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TENANTS' SATISFACTION AND HOUSING CONDITIONS IN THE TRADITIONAL WARDS OF ILORIN, NIGERIA

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Abstract

The study examined tenants' satisfaction and housing conditions in traditional Ilorin Wards. The study objectives were to identify tenants' satisfaction and housing types and factors influencing satisfaction of occupants and housing conditions in the traditional wards of Ilorin. Both primary and secondary sources of data were employed to obtain first hand information from the respondents. The study focused on household heads, cutting across the twenty wards. Systematic random sampling method was used to select 600 household heads used as subjects for the study. Descriptive and inferential statistics were employed for data analysis. The result of Analysis of Variance (ANOVA) revealed that there is a significant difference between level of satisfaction of tenants and housing conditions in the selected wards. The findings revealed that monthly income, basic infrastructures and housing quality were the most important determinant variables. The study therefore recommends improved environment with infrastructural facilities provided to satisfy tenants in specific in different house types. Also, planners, builders and government agencies should always consider the housing users before building while government should design a developmental strategy geared towards the provision of appropriate basic infrastructures in each ward.

Keywords: Household head; housing types; satisfaction; tenants

Introduction

Housing is the second most important basic need of man after food and its services (social, physical and psychological) and utilities that make the community or neighborhoods as liveable environment (Omole, 2001). United Nations centre for Human Settlement (UNCHS, 2003) adopted that housing concept is broadly more than having roof over ones head. It implies protection from disposal of household and human waste, sufficient space for health and privacy, security, tenure of occupation, availability of safe drinking water, affordability and access to employment, recreation and educational services. Housing as a concept goes beyond the physical structure and it encompass all accepted ways in which man acquire satisfactory infrastructure in the society.

Prior to independence in 1960, successive governments have embarked on extensive housing programs for public servants. These programs achieved very little success with some achieving as low as 15% of the set target (Eke, 2004). Therefore, accumulated housing deficit was estimated at five million units by year 2000, which coincides with UN target year for agenda community known as "shelter for all "agenda" (Federal Republic of Nigeria, 1991). Therefore, the cities have witnessed acute shortage of residential accommodation as the existing supply of housing could not match the high of demand (Egboche, 2000 and Eke, 2004).

El-haram and Horner (2002) viewed that the quality of life of tenants and comfort, convenience and visual appeal of houses attribute to the fact that tenants tend to keep their houses in good conditions.

Oladapo (2006) adopted a system approach to the concept of user satisfaction involving four interactions: tenant sub system, the dwelling subsystem, the environment subsystem, the management subsystem which are interdependent and continuously interact with one and another. Adesoji (2010) discovered that tenants' satisfaction with public housing in Lagos is determined by the environment, dwelling and management subsystem. The study revealed that environment and dwelling component were of average satisfaction to tenants while management component were below average in tenants satisfaction levels.

Ibem and Azuh (2014) suggested most women are more satisfied with location and provision of basic infrastructure in housing estate in Ogun state than housing unit which is built to specific standard. However, housing satisfaction of tenants involves the level of contentment derived by individuals or household with reference to the conditions of dwelling unit occupied at a particular period of time.

Objectives of the study

The study aimed at examining the tenants' satisfaction on house condition in Ilorin town. The specific objectives of the study are to:

- i) investigate the housing conditions in the study area
- ii) determine factors influencing tenants' satisfaction and housing condition

The Study Area

Ilorin is situated in the transitional zone between Northern and Southern Nigeria with total land area approximately 100sqkm, expanding along its major arteries. Ilorin is made up of three local government areas which include Ilorin East, Ilorin South and Ilorin West. It is located about 300km North of Lagos on latitude $8^{\circ}30'N$ and longitude $4^{\circ}35'E$. 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 in the East by Moro local government of Kwara State.

