THE EFFECTS OF CULTURE ON PUBLIC HOUSING NON-OCCUPANCY IN ONDO STATE NIGERIA

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This work is humbly dedicated to God Almighty for His grace and unfailing love.

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ABSTRACT

Housing has been ranked high among other human needs but its delivery is usually insufficient in terms of number of stocks. If a significant number of the available ones are not occupied, it might cause unwanted waste of government resources. This study aimed at identifying the reasons for such non-occupancy in public housing, and at providing design guidelines by identifying users' needs in the context of Ondo State, Nigeria, through user-satisfaction survey on cultural aspects. The hypothesis was that culture affects significantly on public housing non-occupancy. From literature review, eight cultural variables were selected for investigation. They are: kinship relations, relaxation, food preparation, identity, security, environment and housing management, privacy, and service provisions. Three public housing estates were investigated in three local governments in Ondo State. One hundred respondents were randomly selected for the sample and their satisfaction was investigated on each of these variables, as well as on overall housing satisfaction. Five-point Likert scale questionnaires were administered in the study area, the data from which were quantitatively analyzed with SPSS statistical package (version 14). Open-ended interviews conducted on an estate manager in Ondo-State Housing Corporation, and on two Architects owning private architectural firms, who were used as peer reviewers. Their comments were used to qualitatively triangulate the findings from quantitative analysis. From the results it is found that four variables namely kinship relations, food preparation, environment and housing maintenance, and service provisions showed significant correlation ($p<0.05$) with overall housing satisfaction, while the others did not. A qualitative comparative analysis between current layouts and user's expectation on these four variables was done afterwards to suggest design guidelines. This study insists that a careful consideration on selected context specific cultural variables in housing design should be expected during the housing delivery process in order to overcome the problem of non-occupancy.

ABSTRAK

Perumahan adalah antara keperluan asas manusia yang penting tetapi di sesetengah kawasan, penawarannya masih tidak mencukupi. Namun jika penawaran yang disediakan tidak pula mendapat sambutan, hal ini mungkin akan menyebabkan pembaziran kepada sumber kerajaan. Kajian ini bertujuan untuk mengenalpasti faktor-faktor kurangnya permintaan terhadap perumahan awam yang telah disediakan dan seterusnya merangka garis panduan rekabentuk bagi mengenalpasti kehendak pengguna di kawasan perumahan awam Ondo, Nigeria melalui kaji selidik kepuasan pengguna terhadap aspek budaya. Hipotesis telah ditetapkan yang mana aspek budaya mempengaruhi permintaan terhadap perumahan awam. Lapan pembolehubah telah dikenalpasti daripada kajian literatur iaitu hubungan kekeluargaan, beriadah, penyediaan makanan, identiti, keselamatan, alam sekitar dan pengurusan perumahan, privasi, dan peruntukan perkhidmatan. Tiga perumahan awam yang terletak di dalam tiga kawasan kerajaan tempatan yang berlainan dalam negeri Ondo telah dipilih sebagai kawasan kajian. Seramai seratus responden telah dipilih secara rawak untuk dijadikan sampel kajian dan kajiselidik telah dijalankan dengan mengambilkira semua pembolehubah yang telah ditetapkan bagi mengukur tahap kepuasan responden terhadap kawasan perumahan awam. Soalan soal selidik tersebut berbentuk skala *Likert* iaitu *"Five-point Likert"* dan data yang diperolehi telah dianalisis dengan menggunakan pakej statistik SPSS (Versi 14). Temuramah terbuka juga telah dijalankan ke atas pengurus taman perumahan di *Ondo-State Housing Corporation* dan dua orang arkitek daripada firma arkitek swasta. Hasil penemuan daripada temuramah tersebut telah digunakan untuk membuat penilaian kualitatif terhadap penemuan kuantitatif daripada soal selidik sebelumnya. Hasil daripada analisis yang telah dijalankan, empat pembolehubah iaitu hubungan kekeluargaan, penyediaan makanan, alam sekitar dan pengurusan perumahan, dan peruntukan perkihdmatan telah menunjukkan hubungan yang signifikan (p<0.05), manakala yang selebihnya tidak. Satu analisis perbandingan secara kualitatif di antara keadaan semasa dengan kehendak pengguna terhadap empat pembolehubah tersebut telah dijalankan bagi mencadangkan garis panduan rekabentuk terkini. Kajian ini membuat kesimpulan bahawa pertimbangan yang teliti terhadap pembolehubah budaya amat diperlukan semasa proses penyediaan rekabentuk perumahan awam bagi mengatasi masalah kurangnya permintaan.

