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Editors
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WABER Conference

2017

West Africa Built Environment Research Conference

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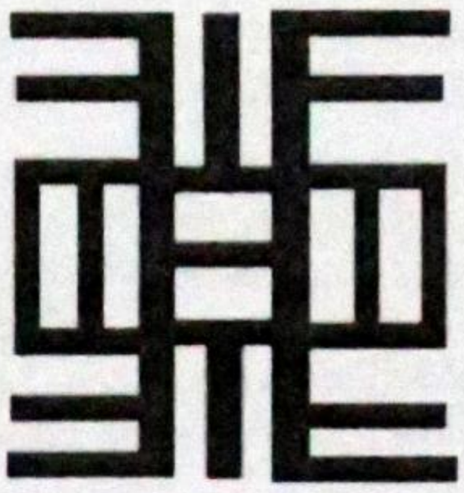

NEA ONNIM NO SUA A, OHU

"He who does not know can know from learning"

This is the Adinkra symbol of knowledge, life-long education and continued quest for knowledge. The Akan people in West Africa believe that the search for knowledge is a life-long process. This is evident from the Akan saying "Nea onnim sua a, ohu; nea odwen se onim dodo no, se ogyae sua a, ketewa no koraa a onim no firi ne nsa" which translates into "He who does not know can become knowledgeable from learning; he who thinks he knows and ceases to continue to learn will stagnate".

FOREWORD

It is my pleasure to welcome each of you to our 7th West Africa Built Environment Research (WABER) Conference taking place on the campus of University of Ghana in Accra, Ghana.

Thank you for coming and a very warm welcome to Accra and the beautiful campus of the University of Ghana. When you have some time, I recommend a visit to the upper campus of University of Ghana to enjoy the full beauty of this university. You will find buildings of architectural significance and you will also be able to see from there an aerial view of parts of Accra.

The delegates at this year's conference come from Chad, Ghana, Ethiopia, Hong Kong, Kazhakstan, Nigeria, South Africa, Sweden, Uganda, UK and USA. I welcome each of you personally. Please take every opportunity to interact, exchange ideas and develop collaborations with colleagues from other places. To everyone who has come from outside Ghana, we extend a very special welcome to you by saying "*Akwaaba*" which means "*Welcome*" in our local language.

I know many of you have travelled long distances to get here. I also know that many of you have made considerable sacrifices by drawing on your own resources in order to be at this conference. We appreciate your efforts and hope your expectations will be met as we progress through the conference programme. It is always my hope that this conference provides each of us with a valuable professional development experience and opportunities for a productive and rewarding career.

I am delighted that we have three excellent keynote speakers this year who will interact with delegates on a range of important topics on the programme but also on issues that you may wish to discuss with them during breaks. Feel free to discuss professional issues on your mind with them. It is a credit to our three keynote speakers that all of them kindly agreed to come and share their time, knowledge and expertise with us. So I would like to welcome and honour our three keynote speakers: Professor Jason D. Shaw (Chair Professor of Management at Hong Kong Polytechnic University & Editor-in-chief of Academy of Management Journal); Professor Oluwole Morenikeji (Professor of Urban and Regional Planning & Deputy Vice Chancellor (Academic) at Federal University of Technology, Minna, Nigeria) and Professor Will Hughes (Professor of Construction Management and Economicsat University of Reading, UK). I thank each of you profoundly for accepting our invitation. I hope everyone here benefits from the illumination your presence provides. Have a nice stay in Ghana and enjoy your interaction with delegates.

From an initial submission of 181 abstracts, we eventually accepted 94 papers for publication in the conference proceedings. About 84 of the accepted papers have been scheduled for presentation at this conference. Some authors opted for the publication only route and their papers have not been scheduled for presentation. We congratulate all authors of published papers in our WABER 2017 conference proceedings. Thank you for your commitment to scientific research, professional development, and the hard work put into doing the research and writing of the papers.

I look forward to the paper presentations. Some of you would have noticed that we have introduced a new format into our paper presentation system. In previous years, all paper presentations were done using traditional conference style presentation. This year, we have a combination of traditional conference style presentation and poster presentation which we are adopting for the first time. We have designed the format of the poster presentation session to be as interactive as possible for authors and the audience. We want every presentation to be seen, every author to be heard, and audience interaction with each author. That is the basis for our design of the poster presentation session. This change has not been easy for some authors to accept. I know some authors still prefer traditional style conference presentation. However, I ask for your cooperation and support in making the poster presentation session a success. Please embrace the change we have introduced in order to realise and enjoy its benefits. I can assure you that your poster presentation will be seen by

everyone in the audience and you will be fully heard. A poster presentation is one of the most effective and most widely used ways to present research. I hope that all of us adapt well to this new system and we use our poster presentation session as an opportunity to enjoy an alternative way of presenting our research.