The city had a population of 208,546 in 1963 with population estimates was put at 412,918 in 1977, and it increased to 477,564 by 1980. This low population size cannot be totally unconnected with the low level of industrialization in the town. (Ministry of Economic Planning 1980). The 1991, census figure showed that Ilorin had a total population of 532,088 (Emielu 1991, NPC 1998). While the population figure for 2006 census was 781,934 (NPC, 2009). The major tribes that lived in the town are the Hausa, Yoruba, Ibo, Fulani and Nupe (NPC, 1999).

Ilorin has a tropical climate of the Guinea savanna under the influence of the two winds (northeast and southwest trading) prevailing over the country. She had a clear cut of season's i.e. rainy and dry season. The rainy season is between March and November and the annual rainfall varies from 1000 mm to 1500 mm, with the peak between September and early October. The dry months range between November to April. The mean monthly temperature is generally high throughout the year (Ajibade, 2002).

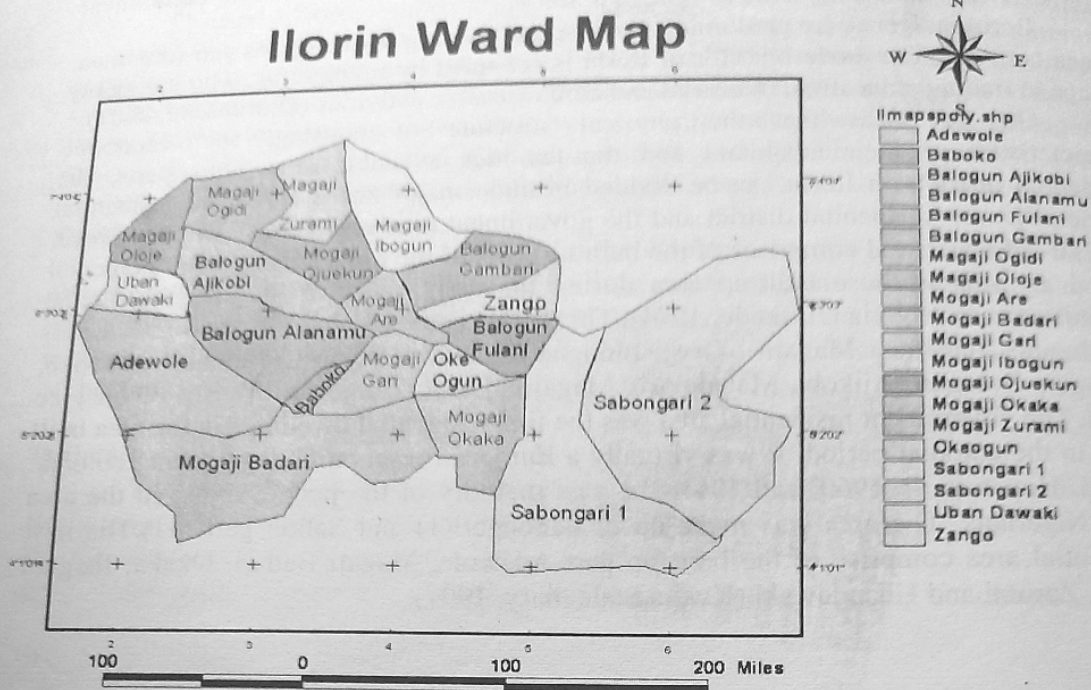
Tenants' Satisfaction and Housing Conditions in the Traditional Wards of Ilorin, Nigeria

The relief of Ilorin has prominent landform, the Sobi Hill (1300ft) high. She is drained mainly by Asa River which originated from Oyo state and River like Amule, Odota, Aluko, Loma drain into Asa River at acute angle which gives rise to a dendritic drainage pattern. (Kwara State diary 1997).

Ilorin indigenes are predominantly farmers, planting such crops as yams, cassava, guinea corn etc. The modern sector of Ilorin is occupied by immigrants, who are viably engage in trading, education, industrial and administrative activities (Olorunfemi, 2001).

