MERIT RESEARCH JOURNALS
www.meritresearchjournals.org

Merit Research Journal of Art, Social Science and Humanities (ISSN: 2350-2258) Vol. 3(1) pp. 010-017, January, 2015
Available online http://www.meritresearchjournals.org/assh/index.htm

Original Research Article

Residents' satisfaction in public estates in Osogbo, Nigeria

[*1]Kehinde O. J., [2]Ojo T. I. and [1]Oginni E. O.

[1]Dept. of Urban and Regional Planning, Ladoke Akintola University of Technology Ogbomoso;

[2]Osun State University, Osogbo

[3]Federal Radio Corporation of Nigeria, Amuludun 99.1 FM, Moniya Ibadan

***Corresponding Author's E-mail: olamijukehinde@gmail.com**

Abstract

Housing is an essential tool by which most individual measure quality of life. This study assesses residents' satisfaction in public housing estates in Osogbo with a view to suggest strategies to improve residents' life quality having examined housing conditions and adequacies of existing infrastructure. Residents' socio-economic characteristics, satisfaction of housing conditions and neighbourhood qualities were obtained from six (6) public housing estates using structured questionnaires administered on 312 household heads. Residents' assessments of their housing conditions and satisfaction of their housing and neighbourhood qualities were collated using Likert scale ratings: very bad = 1, bad =2, fair =3, good =4, very good =5 and satisfied =3, fairly satisfied =2 and not satisfied =1 respectively. Mean Weighted Values (MWV) were computed upon which comparisons were based. The study reveals that the entire study area were poorly equipped with infrastructure, only 56.6% of expected infrastructure were found in at least one of the housing estates. However, Laro, Oke Oniti and GRA housing estates with MWV of 0.54, 0.56 and 0.89 respectively fell short of 0.97 overall mean value measurement of residents' satisfaction. Housing conditions at GRA, Oroki and Laro Timilehin housing estates with MWV of 4.76, 3.91 and 3.92 respectively were better than the overall assessment value of 3.90.The study recommends improvement in infrastructure provision through Public-Private Partnership Initiatives (PPPI), resuscitation of Estate Management Board and the use of upgraded local building materials to enhance improved neighbourhood qualities, employment creation and forestall the volatility of movement within and outside the housing estates.

Keywords: Housing Satisfaction; Housing Conditions and Public Estates.

INTRODUCTION

Housing is more than a mere shelter, it ranks as third most essential need of man after food and clothing (Adeniji, 1974). It is a residential structure, the environment of which is designed for man's physical and mental health as well as social well-being of his family (UN–Habitat, 2006, Gilbertson et. Al., 2008). Residents' right to housing is basic, providing security, privacy, neighbourhood and social relations, status, community facilities and services, access to jobs and control over the environment. It is thus, one of the best indicators of a person's standard of living and of his/her place in the society (Olotuah, 2006). Housing also has profound impacts on health, welfare, social attitudes and economic productivity of individuals and nations, thus becoming the concerns of both individuals and governments (Federal Government of Nigeria (FGN), 1962; Abiodun and Segun, 2005).

Literatures have shown that decades of direct government interventions in the housing sector, both locally and internationally, have not been able to solve

the problems of insufficient and sub-standard housing (Awotona, 1990; Abiodun, 1985; Akinola, 1998 and Ajanlekoko, 2001).The insufficiency of housing persists both in urban and rural areas though more serious as urban problem where most people live in less satisfying housing and unsanitary environments. This is due to high population growth, uncontrolled rural-urban migration and rapid urbanization, which manifests in homelessness, overcrowding and growth of slums (Adeleye, 1983, 1988; Oni, 1988; Lawanson, 2006). Societies in Nigeria are thus characterised by structurally unsound, functionally obsolete, economically unprofitable and socially unacceptable houses in both urban and rural areas (Mabogunje, 1975; Onokerhoraye, 1976; Olotuah and Adesiji, 2005; Olotuah, 2006).