I turn my attention now to the invaluable members of our scientific committee and review panel. Peer review is essential to good science; credit must be given to our expert reviewers from 17 countries who have so generously given their time and knowledge to contribute to the peer review process for this year's conference. I wish to thank each reviewer personally for your effort, contribution and essential service as gatekeepers for the scientific integrity of published research papers. Without the expert contribution of our referees, this conference will not enjoy its high reputation. So thank you once again to all reviewers particularly Assoc. Prof. Eziyi Ibem, Dr Carmel Lindkvist, Assoc. Prof. Emmanuel Essah and Prof Will Hughes for your significant contributions in this regard.

Organising a conference of this scale successfully requires the backing and support of some sponsors and partners. I would like to say a big thank you to Pinsent Masons who have provided us with significant support this year. Pinsent Masons supported us to initiate our Construction Law Seminar in April (26-27) this year. The April event was attended by more than 200 people. We just finished a 2nd Construction Law Seminar (14-15 August) and that one too was attended by more than 200 people. Rob Morson who represents Pinsent Masons at this conference was instrumental in the planning and success of the Construction Law Seminars. Rob, thank you so much for your contribution to the work we are doing here. I hope you enjoy your time at this conference. Our other sponsors/partners have also been extremely supportive and generous. Procurement and Project Management Consultancy (PPMC) Ltd have been regular sponsors of WABER Conference – Thank you for your financial support over the years. Dataware Consult became our official IT partner earlier this year – Thank you for providing various forms of IT support for our events. McOttley Capital are our newest partner. We appreciate your financial contribution and look forward to the start of a great relationship between WABER and McOttley. Finally, special thanks to EPP Books Services for sponsoring prize items for the Gibrine Adam Award which we introduced two years ago to recognise and encourage promising young researchers. Last but not least, I thank Excelsis Ghana who are doing video recording and documenation of this conference.

I must conclude by acknowledging and appreciating the roles and efforts of the following people for the significant contributions you have made towards the successful organization of the conference: Florence Laryea, Assoc. Prof. Eziyi Ibem, Solomon Kwofie, Emmanuel Ansah, Georgina Bediako, Assoc. Prof. Emmanuel Essah and Dr Afolabi Dania. Organising a conference of this scale is always a enormous task so I thank each of you for your dedication and important contribution. I thank Florence and Eziyi for their work regarding the production of this publication. This publication contains useful and interesting content that is indicated on the contents page. I hope you will enjoy reading the content.

On the whole, I am pleased to say that this year has been a successful and productive one for WABER Conference. To all of you who have contributed in various ways, I thank you very much. To all delegates at this year's conference, I thank you once again for your participation. Enjoy the conference, engage in the exchange of ideas and knowledge, interact and build new relationships for the future, and have a safe journey back home.

We wish everyone at this conference the very best for all of your endeavours and hope to see you again in the future.

Sam Laryea, PhD, PGCAP, FHEA, MSCLA, MASAQS, MRCIS, MCIOB, PrCPM
Chairman of WABER Conference

Accra, Ghana, 16th August 2017

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16th August 2017

TO WHOM IT MAY CONCERN

The scientific information published in peer-reviewed outlets carries special status, and confers unique responsibilities on editors and authors. We must protect the integrity of the scientific process by publishing only manuscripts that have been properly peer-reviewed by scientific reviewers and confirmed by editors to be of sufficient quality.

I confirm that all papers in the WABER 2017 Conference Proceedings have been through a peer review process involving initial screening of abstracts, review of full papers by at least two referees, reporting of comments to authors, revision of papers by authors, and re-evaluation of re-submitted papers to ensure quality of content.

It is the policy of the West Africa Built Environment Research (WABER) Conference that all papers must go through a systematic peer review process involving examination by at least two referees who are knowledgeable on the subject. A paper is only accepted for publication in the conference proceedings based on the recommendation of the reviewers and decision of the editors.

The names and affiliation of members of the Scientific Committee & Review Panel for WABER 2017 Conference are published in the Conference Proceedings and on our website www.waberconference.com

Papers in the WABER Conference Proceedings are published open access on the conference website www.waberconference.com to facilitate public access to the research papers and wider dissemination of the scientific knowledge.