On the basis that the physical structure of housing, socio-economic characteristics of their inhabitant and the facilities available at various parts, the residential districts in Ilorin can be divided in three major zones : The old residential district, the new residential district and the government residential area (Onokerhoraye, 1982).e old residential comprises of the 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 (Akorede, 1974). This area comprises of the following subwards ; Balogun Alanamu, Magaji Geri, Balogun Fulani, Balogun Gambari, Baboko, Okeogun, Balogun Ajikobi, Magaji Are, Magaji Ojekun, Zango and Magaji Oloje (see fig.1). The government residential area was the first residential dwellings in the area built early in the colonial period. It was virtually a European reservation area during colonial period. However, in 1960, and 1967, the vast majority of the people living in the area were Nigerians. The area was made up of Sabonger(1) and Sabon geri (11).The new residential area comprise of the built up part Adewole, Magaji Badari, Okaka, Ibagun, Ogidi, Zarumi and Ubandawaki (Kwara State diary, 1997).

Figure 1: Ilorin Metropolis showing the Wards



Source: Kwara State Ministry of lands and Housing, 2009

Research Methods

The study made use of both primary and secondary sources of data. The primary sources of data include reconnaissance survey, field survey and administration of questionnaire. Reconnaissance survey was conducted in order to locate the selected wards identified on the map of the study area. This was particularly helpful in drawing up the sample size and identifying the variables that were used in designing the questionnaire in relation to the objectives of the study. Six hundred copies of questionnaire were administered to household heads using stratified sampling method. The secondary sources of data include the use of relevant journals, textbooks, seminar papers, internet and relevant government agencies. Data collected were analyzed using descriptive statistical analysis including tables, percentages and graphs. Analysis of Variance (ANOVA) was the inferential method used to test the relationship between tenants' satisfaction and housing condition.

Results and Discussion

Table 1 shows that 61.7 % male tenant and 38.3 % female tenant responded fully to the questions. Majority of the respondents 516(86%) were between age 21 and 49 which implies that most of the respondents are economically active and young people. 64.3% of the tenants were married, 25% single while 8.3% and 2.3% were widowed and divorced respectively. Also, educational qualification of individual determines his or her taste and the maximum satisfaction derived from the house occupied. Therefore, 72.6% of the respondents with post secondary school education qualification tend to have variation in their level of satisfaction and housing conditions while respondents with no formal education representing 2.7% tend to occupy any type of house without considering the housing conditions. Salary earners in the study area as revealed in table 1 were 46% which indicates that most of the respondents in this group belong to a social status of informed people which in turn influence their decision to occupy houses that are in good condition

Table 1: Socio-economic Characteristics of Respondents

Characteristics	Frequency	Percentage
Sex		
1. Male	370	61.7
2. Female	230	38.3
Total	600	100
Age		
3. 21-29 years	168	28
4. 30-39 years	252	42
5. 40-49 years	96	16
6. 50-59 years	70	11.7
7. 60 and above	14	2.3
Total	600	100.0
Marital Status		
8. Single	150	25
9. Married	386	64.3
10. Widowed	50	8.3
11. Divorced	14	2.3
Total	600	100
Level of Education		
11. No formal education	16	2.7
12. Primary Education	58	9.7
13. Secondary Education	90	15
14. Post Secondary Education	436	72.6
Total	600	100
Employment Status		
15. Assisted by family	44	7.3
16. Casual workers	108	18
17. Self paid jobs	172	28.6
18. Salary earners	276	46
Total	600	100

Source: Researcher's Field work, 2013.

The factors influencing tenants' satisfaction and housing conditions are as follow: environment, location of house, privacy and duration of being a tenant. The first factor influencing tenants' satisfaction on housing condition is the environment. The quality of built up area have great influence on respondents' satisfaction of housing. Majority of the houses in the study area (72%) do not have aesthetics' (flower, garden) while about 28% have beautified environment as revealed by the respondents. About 78% of the houses were well ventilated while 22% of the respondents' houses were not well ventilated. This was due to the fact that the core traditional ward is clustered together and most of the houses are very old with little frame as window, cost of providing proper ventilation and planning. This reveals that tenants will be satisfied with housing condition when the environment is of good quality no matter the cost of rent paid. Another important consideration in tenants' satisfaction is the location of the house. Ogunleye (2001) viewed that the location in which a household is found is a function of distance to work, distance to market and decrease to locational rent to basic infrastructure. From figure 2, 36.7% of the respondents revealed that distance to work place is very important, 26.3% were of the view that houses at the city centre enhance their level of satisfaction no matter how expensive it is and 37% were of the opinion that schools should not be too far from home i.e. neighborhood concept, health care centre, market and worship place (see fig. 3)