Communities are presented with extraordinary challenges because huge government investments in housing have not produced appreciable easement in housing demand and acquisition just as provision was grossly below the needs of the nation. Consequently, there was a resultant overcrowding in which residents are exposed to ill-health from urban sprawl that characterise most public housing estates (Awotona, 1982; Elden and Kellog, 2005; Lawanson, 2006; Akeju, 2007). Past concerted efforts were geared towards direct construction rather than on provision of sites and services; whereas factors such as price of housing units, location, value and taste, affordability and bureaucratic procedures of housing delivery among others have added impetus to the shortages and inaccessibility of the masses (UN-Habitat, 2006; Anofojie, 2010).

Apart from the inadequacies of housing in quantitative terms, previous public housing schemes had designs that were incongruent with peoples' culture and were less planned with social infrastructure hence, they were less satisfied with the provisions. Physical infrastructures (most often, electricity and road), water and sanitation among others become ramshackle soon after commissioning (Abiodun, 1976; Adejumo, 2008). Security was a serious challenge because no security apparatus was often put in place whereas; most of the schemes were situated at the outskirt of the city where life and properties were under threat (Acquaye, 1985; Akinola, 1998).

The problems of insufficient housing and associated services especially in Nigeria cannot be over-emphasised owing to weak implementation of national housing policy; high level of unemployment and poor living standard that make non-civil servants had it practically difficult to access any public housing incentive (Galster and Hesser, 1981; Adeleye 1988; Akinola, 1997); and for the bureaucratic processes of transfer to the teeming final residents; all which makes satisfaction in public housing a mirage (Olajuyin and Olanrewaju, 1997).

It is against this backdrop that this study seeks to answer the following and sundry questions on: What the condition of housing and environment in public housing estates in Osogbo is? What factors have influenced residents' satisfaction of public housing? It will thus bring to limelight factors influencing residents' satisfaction of public housing estates in Osogbo with a view to suggesting sustainable strategies to improving on the quality of public housing estates in the study area.

METHODOLOGY

Brief of the Study Area

Osogbo, the capital state of Osun is located about 88km north-east of Ibadan, 100km south of Ilorin and 115km north-west of Akure (all by road). The city is situated between latitude 9.7^0 N and longitude 4.5^o E. Osogbo, comprising both Osogbo and Olorunda local government areas has a total population figure of 288,455 people (NPC, 2006).

The city is located in the tropical hinter-land of Nigeria with recognizable wet and dry climate. With a mean annual temperature of 26.1°C, moderate to heavy seasonal rainfall (mean annual value of 1,247mm) and high relative humidity the region, recently came under drastic unpredictable climate changes like other cities in Nigeria. The town forms part of the Yoruba plateau land (Western Uplands of Nigeria). With an elevation of about 500metres above sea level, the relief of the area is moderate with low-forested hills (Wikipedia, 2012).