Yours Sincerely,

Sam Laryea, PhD
Chairman of WABER Conference

ANALYSIS OF PREFERENCE FOR RESIDENTIAL NEIGHBOURHOOD IN ILORIN, NIGERIA

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There are hierarchies of residential neighbourhoods in human settlements depending on the quality, space and number of inhabitants among others. These, to a large extent dictate the choice of or preference for neighbourhood by the residents. This study is on the assessment of Residential Neighbourhood Preference of residents in Ilorin metropolis. Data for the study were collected using random sampling method from nine different neighborhoods in the order of low, medium and high residential densities. These are GRA, Adewole Estate, Onikanga axis (Low Density), Kulende, Basin and Fate-Tanke (Medium Density) Gaa-Akanbi, Oloje and Sango (High Density). The study employed primary and secondary data such as the quality of dwelling units in each neighbourhood, which highlights the state of individual houses, the physical structure and the quality of the environment. Also assessed was the accessibility to urban infrastructures. In all, questionnaires were administered on 300 respondents. Data were analysed using descriptive and inferential statistics. Descriptive statistics such as chi square, frequency and percentage were used to present results. Also, One Way Analysis of Variance (ANOVA) was used to examine the variation among the preferred facilities in the areas while Likert rating was used on residents' preference for locational attributes. Preference level by residents across the study area indicated that the most preferred neighbourhoods are GRA, Adewole Estate and Onikanga axis; the fairly preferred are Kulende, Basin and Fate-Tanke while Gaa akanbi, Oloje and Sango are the least preferred neighbourhoods. It also revealed that, residents generally place more emphasis on social settings, proximity to and availability of urban infrastructure, neighbourhood quality and the quality of immediate surroundings, in the selection of their most preferred neighbourhood. The study recommended the execution of appropriate urban renewal strategies by the government in areas fairly and least preferred by residents to engender better habitation and enhance quality life.

Keywords: neighbourhood quality, preference, residential property, residents, infrastructure

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INTRODUCTION

Residential preference is an element in the complex relationship between environmental perception and spatial decision making. Residential satisfaction is an important theme in the field of residential environment. Life satisfaction is closely related to residential satisfaction and residential neighbourhood preference is another significant topic in the research of residential environments. There are deep relationships between residential choice and satisfaction. (Gbokeji and Magnus 2007)

It is a generally known fact that spatial organization of the neighbourhood may be quite different between regions, cultures and societies, because societies establish an order on their living spaces and reflect their characters in these spaces. Residential mobility and housing decisions underlie much of urban growth and change (Wu, 2003). Just as housing consumption is of prime importance to an individual's well-being, so also is the process of residential location and relocation central to our understanding of urban dynamics and the changing social and spatial stratification in our cities.

Residential areas have generated a lot of researches. Investigations have been carried out on their structure, form and composition (Mabogunje 1968, Abiodun 1990, Sanni 1997). Various residential areas have been identified, and efforts have been made to determine the level of provision of social facilities and amenities in various residential wards. From empirical studies, diverse reasons have been proposed why residents prefer a certain neighbourhood to another.

The impossibility of everyone living where they would prefer is not debatable. This presupposes some form of competition for the most desired locations, resulting in a situation where price plays a crucial role in limiting the options available. However, the restricted choice which is an offshoot of this competition for the most desired locations may be considerably reduced as a result of the variation between people in the locations and lifestyles they prefer. For instance, while some people may choose a city-centre location, others may prefer a suburban one, and yet others, an intermediate-urban one.

It must be stressed, though, that the reasons for choice of locations among different people varied. These include but not limited to access to employment, business, educational, cultural or recreational opportunities and affordability. Others are familiarity with one location or type of location, perhaps as a result of growth; dwelling characteristics such as age, number of rooms, type of appliances or facilities available or emotional attachment to a place or a lifestyle (Garling and Friman, 2002).

One approach therefore, to understanding preferences for different locations is to study the degree of similarity in the choices made by people who are similar to each other and by those who differ and this is the justification for this study.

This paper is therefore aimed at assessing the residents' preference for residential neighbourhood in Ilorin, Nigeria with reference to attributes of the neighbourhoods.

Research questions

1. Do residents attach any preference to neighbourhood?
2. What locational attributes determine residential preference?

LITERATURE REVIEW

Urban Residential Location Models

Three prominent landuse theories that have included the description of the spatial distribution of households in the urban areas are

1. The Concentric Ring Theory of Burgess (1925): In the concentric ring theory, the city's residential areas are arranged in concentric circles with the rich people progressively living farther out from the city centre. The theory infers that the city expands by the continuous tendency of each inner zone to extends its area by the invasion of the outer zone, in a process of succession of "filtering" or "trickling down", in which case the well to do must have absorbed most of the initial construction cost before the house is passed down to the people of the lower income.

2. The Sector Theory of Hoyt (1939): The sector theory sees city growth in sector form with the richer people occupying advantageous sectors, usually on water fronts, hill tops and generally located away from traffic noise, while the poor live close to their work places.