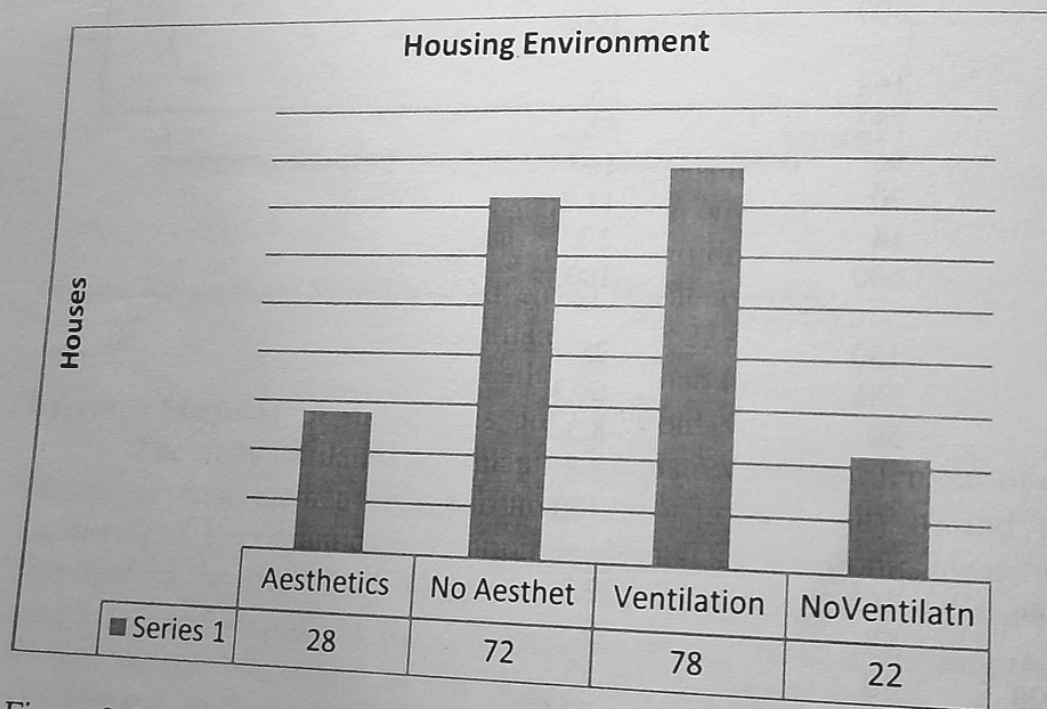


Figure 2: Environmental factor influencing tenants' satisfaction
Source: Author's field work, 2013