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LIST OF SYMBOLS

$<$	-	Less than
$>$	-	Greater than
$\leq$	-	Less than or equal to
$\geq$	-	Greater than or equal to
°C	-	Degree Celsius
β	-	Beta

LIST OF ABBREVIATIONS

FCT	-	Federal Capital Territory
FGN	-	Federal Government of Nigeria
FHA	-	Federal Housing Authority
FMBN	-	Federal Mortgage Bank of Nigeria
FMWH	-	Federal Ministry of Works and Housing
FRN	-	Federal Republic of Nigeria
LEDB	-	Lagos Executive Development Board
NBS	-	National Building Society
NDP	-	National Development Plan
NHF	-	National Housing Fund
NHP	-	National Housing Programme
NHP	-	National Housing Policy
NPHP	-	National Prototype Housing Programme
NRP	-	National Rolling Plan
NSSS	-	National Site and Services Scheme
PH	-	Public Housing
PMI	-	Primary Mortgage Institution
PPP	-	Public-Private Partnership
STF	-	Satisfaction

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CHAPTER 1

INTRODUCTION

1.1 Introduction

This research study is developed in the context of a section of Nigeria culture. The intension is to prevent increasing in non-occupancy (a situation whereby already delivered housing are not accepted and occupied by the public) of Nigeria public housing through culture in housing design. The research is carried out so that public housing in Nigeria will be delivered to suit the taste of the citizens as designs will be made to respond to the culture of the people for whom it is intended. By so doing, Nigerians will appreciably occupy such public housings.

This chapter of the thesis provides a quick look into the research structure, hypothesis and the framework through which the research work was carried out, the mode of data collection and its analysis. Also, the scope and limitations of the research are outlined.

1.2 Background of the Study

Nigeria is the most populous African country with a population of over 150 million (NPC, 2006). The percentage of the country's citizens living in the cities has significantly increased from year to year. In the 1930s only 7% of Nigerians lived in cities, 10% in the 1950s, and 20% in 1970s, also in 1980s and 1990s, 27% and 35% respectively lived in the cities (Okupe, 2002).

Housing problem by this influx of people into the cities becomes very pronounced in the face of the crowded population as the population growth rate in Nigeria cities was 5.8%. From this Nigeria urban growth rate, about 43% of Nigerians totaling 62.22 million lives in the cities (UN-Habitat, 2007). Also, the United States Census Bureau forecasted that when it will be year 2050 Nigeria population would have hit 264 million. Thus Nigeria will become the 8th most populous in the world at that time (Kabir and Bustani, 2009). That is, housing provision in the country by then would have become a serious issue.

According to Ademiluyi (2010), housing provision in Nigeria started before the country's independence in October 1, 1960. And among the major steps towards solving Nigeria housing problems are: (i). The 1928 establishment of the Lagos Executive Development Board (LEDB) which was authorised to clear slums, reclaim land, and to develop residential and industrial estates. (ii) In 1956, Nigerian Building Society (NBS) was set up to provide housing loans to the Nigerian populace. (iii). Also in 1986, the National Site and Services Scheme (NSSS) was formed to make provision for serviced plots of land for residential purposes (Ademiluyi, 2010; Kabir and Bustani, 2009).

In their analysis of the concept of home all over the places, Altman and Cheemers (1980), are of the opinion that family houses satisfies both the needs of the inhabitants for personal identity and also for relationship with the community and

culture at large. The importance of housing to man therefore cannot be over emphasized, it is of great importance.