3. The Multiple Nuclei Theory of Harris and Ullman (1945): The multiple nuclei theory postulates that land use pattern in most cities are not built around the single centre as postulated by the concentric ring theory, but rather they are developed around several centres within the urban area. Separate nuclei arise because of the differing access requirements of activities, the grouping of complimentary activities, the mutually repellent of certain landuses and the fact that some uses cannot afford the most desirable sites (Goodall, 1972).

The economic equilibrium theory has also been developed to provide explanations for the observed urban residential locations (Alonso, 1964; Kain, 1968; Muth, 1969). In these theory, the household residential location is a function of its income, space preference, transport cost to workplaces and price of residential space. The theory assumes that everyone works at a monocentric central space in the city (CDB) and lives in circular areas around it. It also assumes that everyone can buy as much space as one wants it. Availability of good transport services everywhere is

assumed and that lot size and location are determined on the basis of bids differing among households.

Evidences from accessibility to workplaces studies have, however shown conflicting results. Guest and Cluett (1976) suggest the · clear interrelationship of residence and workplaces among the Los Angeles suburbs, particularly for non-blacks.

The simulation of travel cost by Broughton and Tanner (1983) shows that it is better for households to locate near their workplaces. Quigley (1985) also discovered that housing choice might be more sensitive to variation in workplaces accessibility than was indicated by a more restricted model of household choice. Desalvo (1985) found that housing consumption and location were negatively related to consulting time.

Some studies however have identified some shortcomings in the use of the type of work as a determining factor for residential location. Cooke (1978) and Steinnes (1977, 1982) concluded that "jobs follow people". This result is opposed to the prevailing view of casualty implicit in the traditional equilibrium model of residential location which attempt to explain them on the basis of journey to work.

The Alonso-Muth model holds that the poor stay near the CBD while the rich people stay at the outskirts. Stokes (1962) and Okpala (1978) on the other hand discovered that slums were often at the fringes of cities than at the centres. To et al (1983) also found the converse of Alonso-Muth's preposition in European cities and observed that the tendency for higher-income households to locate at the core of European cities could be attributed to a different preference ordering of land and travel costs of Europeans when compared with the North Americans.

Studies on residential location in Nigerian urban centres generally reveal the limitations of the economic equilibrium model and its assumptions. Findings by Mabogunje (1962, 1968), Sada (1972), Onibukun (1974), Okpala (1978), Yirenkyi-boateng (1986) and Abiodun (1990) show that, some particular social or ethnic groups concentrate in certain parts of Nigerian cities. The rich and the poor co-exist in many parts of Nigerian cities as against the clears dichotomy often indicated by the equilibrium model. It was also noted that the assumption of laissez-faire economic system in which people and business compete for land and the highest bidder wins might have to be revised in certain cultural context, because evidence in Lagos, for instance, suggested the stronger influence of public and traditional institution on land market. (Abiodun 1990)

Rational Choice Theory

This theory according to Lawrence and David (2008) is also known as choice theory or rational action theory; it is a framework for understanding and often formally modelling social and economic behaviour. The basic premise of rational choice theory is that aggregate social behaviour results from the behaviour of individual actors, each of whom is making their individual decisions. The theory also focuses on the determinants of the individual choices.

Rational choice theory then assumes that an individual has preferences among the available choice alternatives that allow them to state which option they prefer. These preferences are assumed to be complete (the person can always say which of two alternatives he considers preferable or that neither is preferred to the other) and transitive (if option A is preferred over option B and option B is preferred over option C, then A is preferred over C).

The Residential Neighbourhood

The term neighbourhood is often used to describe the sub-divisions of urban or rural locations such as cities, villages, and towns. In its purest definition, a neighbourhood is the vicinity in which people live. People live next to or near one another in sections of an area and form communities. Those sections have some particular physical or social characteristics that distinguish them from the rest of the settlements. (See, Duanyn *et al* (2003) for elaborate details of the term neighbourhood defined in the context of basic physical attributes of the space). Accordingly, the neighbourhood is a comprehensive planning increment. The clustering of neighbourhoods forms towns, villages, and cities. The neighbourhoods vary in population and density to accommodate localized specific conditions. The size is limited so that a majority of the population is within walking distance of its centre where the needs of daily life are available. The centre of the neighbourhood provides facilities for transit stops, work places, retail, community events, and leisure activities. The streets provide alternate routes to most destinations at an equitable manner for both vehicles and pedestrians. Due to the incremental development, there is a mixture of large and small houses, shops, restaurants, offices etc. Civic buildings (schools, theatres, worship areas, clubs, museums, etc.) are often placed in the centre. At that location open spaces, playgrounds, and parks are also provided (Duany *et al,* 2003).