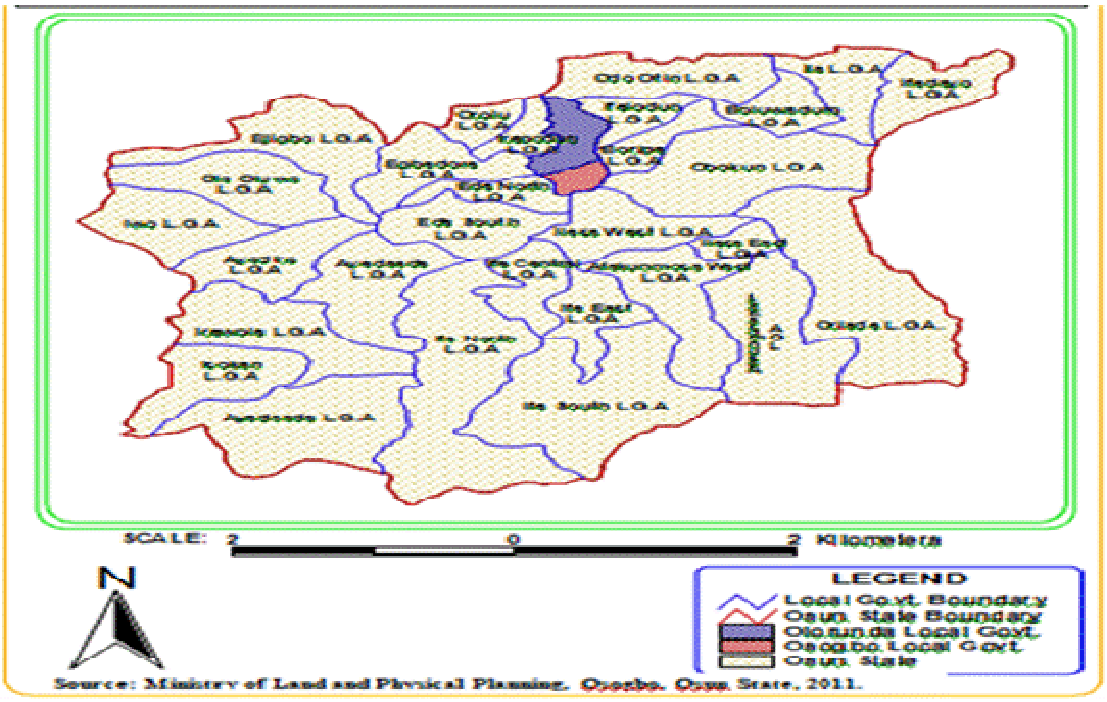
Residential areas constitute the major land use (55.8%) of the total built up area in Osogbo comprising of areas of individual, compound and roomy apartments in the core areas; areas with combination of rooming buildings and flats; areas with private estates of flats; and newly developing areas. However, for this study, the six public housing estates (Federal Housing Estate, OkeOniti; Owode Federal Housing Estate; G.R.A Government Annex, Oke-fia; Oroki Estate; Laro-Timehin Housing Scheme and Osogbo Local Government Housing Scheme) with a total one thousand and forty one (1,041) housing units were understudied. A total of three hundred and twelve (312) housing units (30%) were selected as sample size. (Figure 1-2)

Methods of Data Collection

The study engaged 312 household heads which were random systematically selected from the six housing estates for questionnaire administration. Having selected the first head of household from a randomly chosen building, subsequent selections were made at interval of five buildings in each locality. Information elicited include data on residents' socio-economic attributes, responses on perception of housing conditions and satisfaction of neighbourhood infrastructural facilities which were used

Source: Department of Urban and Regional Planning, LAUTECH, 2012

Figure 1. Osun State within Nigeria Context



Source: Ministry of Land and Physical Planning, Osogbo, Osun State, 2011.

Figure 2. Olorunda and Osogbo Local Government within Osun State Context

as determinants of adequacies of housing facilities and residents' satisfaction of public housing.

Method of Data Analysis

The information extracted from the questionnaire administration were analysed and explained through descriptive statistics. Residents' satisfaction of public housing was rated using Likert scale of satisfaction such as: Satisfied (3), fairly satisfied (2), and not satisfied (1) and their ratings of goodness/quality of certain building elements adopted as measure of housing quality using Likert scale of goodness/quality as: Very good (5), good (4), fair (3),