The concept of culture and its clarity appears in the designs of objects and in the physical environment, including houses and neighbourhoods as much as it shows in people's beliefs, perceptions, values, customs, norms and behaviours (Malkawi and Al-Qudah, 2003; Triandis, 1994; Altman and Chemers, 1980). Architecture and culture depends on each other and cannot be separated Rapoport (1969). Therefore cultural factors may have a role to play in housing delivery and its occupancy - the state at which a delivered housing project is occupied for continuous usage either through rent or outright purchase.

1.3 Problem Statement

The problem of housing delivery is usually based on quantity and quality differences. Even though the Nigerian government has attempted to overcome the huge housing shortage in the country over the years through several programmes and establishments of Finance Institutions, yet inadequate number of housing and poor housing quality in the country persists. In the midst of these housing deficit and poor housing quality, not less 40% of Nigerians lives in the cities of Nigeria which has largely lead into overcrowding (FGN, 2004).

However, in some of these cities, there are still found unoccupied dwelling units. Housing is meant to provide fulfillment for an individual and largely a household. So it has to be found as satisfactory, otherwise there will be non-occupancy. And this is majorly why non-occupancy of housing could be found in some cities despite inadequacy in the number of housing delivery.

Housing must be qualitatively suitable for the intended users, it is not only a quick supply of housing that the people want. This is related to cultural factor in housing occupancy, since culture and architecture are interwoven (Rapoport, 1969). Therefore this research looks into the effects of culture and its components on public housing non-occupancy in Nigeria context. So that Nigeria public housing agencies, policy makers and others readers of the theses can benefit and that housing delivery can be with the purpose to provide a culturally suitable house that will be occupied for the citizens.

Numerous authors have researched in several housing problems and causes, but little or no research has been done on the non-occupancy of housing in relation to cultural factors of the beneficiaries. Housing problem in the cities ranges from location, income, climate, high rent, government policies, environmental amenities and investment (Olotuah, 2006 and Mabogunje, 2004).

Therefore to ascertain the level of non-occupancy of housing in a particular place, there is the need to investigate the housing satisfaction of households/tenants that resides in and around such an environment under the same management (Jiboye 2010a). As said earlier, the major problem of Nigeria public housing is a qualitative one. On this note, there is the need to establish those cultural variables that are responsible for their non-occupancy so that those involved in Nigeria public housing delivery policies and those of other developing countries of the world can adopt it to prevent continuous non-occupancy of public housing.

1.4 Aim of the Study and Objectives of the Study

The aim of this study is to find out the reason and possible solution to non-occupancy of public housing in the study area.

The above stated aim of this study can be achieved by the following objectives:

i. To identify the trends of public housing delivery in Nigeria.
ii. To investigate how culture can affect satisfaction of housing units in the cities.

1.5 Research Question

From the above aim and objectives therefore, the research question below was formulated:

- Does culture significantly affect housing occupancy in public housing in Ondo State Nigeria?

In order to analyze it more effectively, it has been broken down to two sub-research questions as below.

1.5.1 Sub-Research Questions

i. What are the components of culture that significantly affect housing occupancy?
ii. How can they affect housing satisfaction from architectural perspective?

1.6 Research Hypothesis

A research hypothesis has been formulated and illustrated as shown in Figure 1.1 below.

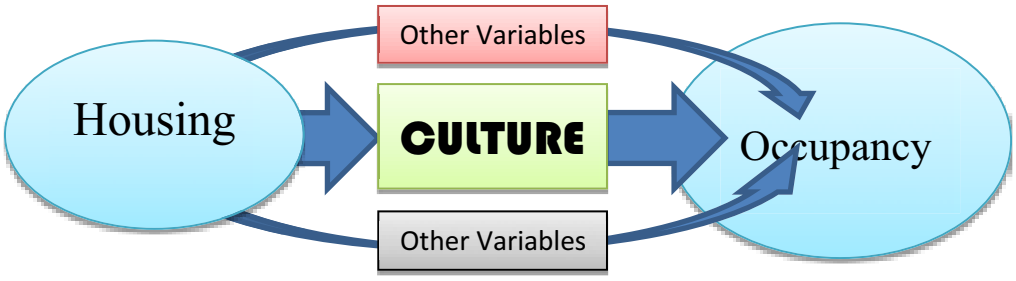

Figure 1.1: Conceptual Framework

Several factors including income, location, and climate among others could have affected housing occupancy without apology. But in this study, the theory of housing and its occupancy shall be viewed in line with culture and its components.

