25
Ubandawaki	4(0.8)	7(1.4)	6(1.2)	3(0.6)	2(0.4)	3(0.6)	25
Zango	3(0.6)	2(0.4)	1(0.2)	8(1.6)	4(0.8)	4(0.8)	25
Total	45 (9)	129 (25.8)	116(23.2)	99(19.8)	74(14.8)	37(7.4)	500

Authors' Research, 2013

Note: Percentages are in Parentheses

The implication is that whatever one earns determine how much to pay on house rent. People with high income tend to rent houses with high rent value while low income people rent houses with low rent value.

Monthly Rent Paid

In order to examine monthly rent paid, respondents were asked the monthly rent paid and their responses revealed that40.2% of the sampled respondents pay less than N5,000 monthly on house rent, 25.2% paid between N5,000 and N10,000 while only 4.2% paid above N20,000 monthly on house rent (see table 5). This is an indication that the location, building materials and kind of house an individual rented or occupied determined the rent paid.

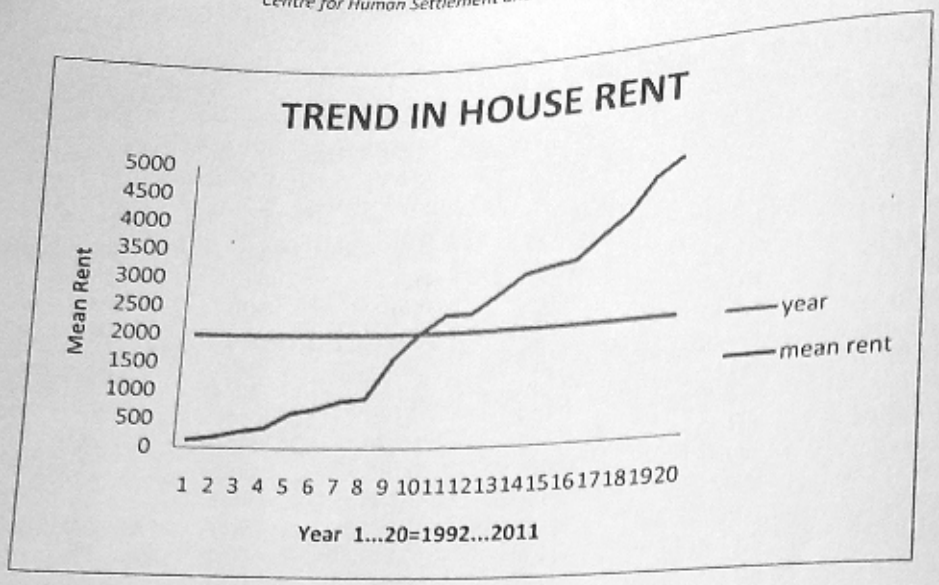


Fig 2: Trend in House Rent

Relationship between income and house rent paid by respondents

To determine the relationship between income and house rent paid by respondents, spearman's rank correlation coefficient was employed. The formula is

$$\rho = 1 - \frac{6\sum d_i^2}{n(n^2-1)}.$$

To give $= 1 - \frac{6 \times 554874}{500(500^2 - 1)}$

To test the significance, 't' statistics was also calculated with the formula

$$t = r\sqrt{\frac{n-2}{1-r^2}}$$

Degree of freedom (df) 500-2= 498

i.e t 498, 0.05= 1.96, t 498, 0.01 = 2.58

Since calculated t value (8051) > t table value (1.96) and (2.58) therefore, there is a significant relationship between income and house rent paid by respondents.

Factors Influencing Increase in House Rent

Sampled tenants were asked to rank factors influencing increase in house rent in order of most pressing. Factors considered include: population growth, income, household size, type/number of facility in the house, environmental conditions, number of basic amenities/social services in the neighbourhood, types of house, educational status, occupation, location/accessibility, building materials such as roof, wall, doors and windows. The choice of these variables was based on the listing by the tenants, landlords, estate agents, caretakers, similar past works and reconnaissance survey carried out in the study area.Table7 revealed the ranking of some factors influencing increase in house rent by sampled respondents. For instance, population/demand was ranked the most important factor by 250 respondents, 111 respondents also ranked it as 2nd most important factor while 60 respondents ranked location as the most important and 210 ranked it as second most important.

Table 5: Monthly Rent Paid by Respondents

Wards/Income	Less than N5,000	N5,000-N10,000	N11,000-N15,000	N16,000-N20,000	Above N20,000	Total
Adewole	0(0)	3(0.6)	4(0.8)	8(1.6)	10(2.0)	25
Baboko	9(1.8)	13(2.6)	3(0.6)	0(0)	0(0)	25
Balogun Ajikobi	17(3.4)	8(1.6)	0(0)	0(0)	0(0)	25
Balogun Alanau	19(3.8)	4(0.8)	2(0.4)	0(0)	0(0)	25
Balogun Fulani	18(3.6)	7(1.4)	0(0)	0(0)	0(0)	25
BalogunGambari	23(4.6)	2(0.4)	0(0)	0(0)	0(0)	25
Magaji Are	5(1.0)	4(0.8)	7(1.4)	9(1.8)	0(0)	25
Magaji Badari	10(2.0)	8(1.6)	7(1.4)	0(0)	0(0)	25
Magaji Geri	5(1.0)	5(1.0)	5(1.0)	5(1.0)	2(0.4)	25
Magaji Ibagun	8(1.6)	7(1.4)	5(1.0)	5(1.0)	0(0)	25
Magaji Ogidi	7(1.4)	8(1.6)	5(1.0)	5(1.0)	0(0)	25
Magaji Ojuekun	20(4.0)	5(1.0)	0(0)	0(0)	0(0)	25
Magaji Okaka	2(0.4)	13(2.6)	5(1.0)	5(1.0)	0(0)	25
Magaji Oloje	9(1.8)	10(2.0)	5(1.0)	1(0.2)	0(0)	25
Magaji Zarumi	9(1.8)	7(1.4)	9(1.8)	0(0)	0(0)	25
Okeogun	13(2.6)	7(1.4)	5(1.0)	0(0)	0(0)	25
Sabo Geri I	9(1.8)	5(1.0)	6(1.2)	5(1.0)	0(0)	25
Sabo Geri II	5(1.0)	3(0.6)	8(1.6)	7(1.4)	2(0.4)	25
Uban Dawaki	5(1.0)	2(0.4)	9(1.8)	4(0.8)	5(1.0)	25
Zango	5(1.0)	5(1.0)	5(1.0)	8(1.6)	2(0.4)	25
Total	201(40.2)	126(25.2)	90(18)	62(12.4)	21(4.2)	500