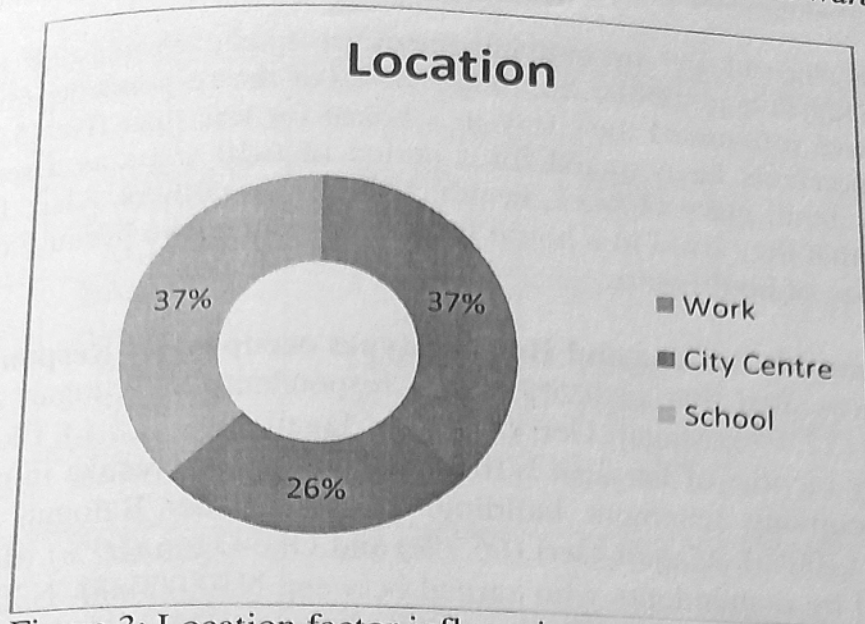


Figure 3: Location factor influencing tenants' satisfaction
Source: Author's field work, 2013

Privacy is an important aspect of housing conditions. Privacy preserve some respect, a degree of privacy is not available to respondents that occupied tenement building representing 66.3% while (33.7%) of the respondents enjoy privacy in their different houses especially houses with fence such as flat, duplexes and bungalow (see fig.4)