Therefore, the working hypothesis is developed as stated below and as shown in Figure 1.2 below.

H_1: Culture significantly affects occupancy of public housing in Ondo State Nigeria even when there is high demand for housing.

H_0: The null hypothesis stated that, Culture does not significantly affects occupancy of public housing in Ondo State Nigeria even when there is high demand for housing.

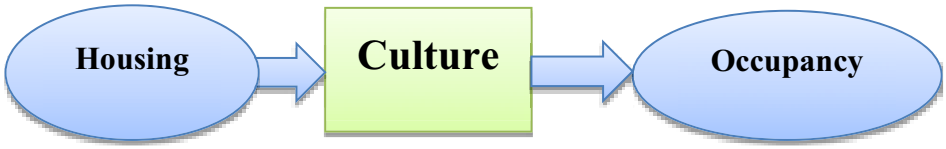

Figure 1.2: Conceptual Analyses

1.7 Research Methodology

This methodology can be divided into four major parts which are:

- Sample selection
- Data collection
- Data analysis
- Data interpretation

1.7.1 Sample Selection

A sample survey of the existing occupied public housing estates for the low and medium income groups was conducted, as the high end is not in a real need for the public housing units. The research was carried out in three (3) selected housing estates from three major local governments of Ondo State Nigeria namely, Akure North, Akure South and Owo local governments of Ondo State Nigeria. Personal interviews were also conducted to buttress the issue of non-occupancy of public housing. These number of samples were selected based on time limitation for the research and nearness to information been researcher's living environment.

1.7.2 Data collection

Questionnaire survey was used to collect data through a random sampling method in three major housing estates in the state. The household heads in each of the selected houses were targeted to provide information on their housing satisfaction in their domains. The survey was also used to obtain information on the demography of the respondents. A total of 100 housing units were used as the sample population in the three housings. Out of this 100 housing units, 50% were sampled in Akure South been the state capital, 33% in Owo and the rest 17% in Akure North. This percentage ratio responds to the proportional population distribution among these three cities.

The research methodology was made to employ the use of a five-point Likert scale questionnaire, unstructured interviews with experts and personal observations. A social survey was conducted through a questionnaire consisting of the questions that are selected on the basis of the major cultural factors in the context of a section of Nigeria that are assumed to have impact on housing design. This is the quantitative aspect of the study. They include (but not limited to) the tangible and intangible issues.

Tangible issues include housing condition, preferences, maintenance, and proximity, while, the intangible issues include the factors that affect the way of life of a common Nigerian (for example: relaxation/recreation, Food Preparation, kinship relations, security, identity, privacy) (Moola, Kotze and Block 2011).

To buttress the issue of non-occupancy, personal interviews were also conducted with targeted audiences such as public housing agents and private architectural firms. This was done to provide qualitative data for the research.

1.7.3 Data Analysis

The results from the questionnaire were analyzed both quantitatively and qualitatively.

1.7.3.1 Quantitative Analysis

Quantitative analysis includes the conventional method of statistics in order to find the variables and the use of SPSS version 14 software. Quantitative data analysis includes the descriptive analysis, reliability test, adequacy test, the mean values, correlation and regression analysis and the factor analysis.

1.7.3.2 Qualitative Analysis

Triangulation method was used to verify the qualitative findings, interpretation and verification.

1.8 Significance of the Study

According to Newman (2002), the purpose of housing is more than just living, sleeping and waking up under a roof. It has to be addressed in terms of tangible qualities like materials, environmental aspects, quantity in terms of supply and demand, and intangible qualities such cultural issues. That is to say, for housing to actually fulfill its purpose, among other factors cultural issues need to be

considered from the design stage to construction and occupancy. Housing concept is much more than architectural and engineering design of structures, but also includes that of social, cultural characteristics of individual occupants (Jiboye, 2009).

At the moment, most public housing estates around the globe show signs that they cannot be easily repaired and are difficult to maintain because of the poor construction work done on the during period of their construction. They are usually subjected to quick supply, and a low cost is the major concern. Since the designs of the houses are culturally faulty and inappropriate, the problems aggravate in time, the end result is abandonment.