It has been demonstrated that the physical layout of the neighbourhood may help democratic initiatives to be encouraged and a balanced evolution of society is facilitated.

At that sense, the concept of neighbourhood is used also to describe the social environment formed by communities at distinguished urban sections. The social composition of the residential environment is constituted by a set of physical spaces integrated with each other through a hierarchical order.

The concept of neighbourhood forms an integral part of the residential environment. While attempting to assess the dwelling occupants' satisfaction from the overall residential environment, it should be considered that different performance criteria apply to different physical components of the residential environment. Those components and the relevant performance criteria are evaluated with a user / user group and physical space interaction.

There is generally no consensus as to the definition of residential neighbourhoods. Different authors have tried to define it based on their

school of thought or field of disciplines. According to Schuck *et al* (2006), a residential neighbourhood is a geographically localised community within a larger city, town or suburb. Neighbourhoods are often social communities with considerable face-to-face interaction among members. Neighbourhood is also generally defined spatially as a specific geographic area and functionally as a set of social networks. Neighbourhoods, then, are the spatial units in which face-to-face social interactions occur, the personal settings and situations where residents seek to realize common values, socialize youth, and maintain effective social control.

Neighbourhood is an area within which residents may all share the same common services, social amenities and facilities provided, for use within the vicinity of residential dwellings. Perry (1929) in a regional survey of New York and its environs describes it as that populated area which would require support of a primary school with an enrolment of between 1000-1200 pupils. The total population of the neighbourhood should be between 5000-6000 people. Perry (1929) further stated that it should be laid out in such a manner, which would make it unnecessary for any child to work a distance or a kilometre to get to school from his or her home.

Perry (1929) formulated six principles that summarized the main features of a good urban residential neighbourhood. These are size (a residential unit development should provide housing for that population for which one elementary school is ordinary required, its actual area depending upon its population density), boundary (bounded by arterial streets, sufficiently wide to facilitate it by passing, instead of penetration through traffic), open space (a system of small parks and recreation spaces), institutional sites, local shops and an internal street system.

Expectations of a residential neighbourhood

According to The Committee for Stabilizing America's Neighbourhoods, which is a Political Action Committee (PAC) registered with and recognized by the U.S. Federal Elections Commission, the best neighbourhoods have certain characteristics such as having a majority of the homes owned by the people who live in them, good walk-ability, an attractive civic core with local retailers, and a community square or park, safety that is, a place where can citizens live and play comfortably, a working public-private partnership, with locally supported businesses, privacy and protection from excessive traffic and noise and a clear neighbourhood identity and boundaries. But in dealing with a symbolic function of housing. Cox (1972) listed eight criteria by which one would probably judge whether an urban environment is good or bad or more tolerable. They are:

- The good environment quality.
- Housing stock opportunity environment.
- An educational opportunity environment.
- A modern amenity environment.
- A health opportunity environment.

- A recreational opportunity environment and a healthy environment.

Carter and Jones (1989) undertook a study on housing and define three levels of satisfaction that housing is expected to offer upon its occupants. They are material utility, symbolic status and the externalities of residential location. In mentioning these last points, they refer to the quality of the general environment. Onibokun (1990) in the same aspect noted that the quality of the housing environment depends more on the degree of the availability of essential social services and infrastructural facilities. Leonard (1991), going back to the quality of residential neighbourhood at large, argues that the quality of a residential neighbourhood not only mirrors the cities development, planning and a locative mechanism between socio-economic groups, it shows the quality of life of the urbanites. Roberts (1996) in dealing with the expectations of the quality of an urban regeneration proposal programme noted that the provision of community facilities and training schemes are other intended outputs not only that of physical renewal.

The importance of understanding neighbourhood preferences in policy and research has been of continued interest. Urban planners and many politicians have long been promoting compact, mixed-use, and pedestrian friendly neighbourhoods for their travel related benefits (e.g. decreased congestion). More recent health concerns have caused many planners, epidemiologists, and public health advocates to promote the use of neighbourhood design as a means to spur active travel and encourage physical activity.

While advocacy and enthusiasm is welcome, recent research suggests heeding possibly unmet expectation of such initiatives. Residential self-selection could play a role in limiting the success of these initiatives. Households may choose to live in areas that match their preferences, either for neighbourhood design or to satisfy a particular behaviour. For instance, a 'walker' might choose to live in a community that supports walking, suggesting that person's travel behaviour should not be credited to neighbourhood design alone. Any effort to analyse the factors affecting residential relocation decisions must consider self-selection.

The difficulty is understanding causality; did household choose to relocate to a neighbourhood or did the neighbourhood characteristics themselves cause the relocation.