Table 1. Housing and Environmental Conditions in Osogboand Olorunda LGAs

Description	*Residential Estates*						*Total (%)*
	Oke Oniti	**Owode**	**G.R.A**	**Oroki**	**Laro**	**Osogbo**	
A. Building type							
Bungalow	5.4%	1.6%	1.9%	16.7%	2.9%	13.2%	41.7
Flat	17.7%	8.3%	0.6%	9.0%	1.0%	3.8%	40.4
Duplex	0.3%	0.0%	6.5%	5.4%	0.3%	0.3%	12.8
Story Building	0.3%	1.0%	0.3%	2.6%	0.3%	0.6%	5.1
B. Nos. of Persons per room							
1-Person per room	22.7%	9.0%	9.3%	31.4%	3.5%	17.3%	93.2
2-Persons per room	1.0%	1.9%	0.0%	2.3%	1.0%	0.6%	6.8
C. Nos. of Rooms in the Building							
2-rooms	3.8%	2.2%	0.0%	0.6%	0.6%	2.9%	10.1
3-rooms	11.9%	4.5%	1.3%	3.2%	1.0%	3.5%	25.4
4-rooms	6.7%	3.6%	2.2%	21.2%	1.9%	9.6%	45.2
5-rooms and above	1.3%	0.6%	5.8%	8.7%	1.0%	1.9%	19.3
D. Toilet Location within Building							
Within the house	22.7%	9.0%	9.3%	31.4%	3.5%	17.3%	93.2
Outside the house	1.0%	1.9%	0.0%	2.3%	1.0%	0.6%	6.8
E. Bathroom Location within Building							
Within the house	22.7%	9.0%	9.3%	31.4%	3.5%	17.3%	93.2
Outside the house	1.0%	1.9%	0.0%	2.3%	1.0%	0.6%	6.8
F. Kitchen Location							
Within the house	22.7%	9.0%	9.3%	31.4%	3.5%	17.3%	93.2
Outside the house	1.0%	1.9%	0.0%	2.3%	1.0%	0.6%	6.8
G. Sources of Water							
No well	0.3%	0.3%	0.0%	1.0%	0.0%	1.0%	2.6
Deep well (Automated)	19.9%	6.2%	1.2%	27.5%	2.6%	14.4%	71.8
Deep well	1.9%	2.2%	0.0%	2.6%	1.9%	1.3%	9.9
Bore Hole	1.6%	2.2%	8.1%	2.6%	0.0%	1.2%	15.7

Source: Author's field work, 2013

bad (2) and very bad (1). The sum weighted value (SWV) to the responses was calculated by finding the summation of the product of the number of responses for each rating to an attribute and their respective weight value. The SWV is thus divided by the total number of respondents rating an attribute to get the mean weighted value for such attribute i. e. MWV = SWV/ΣR where SWV is sum weighted value; R is number of respondents rating an attribute; while MWV is the mean weighted value upon which most comparison is based. Suggestions were made based on the findings in the study area.

RESULTS AND DISCUSSION

Housing and Neighbourhood Environmental Conditions

The indicators selected in respect of housing and neighbourhood environmental condition within the context of public housing in Osogbo include: building type, number of persons per room, number of rooms per building, locations of toilet, bathroom and kitchen around the building, and water point sources to the building (see Table 1).

The study revealed that 41.7%, 40.4%; 12.8% and 5.1% of the buildings in the estates were bungalows, flats, duplexes and storey buildings respectively. The table shows highest percentages (17.7%; 16.7%; 6.5% and 2.6%) of respondents residing in flat houses at Oke Oniti; in bungalows at Oroki; in duplex at GRA and in storey buildings at Oroki housing estates respectively compared to other building types. The reason was linked to the fact that both estates were the only low density residential areas in the study area. Majority of the respondents (93.2%) inhabited one person per room accommodation while the remaining (6.8%) resided in two-person per room accommodation. Only about 19.3% of the respondents resided in accommodation with more than 4 rooms whereas about 45.2%, 25.4% and 10.1% of