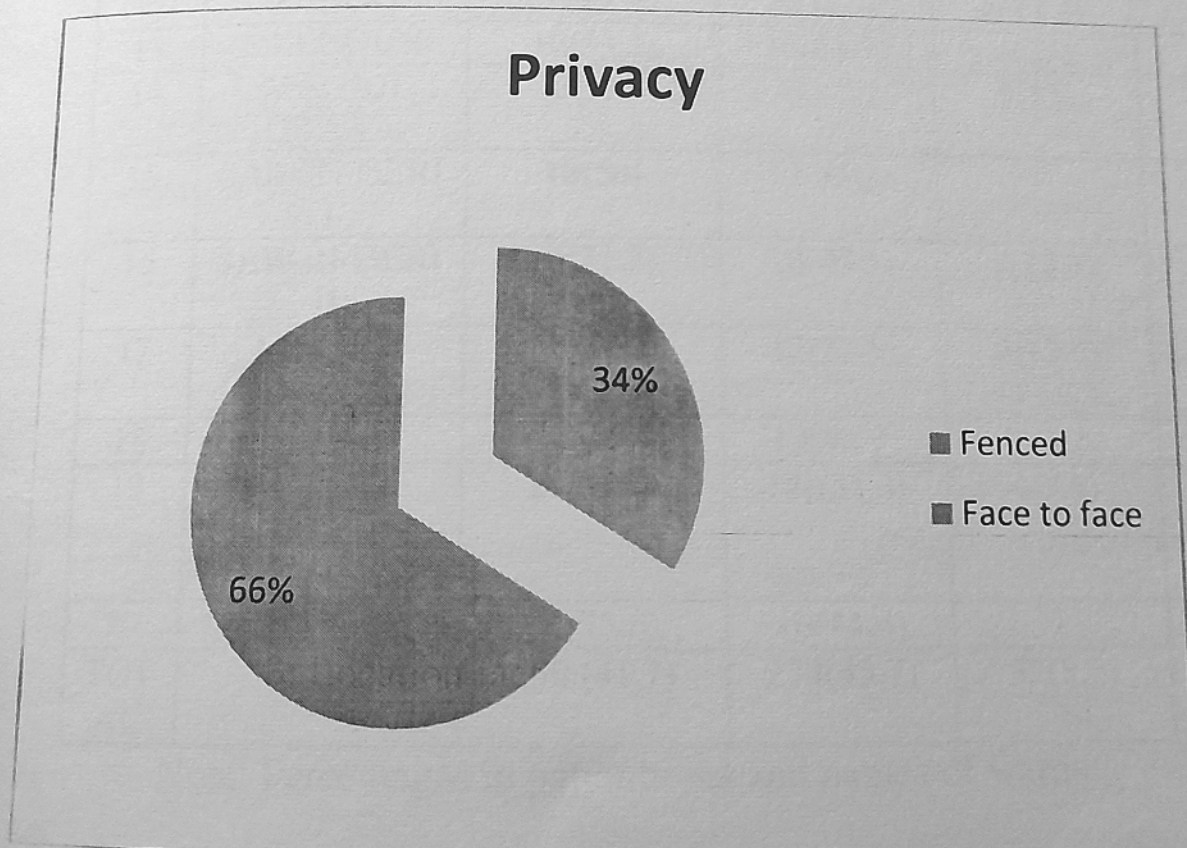


Figure 4: Privacy as a factor of housing quality
Source: Author's field work, 2013

The satisfaction derived by an individual can be linked to reasons of the respondents' length of stay in a particular building. 36.7% of the respondents revealed that a change in taste have influenced their stay in a house for less than five (5) years while (37%) of the respondents have stayed for a period of 6-10 years as a result of proximity to children's school, place of work, health centre among others. Also, 14% of the respondents claimed that they lived in a house for 10 years and above because of low-income and increase in size of house hold.

Relationship between monthly income and Housing types occupied by Respondents

Tables 2 and 3 revealed that majority of the respondents in Balogun Ajikobi (70%), Balogun Gambari (72.7%), Magaji Geri (57.1%), Magaji Are (55.6%), Oke-Ogun (53.3%) earned a monthly income of less than N10,000:00 which also results in majority of these respondents occupying tenement building. These include: Balogun Ajikobi (80%), Balogun Gambari (100%), Magaji Geri (66.7%) and Oke-Ogun (60%). However, the housing type occupied by respondents who earned between N10,000:00- N30,000:00 varied among the wards. For instance, In Balogun Alanamu and Magaji Ogidi wards, 76.9% and 73.3% of the respondents earned between N10,000- N30,000 while 45.4% and 46.7% of the respondents lived in flats in Balogun Alanamu and Magaji Ogidi respectively (see Tables 2 and 3)

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TABLE 2: Monthly Income Generated by Respondents (NAIRA)

S/N	Name of ward	<than 10,000	10-30,000	31-50,000	51- 70,000	70 and above
1	ADEWOLE	8(40)	8(40)	4(20)	-	-
2	BALOGUN AJIKOBI	14(70)	6(30)	-	-	-
3	BALOGUN ALANAMU	4 (15.4)	20 (76.9)	2(7.7)	2(7.1)	-
4	BADARI	12(42.9)	14(50)	-	2(5)	-
5	MAGAJI BABOKO	22 (55)	12(30)	4(10)	2(7.1)	-
6	BALOGUN FULANI	12 (42.9)	14(50)	-	-	-
7	UBAN DAWAKI	12 (50)	8 (33.3)	4(16.7)	-	-
8	MAGAJI OLOJE	4 (12.5)	24 (75)	4(12.5)	-	-
9	MAGAJI OGIDI	6(20)	22(73.3)	2(6.7)	-	-
10	MAGAJI ZARUMI	12(60)	8(40)	-	-	-
11	BALOGUN GAMBARI	16(72.7)	6(27.3)	-	-	-
12	ZANGO	10(41.7)	8(33.3)	4(13.3)	-	-
13	OKEOGUN	16(53.3)	10(33.3)	6(25)	-	-
14	MAGAJI OKAKA	6(15)	28(70)	6(15)	6(15)	-
15	SABON-GERI I	18(50)	12(33.3)	-	6(15)	6(16)
16	SABON-GERI II	14(31.8)	20(45.5)	8(18.2)	-	2(4.5)
17	MAGAJI OJEOKUN	12(37.5)	12(37.5)	4(12.5)	-	-
18	IBAGUN	8(30.8)	12(46.2)	4(12.5)	-	-
19	MAGAJI GERI	24(57.1)	14((31.3)	4(9.5)	-	-
20	MAGAJI ARE	20(55.6)	16(44.4)	-	-	-
TOT AL		250 (41.7)	274(45.7)	52(8.7)	6 (19.2)	8(1.3)