In contrast to typical research that solely address causality, this study creates taxonomy of neighbourhoods and then examines preferences for neighbourhood types. This taxonomy provides both a simple answer as to whether households move to the same type of neighbourhood and a more complex answer as to why. An investigation of preferences could help planners, policymakers, and developers determine design characteristics that household's prize, identify the potential market for various types of neighbourhoods, and inform the prospect of using neighbourhood design to moderate travel demand.

Perceptions on Residential Neighbourhood Preference

Man inhabits the corners of the earth and one space station. People live in grass or ice huts and subsist essentially as hunters and gatherers in intimate association with the natural environment. Numerous researches have shown that residential preference varies not only with household structure and income, but also with lifestyles and personality factors. This is because residential preferences play a central part in neighbourhood type's satisfaction. The more scenes differ, the more likely that environmental factors influence the preference.

According to Gbakeji *et al.*, (2007) on their examinations of the residential and neighbourhood preferences of residents in the Warri metropolis in Nigeria, their findings reveal that residents generally place more emphasis on environmental quality, proximity to and availability of neighbourhood facilities and the quality of the immediate surroundings, when taking decisions on where to relocate to within the urban space whereas Abolade (2004) proved that some residential locations are viewed as satisfactory living environment because of factors and forces which ranges from demographic, economic to social factors. The author pointed out that Nigerians are rational in their behaviour and choice of residential location, thus closeness to work places and quality of the environment and peace seem to influence residential location more than economic factors (income status), these corresponds with the results of Gbakeji *et al*, (2007).

MATERIALS AND METHOD

Data for this study were primary in nature; oral interview and administration of questionnaires were used to obtain information from the respondents using random sampling technique. The study area was divided into three different residential zones- high density residential zone, medium density residential zone and low density residential zone. The study area has a population of 300045 out which 300 residents were sampled. The random sampling method was used to administer 300 questionnaires in ratio 3:2:1 consisting of 150,100 and 50 for high, medium and low-density areas with GRA, Adewole Estate and Onikanga axis (Low Density), Kulende, Basin and Fate-Tanke (Medium Density) Gaa akanbi, Oloje and Sango (High Density).

Descriptive statistics such as chi square, frequency and percentage were used to present result before analysing using inferential statistics. One Way Analysis of Variance (ANOVA) was used to examine the variation among the preferred facilities in the areas and Likert rating was used on residents' preference for locational attributes.

RESULTS AND DISCUSSION

The study reveals that male residents dominate in the area with 66.6% while their female counterpart has 33.4%. This may just be as a reason that male adults tend to attend to external people of guest entering their houses. The age of the respondents shows that people within the age

bracket 40-65 years dominate with 66% and majority of them are married with 98% while the overwhelming majority of the respondents are of Yoruba extraction having 88.7%, this is quite understandable as the study area are predominantly inhabited by the Yorubas.

Table 1: Socio-economic characteristics of respondents

Sex of respondents	Frequency	Percentage (%)
Male	200	66.6
Female	100	33.4
Total	300	100.0
Age	Frequency	Percentage (%)
18-28	39	13
29-39	50	16.7
40-65	198	66
66 and above	13	4.3
Total	300	100.0
Marital status	Frequency	Percentage (%)
Single	6	2
Married	294	98
Total	300	100
Ethnicity	Frequency	Percentage (%)
Yoruba	266	88.7
Igbo	28	9.3
Hausa	6	2
Total	300	100.0

Source: Authors' Field Survey 2015

Table 2: Distance by preferred place of residence

Distance of residential areas		Preferred accommodation		Total
		Present residence	Elsewhere	
High density (Gaa akanbi, Oloje and Sango)	Number	94	56	150
	Row %	62.7	37.3	100
	Column %	70.1	33.7	50.0
Medium density (Kulende, Basin and Fate-Tanke)	Number	25	75	100
	Row %	25.0	75.0	100
	Column %	18.7	45.2	33.3
Low density (GRA, Adewole Estate, Onikanga axis)	Number	15	35	50
	Row %	30.0	70.0	100
	Column %	11.2	21.1	16.7
Total	Number	134	166	300
	Row %	44.7	55.3	100
	Column %	100.0	100.0	100.0

X^2= 39.665, df = 2, P= 0.000

Source: Authors' Field Survey, 2015

The study as depicted in table 2 shows the respondents' preferred location of accommodation by the distance. In the overall, majority of the respondents 55.3% would have loved to be accommodated elsewhere, while 44.7% of them prefer their present location. Based on their place of residence however, 70.1% of those staying in high density areas claimed to prefer their present location and 33.7% of them prefer elsewhere. Of all the respondents in medium residential density areas, 25% and 75% prefer

their present location of their residence and elsewhere respectively. Also, 44.7% of respondents in the low-density areas prefer to stay in their present location while 55.3% would love elsewhere.