Table 2. Housing Conditions in Osogboand Olorunda LGAs

S/N	Building Elements	Oke Oniti MWV	Owode MWV	GRA MWV	Oroki MWV	Laro MWV	Osogbo MWV	Total MWV
1.	Roof	*3.54*	*3.54*	*4.75*	*3.95*	*3.93*	*3.86*	*3.93*
2.	Walls	*3.57*	*3.57*	*4.79*	*3.91*	*3.93*	*3.89*	*3.94*
3.	Floors	*3.43*	*3.43*	*4.83*	*3.90*	*3.90*	*3.17*	*3.78*
4.	Doors	*3.35*	*3.35*	*4.79*	*3.95*	*3.93*	*3.84*	*3.87*
5.	Windows	*3.35*	*3.35*	*4.79*	*3.93*	*3.90*	*3.90*	*3.87*
6.	Painting (s)	*3.31*	*3.93*	*4.50*	*3.78*	*3.88*	*3.77*	*3.86*
7.	Staircase (steps)	*4.00*	*4.00*	*4.76*	*4.00*	*4.00*	*4.00*	*4.13*
8.	Toilet (s)	*3.35*	*3.35*	*4.77*	*3.86*	*3.93*	*3.96*	*3.87*
9.	Bathroom (s)	*3.35*	*3.35*	*4.79*	*3.86*	*3.93*	*3.96*	*3.87*
10.	Ceilings	*3.57*	*3.57*	*4.75*	*3.95*	*3.93*	*3.86*	*3.94*
11.	Ventilation	*3.43*	*3.43*	*4.83*	*3.91*	*3.90*	*3.91*	*3.90*
12.	Lighting	*3.54*	*3.54*	*4.75*	*3.91*	*3.90*	*3.19*	*3.82*
	Total	*41.79*	*40.68*	*57.10*	*46.91*	*47.06*	*46.03*	46.78
	Mean	*3.48*	*3.39*	*4.76*	*3.91*	*3.92*	*3.84*	3.90

Source: Field survey, 2013; ∑MWV/n 46.78/12= 3.90 = overall average

them lived in 4-rooms, 3-rooms and 2-rooms accommodation respectively across the study area.

The location of in-house facilities such as toilet, bathroom and kitchen were also observed and majority of the respondents (93.2%) had these facilities incorporated into the building so that it is not necessary that one comes out of the roof before using them. The remaining 6.8% of the respondents had those facilities outside the building (see Table 1 sub section D-F). Very few of the respondents (2.6%) do not have direct access to any water point source but, get water from point sources in the neighbourhood whereas about 9.9%, 15.7% and 71.8% of them had access to deep well, deep well with pumping machine and bore hole respectively (see Table 1 sub section G).

Residents' Perception of Housing Condition in Osogbo

The study area covers urban settlements especially elite neighbourhoods, wherein most of the occupants of the estates could afford better household materials for their houses. The materials used in building construction include glass louvers, iron and wooden frames for window and doors among others (see table 2). The conditions of these building elements have been known to influence residents' satisfaction of their housing units and were thus, rated across the study area.

The mean values of housing conditionsin OkeOniti, Owode, GRA, Oroki, Laro and Osogbo are 3.48, 3.39, 4.76, 3.91, 3.92 and 3.84 respectively. However, the overall average (mean) value of the considered building elements is 3.90 upon which comparison was based. From the foregoing, it is crystal clear that only GRA with mean value of 4.76 had better housing conditions, Oroki and Laro housing estates with mean values of 3.91 and 3.92 respectively were sharing relatively good housing conditions compared with the general incidence in Osogbo. The reasons for their better scores could be as a result of their locations at low density residential zone(s) of the study area (as in GRA) and at medium density residential zones (as in Laro and Oroki).

Neighbourhood Infrastructures and Facilities

In line with the claims that residents' satisfaction of housing condition receives a boost with available neighbourhood infrastructural facilities, the study uses thirteen infrastructures as indicators out twenty three selected infrastructural facilities for which there is at least response(s) from one of the public housing estates for verification. There was supportive evidence in that residents' satisfaction of their housing conditions positively skewed where there are more neighbourhood infrastructural facilities in their functional state (Onibokun, 1974; McCray and Day, 1977, Galster, 1987; Hegedus and Mark, 1994; Ogu, 2002; Abdul Ghani, 2008 and Nor et. al., 2011) (see Table 3).