Authors' Research, 2013
Note: Percentages are in Parentheses

This is not strange as Kwara State is a civil service state and majority of the civil servants live in the State capital which is the study area. The implication of this is that, a good number of people could only afford houses that are below N20, 000 monthly. The few that paid above N20, 000 are probably those who are into good businesses or occupied higher positions in the civil service.

Trends in House Rent

Table 6 presents the trend followed in annual and mean rent within the study area. It was discovered that there is an upward trend in house rent paid by tenants in the study area. The result revealed that house rent within Ilorin metropolis is increasing on yearly basis(see fig.2). From 1993-2011, house rent trend has been on the drastic increase because of increase in salaries 1998, 2003, 2009, 2006(increase in population) and 2010 -2011 because of increase in the migration of people to Ilorin.

Table 7: Ranking of Factors Influencing Increase in House Rent by Respondents

Factors	Respondents/Ranks											
Location	60 (1)	210 (2)	30 (3)	50 (4)	30 (5)	32 (6)	42 (7)	17 (8)	17 (9)	5 (10)	-	2 (12)
Population/Demand	250 (1)	111 (2)	39 (3)	55 (4)	45 (5)	-	-	-	-	-	-	-
Size	-	-	90 (3)	108 (4)	25 (5)	33 (6)	26 (7)	41 (8)	71 (9)	17 (10)	34 (11)	55 (12)
Amenities	18 (1)	34 (2)	62 (3)	60 (4)	10 (5)	56 (6)	97 (7)	22 (8)	68 (9)	53 (10)	56 (11)	4 (12)
Rent paid	9 (1)	-	39 (3)	55 (4)	70 (5)	69 (6)	-	56 (8)	44 (9)	33 (10)	20 (11)	15 (12)
Occupation	10 (1)	36 (2)	50 (3)	50 (4)	50 (5)	64 (6)	51 (7)	37 (8)	69 (9)	-	47 (11)	36 (12)
House type	53 (1)	-	51 (3)	37 (4)	50 (5)	68 (6)	49 (7)	12 (8)	65 (9)	-	9 (11)	106 (12)
Education	-	-	9 (3)	18 (4)	55 (5)	58 (6)	56 (7)	98 (8)	9 (9)	46 (10)	157 (11)	-
Facilities	28 (1)	-	30 (3)	15 (4)	65 (5)	25 (6)	28 (7)	59 (8)	46 (9)	22 (10)	41 (11)	141 (12)
Materials	47 (1)	-	30 (3)	25 (4)	-	35 (6)	49 (7)	52 (8)	74 (9)	100 (10)	55 (11)	33 (12)
Environment	25 (1)	109 (2)	30 (3)	27 (4)	-	10 (6)	17 (7)	86 (8)	37 (9)	20 (10)	31 (11)	108 (12)
Income	-	-	-	-	100 (5)	50 (6)	80 (7)	20 (8)	-	250 (10)	-	-

Source: Author's fieldwork, 2013
Note: Ranks are in Parentheses

The result revealed that 361 and 270 respondents ranked population/demand and location respectively as most important factors influencing increase in house rent. Other factors ranked as important include house type (53), building materials (47), and facilities in the house (28), environment (25)and amenities (18) in the neighborhood. This implies that these factors influence increase in house rent in the study area.

Effects of Changes on Rent

Focus Group Discussions were organized for some group of tenants, landlords, estate agent and caretakers on the effects of changes in rent on their livelihood and socio-economic status. Their responses revealed that increase in rent has affected other expenditures such as household expenditures, children school fees and relocation to substandard/cheaper houses to mention but a few. Furthermore, it was gathered that changes in rent could be as a result of increase in salary. For instance in 1998, there was an increase in salary by Salaries and Wages Commission and this led to increase in rent. Also increase in prices of building materials always lead to increase in house rent. This implies that cost of house construction is influenced by increase in building materials. Table 6 also supports this. Political unrest especially the insurgence of terrorism in the northern part of the country is another factor that led people to migrate from these areas to Ilorin. The resultant effects of changes in accommodation may also lead to separation of families as large household size may unfortunately find themselves in overcrowded accommodation which can lead to high occupancy ratio with attendants physiological, psychological and health problems.

Conclusion and Implication for Planning

The study revealed increase in house rent in the study area during the period studied and this has been linked with increasing population, cost of building and improved income. Also, a relationship has been established between house rent and monthly income. Based on this, the following recommendations are made: State government should therefore complement rent control with subsidy on

the cost of land and building materials. Government should assist by providing more housing units at subsidized rate in the urban areas. In this circumstance the proposal of Federal government to provide 500,000 housing units by 2015 should be vigorously pursued. Landlords should be realistic in increasing house rents taking into considerations the prevailing housing market condition.

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