From this analysis, it can be deduced that distance among other things has a significant contribution to play in the choice of location of accommodation preferred by the respondents. Substantial percentage of those respondents who stay in areas close to other facilities such as place of work, markets and place of children's school among others prefer to remain where they are at present while those far from those facilities are longing to secure accommodation elsewhere. This may not be among other things, unconnected to the cost, stress and the time taken to getting to other basic facilities. The chi square statistical result indicates a significant variation in the preferred location of accommodation by places of residence of the respondents.

Table 3: Likert rating of locational attributes on residents' preference

Locational Attributes	Weight Value (Percentage %)				SWV
	Very Significant	Significant	Fair	Not Significant	
	4	3	2	1	
Proximity or and/or availability of neighbourhood infrastructure	17.7	55.2	16.8	9.2	368.9
Neighbourhood quality	41.8	32.6	18.6	7.0	402.2
Distance of house to place of work	46.8	31.4	20.0	1.8	323.2
Housing Facilities	31.2	46.2	14.5	7.0	299.4
Quality of immediate surroundings	36.5	39.4	18.9	5.2	402
Access to Recreation	33.2	33.0	27.6	6.2	293.2
Access to Shopping	24.1	41.8	28.9	5.2	284.8
Transport fares to area of activities	20.8	47.3	20.5	11.5	366.2

Source: Authors' Field Survey, 2015 SWV = Sum of Weighted Value

Descriptive percentage was computed for the responses of respondents on the preference for areas due to locational attributes using likert rating as shown in table 3. Weighted valued of the percentages was also calculated and the result shows that neighbourhood quality has highest summation of weighted value with 402.2, followed closely by quality of immediate environment 402, proximity or and/or availability of neighbourhood infrastructure 368.9 and transport fares to area of activities 366.2 Other locational attributes which have influence on preference for residential area include distance of house to place of work 323.2, housing facilities 299.4, access to recreation 293.2 and access to shopping has 284.8 It can thus be deduced from the analysis that neighbourhood quality and the

quality of the immediate environment among others largely dictate the preference of residents in selecting their areas of residence. This corroborates the finding of Gbakeji *et al.,* (2007) in a study of the residential and neighbourhood preferences of residents in the Warri metropolis in Nigeria, where it was revealed that residents generally place more emphasis on environmental quality, proximity to and availability of neighbourhood facilities. In the same vein, the result is in tandem with the finding of Onibokun (1990), that some residential locations are viewed as satisfactory living environment because of factors such as closeness to work places and quality of the environment and peace.

Table 4: ANOVA of preferred facilities in the residential areas

	ANOVA				
		Sum of Squares	df	Mean Square	F	Sig.
size of room	Between Group	.203	2	.102	.344	.605
	Within Groups	87.743	297	.295		
	Total	87.947	299			
Roof type	Between Group	14.083	2	7.042	44.249	.000
	Within Groups	47.263	297	.159		
	Total	61.347	299			
Availability of open space	Between Group	3.883	2	1.942	9.690	.000
	Within Groups	59.513	297	.200		
	Total	63.397	299			
availability of pipe borne water	Between Group	.867	2	.433	3.430	.028
	Within Groups	37.520	297	.126		
	Total	38.387	299			
Availability of fence	Between Group	.387	2	.193	3.838	.015
	Within Groups	14.960	297	.050		
	Total	15.347	299			
Floor type	Between Group	5.430	2	2.715	12.661	.000
	Within Groups	63.690	297	.214		
	Total	69.120	299			
Surrounding environment	Between Group	8.603	2	4.302	19.918	.000
	Within Groups	64.143	297	.216		
	Total	72.747	299			

Source: Authors' Field Survey, 2015

The ANOVA result compares the preferred facilities of the houses in the three residential areas and it shows the variation in the preference for those facilities by the residents. It reveals that apart from room size with p = 0.079 which shows no significant variation, all the other facilities (roof type, availability of open space, pipe borne water, fence and floor type and surrounding environment) show significant variations with p values of 0.000, 0.000, 0.028, 0.015, 0.000 and 0.000 respectively. This implies that only preference for room size remains the same across the residential areas while others show variation. While some of the facilities are most preferred, some are least preferred while in some other areas the housing facilities are not given preference but other things best known to the residents. These situations could be responsible for the level of preference attached to a particular density of residential areas.