In addition to abandonment, in Nigerian context, there are situations where there is inadequate housing in terms of quantity and there still exist non-occupancy in the public housing in some of the cities. Therefore, it can be assumed that lack of response to cultural factors among other factors, causes not only abandonment, but also non-occupancy. It is true that even though there is a big demand for housing, and supply may fall short of demand, this phenomenon of non-occupancy remains a big issue. However, this has not been studied enough. Therefore, this study can become a ground-breaking work in this area of research in Nigeria where government is still struggling in terms of resources while delivering housing stock.

This study will improve mass housing delivery scheme in a way that the limited resources of the government can be used to its maximum. Hence, it might contribute to stable functional housing for the present and next generations of Nigeria urban populace by providing desirable housing with cultural developmental concept that will erode non-occupancy of public housing.

Also in practical, it will contribute to the reduction of non-occupancy in Nigeria public housings especially in the cities. This will be so when the culture of the people in the geographical set up of the study area is considered at the design

stage, because housing is beyond just a shelter. It is a suitable habitation that has to be culturally acceptable to the immediate benefactors. This research will provide a working guide for Architects, public housing planners and government in formulating functioning policy to avoid increasing non-occupancy of public housing. Thus the government's limited resource will be effectively used.

1.9 Scope of the Study

This study is centred on public housing. This is because of the numerous problems encountered in the cities in the area of housing. These problems include overcrowding, high rent, squatting, abandonment, non-occupancy and so on. The research focused critically on the identification of various cultural components that affect occupancy of public housing in Nigeria. Relevant developmental parameters that have been used in Nigeria housing scheme were identified and understudied to ascertain the major cultural challenges in Nigeria public housing.

1.10 Limitations of the Study

Apart from limiting this study to cultural components, it is equally limited to the public housing for the low-income and medium income groups in the cities. And for effectiveness, the study was conducted within three major local governments out of the eighteen local governments in Ondo State Nigeria since housing problem is more complex and tensed in the cities. Random Sampling Method was used in carrying out the research, because it increases the effectiveness of the samples used in research. The time of the study was short. There was a limitation in finding accurate data on the current Nigerian housing stock. The website of Ministry of Housing and

Urban Development of the Federal Republic of Nigeria (FRN) is still not very comprehensive (http://www.vanguardngr.com/2011/10/24).

1.11 Thesis Structure

i. Chapter One:

This chapter of the thesis introduced the research topic in the context of Nigeria public housing and how it was carried out.

ii. Chapter Two:

Chapter two was the literature review chapter in which the research gap was found (public housing non-occupancy) despite the limited supply of housing in the cities with increase in population growth.

iii. Chapter Three:

Chapter three discussed the study area (Ondo State Nigeria), in the context of the peoples' culture and housing.

iv. Chapter Four:

The methodology used in the research was discussed based on sample selection, data collection, data analysis and interpretation of analyzed data.

v. Chapter Five:

The analysis and discussions chapter explain the results of the quantitative and qualitative analysis. It was in this chapter that the analysis of the identified variables used in the study points out those variables that supported public housing users' satisfaction and those that did not support it.

vi. Chapter Six:

Comparative analysis chapter readdressed the four variables that did not support public housing users' satisfaction by comparing the architectural sketches of the unoccupied public housings with the proposed architectural perspective of the users.

vii. Chapter Seven:

This is the concluding chapter of the thesis in which the chapters were summarized and research question and the sub-research questions were readdressed to see how the analysis results and interpretations have answered them. It also gave the conclusion of the research study.

1.12 Summary

This opening chapter of the research study has defined the research topic and its nature. The research which was carried out in Nigeria context looked into non-occupancy of public housing in Nigeria even in the midst of inadequate housing in terms of quantity. The research hypothesis, questions, objectives and aim which are to assist in finding a solution to the research gap were drawn. The scope, limitations and methodology of the study were spelt out. The research was majorly to ensure that there is reduction in non-occupancy of public housing in Nigeria cities by considering the culture of the immediate housing users in the study area.

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