Note: Percentages in parentheses and names of wards

Table 3: House Types Occupied by Respondents

S/N	Name of ward	Tenement building	Flat	Bungalow	Duplex	Others
1	ADEWOLE	6(80)	-	14(70)	-	-
2	BALOGUN AJIKOBI	16(80)	4(20)	-	-	-
3	BALOGUN ALANAMU	20(69.9)	4(45.4)	2(7.7)	-	-
4	BADARI	14(50)	8(28.6)	2(7.1)	4(14.3)	-
5	MAGAJI BABOKO	16(40)	16(40)	6(15)	-	2(5)
6	BALOGUN FULANI	14(50)	8(28.6)	2(7.1)	-	4(14.3)
7	UBAN DAWAKI	14(58.3)	-	10(4)	-	-
8	MAGAJI OLOJE	24(75)	-	-	-	-
9	MAGAJI OGIDI	16(53.3)	14(46.7)	-	-	-
10	MAGAJI ZARUMI	12(60)	8(40)	-	-	-
11	BALOGUN GAMBARI	22(100)	-	-	-	2(4.5)
12	ZANGO	8(33.3)	16(66.7)	-	-	-
13	OKEOGUN	18(60)	6(20)	6(20)	-	-
14	MAGAJI OKAKA	16(40)	24(60)	-	-	-
15	SABON-GERI I	12(50)	22(50) \	3(16.7)	-	-
16	SABON-GERI II	16(36.4)	12(33.3)	4(9.1)	-	-
17	MAGAJI OJEOKUN	12(37.5)	6(50)	4(12.5)	-	-
18	IBAGUN	8(30.8)	12(46.2)	6(23.1)	-	-
19	MAGAJI GERI	26(66.7)	10(23.8)	4(9.5)	-	-
20	MAGAJI ARE	16(44.4)	4(11.1)	16(44.4)	-	-
TOTAL		332 (55.3)	188 (31.3)	68 (11.3)	4(14.3)	12 (2.0)

Note: Percentages in parentheses and names of wards
Source: Author's field work, 2013.

Variation in tenants' satisfaction and Housing condition

Two indicators were used to examine housing conditions and tenants' satisfaction in the selected wards of the study area. These are: the quality of materials used for building and basic infrastructures. Analysis of variance was used to test whether or not there are significant difference between tenants' satisfaction and housing conditions. The result in Table 4 revealed that the calculated value is less than 0.05. This showed that there is no significant difference between quality of material used for building and tenants' satisfaction in the study area. Similarly, the calculated value between basic

infrastructure and tenants' satisfaction indicated that there is no significant difference because the calculated value is less than 0.05.

Table 4: Analysis of variance on tenants' satisfaction and housing conditions.

Variables	Sum squares	df	Mean square	F	P-value
Satisfaction with quality of material used	13.662	2	6.831	7.873	0.000
Error	517.998	597			
Total	531.660	599	0.868		
Basic infrastructure	18.331	3	6.110	7.094	0.000
Error	513.329	596			
Total	531.660	599	0.861		

Source: Computer output of Fieldwork, 2013.

Conclusion

This study has examined tenants' satisfaction and housing conditions. It was found that there was no significant difference between tenants' satisfaction and material used for building and basic infrastructural facilities. The study also revealed that income greatly influences the type of house occupied by respondents. However, it was discovered that most houses in the town do not have aesthetics, but few houses that had aesthetics were provided by the tenants. The outcome of this is that houses in the traditional core of the study area are not properly ventilated, seawall not constructed because of the clustering nature of the houses in the centre while those away from the city centre were well spaced. In addition, the choice of house occupied by respondents were determined by factors including the distance covered from school, work place, and health centre and basic amenities considered by the tenants. The study therefore recommended that the planners, builders should consider occupants of houses before building or who should occupy the different types of houses. In the same vein government should design a developmental strategy which involves the provision of basic infrastructures. The Builders, Town and local government planners should embark on developmental control and inspection of sites and buildings.

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