RECOMMENDATIONS AND CONCLUSION

Emanating from the findings of this study and given the fact that most people give preference to particular residential areas at the expense of others due to facilities, distance and neighbourhood qualities, it is important that areas deficient in infrastructure be upgraded while facilities provision is also given consideration. Specifically, therefore, the following recommendations are made:

1. Enactment of relevant byelaws to make the acquisition of land very accessible and reduce more formation of squatter settlements.
2. Carrying out urban renewal activities to upgrade moribund facilities in areas affected by deterioration of facilities. The status of neighbourhood that are not highly preferred or preferred at all such as Oloje and Kulende can be enhanced for good habitation through reconstruction and rehabilitation of blighted houses and existing facilities such as schools, roads, electricity, and water among others.
3. Land lords and home owners should be enlightened and encouraged to imbibe maintenance culture of their properties so as to increase their attractiveness and satisfaction to residents. This can be achieved through periodic repairs from time to time. This is necessary as findings show that neighbourhood qualities have correlation with preference.
4. The social climate of the neighbourhood can be enhanced and sustained through the formation of neighbourhoods associations. Neighbourhood association is a process whereby residents and other stakeholders meet regularly to learn about their neighbourhood with regards to identifying their problems and challenges, envision a shared future, and develop strategies to shape it. This will in the long run, enhance social interaction within the neighbourhood, provide opportunities to develop new entrepreneurial activities which may enhance the local economic opportunity structure.
5. Encouragement of the establishment of recreational facilities and modern shopping arena across the residential neighbourhoods in the town.

In conclusion, there are hierarchies of residential neighbourhoods in human settlements depending on the quality, space and number of inhabitants among others. These, to a large extent dictate the choice of or preference for neighbourhood by the residents as had been shown by this study. This paper therefore recommends that certain facilities be added to residential areas where such are lacking to ensure better living for the inhabitants.

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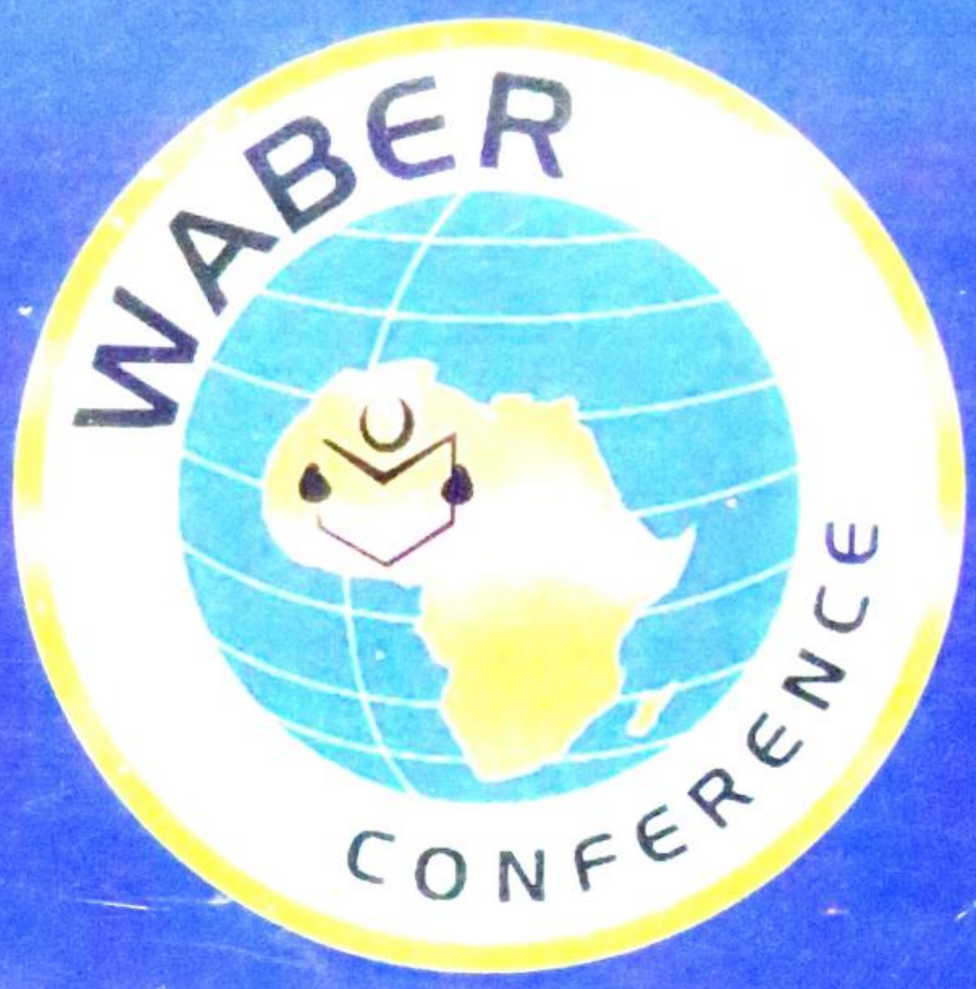

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