Residents' satisfaction at Laro, OkeOniti, and GRA with mean value of 0.54, 0.56, and 0.89 respectively fell short of the overall mean value of 0.97 for the entire study area. By implication, provisions of infrastructure in the said estates were below expected level of anticipation throughout the entire estates. Consequently, people from those estates might likely migrate to other estates and/ or elsewhere all things being equal if there is a slight pull

Table 3. Satisfaction of Infrastructural Facilities in Osogbo and Olorunda LGAs

S/N	Neighbourhood Facilities	Oke Oniti MWV	Owode MWV	GRA MWV	Oroki MWV	Laro MWV	Osogbo MWV	Total MWV
1.	Primary/Nursery Schools	-	*1.15*	-	*1.81*	-	*1.96*	*0.82*
2.	Secondary School	-	-	-	*1.86*	-	*1.96*	*0.64*
3.	Shopping Centres/Shops	-	*1.35*	-	*1.81*	-	*2.07*	*0.87*
4.	Religious Centres	-	*1.27*	-	*1.81*	-	*2.02*	*0.85*
5.	Health Centre/Clinics	-	*1.24*	*1.69*	*1.76*	-	*2.13*	*1.14*
6.	Fire Service Station	-	-	*1.69*	-	-	-	*0.28*
7.	Police Station/Posts	-	-	*1.76*	-	-	-	*0.29*
8.	Public Water Supply	*1.36*	*1.41*	-	*1.81*	-	-	*0.76*
9.	Electricity Supply	*1.06*	*1.35*	*1.45*	*1.43*	*1.86*	*1.64*	*1.47*
10.	Access Roads	*1.06*	*1.00*	*1.14*	*1.86*	*1.64*	*1.46*	*1.36*
11.	Drainages	*1.12*	*1.15*	*1.17*	*1.81*	*1.64*	*1.29*	*1.36*
12.	Security	*1.36*	*2.00*	*1.28*	*1.90*	*1.86*	*1.90*	*1.72*
13.	Refuse Management	*1.36*	*1.56*	*1.45*	*1.90*	-	-	*1.05*
	Total	*7.32*	*15.83*	*11.63*	*17.95*	*7.00*	*16.43*	12.61
	Mean	*0.56*	*1.22*	*0.89*	*1.38*	*0.54*	*1.26*	0.97

Source: Field survey, 2013; ∑MWV/n 12.61/13= 0.97 = overall average

or push from an external influence.

In contrast, residents from Owode, Osogbo and Orokiare less likely to go elsewhere where satisfaction of neighbourhood facilities is lower (all things being equal)given the mean value of 1.22, 1.26 and 1.38 respectively, which is above that of other localities. However, it cannot be overruled that residents can migrate within any of these three housing estates given a slightpull or push by external influences.Thus, the provision of infrastructure in any estate should not only be adequate, meeting residents' needs, but also functional.

SUMMARY OF FINDINGS

The study examined the socio-economic characteristics of residents in the public estate in Osogbo; the neighbourhood environmental and housing condition of the estates; the adequacy of housing facilities in the estates; and assessments of residents' satisfaction in the public housing estates to make relevant suggestions that may influence satisfaction in the public housing estates in Osogbo.

It was revealed in the study that house ownership/occupancy is frequently affected by the annual income of the individuals. Consequently, with respect to affordability, low income earners seemingly own/occupy houses of lesser quality with little or no infrastructural facilities whereas, the high income earners lived in high class neighbourhood like G.R.A. and Oroki where facilities were better provided though, buildings in the study area were relatively young in age and were built with modern building materials.

Findings show that the infrastructures required by residents in the study area were not met. Majority of them (adults within productive age) require more infrastructural facilities for their upkeep and those of their family members. By implication, relocation by residents was highly volatile towards areas with better infrastructural facilities. On the long run, demand for housing might haphazardly skew towards areas that were better served with infrastructure. This consequently, might lead to slumnization of such places and marginalisation of others in development terms.

Some thirteen (13) of twenty three (23) selected infrastructural facilities representing 56.5% of such facilities were found present in at least one of the public housing estates in Osogbo. This attests to the poor level of infrastructure development in public housing estates in the city whereas where available, most of these infrastructural facilities are not at their best functioning state.

Having discovered that residents' satisfaction in public housing estates in Osogbo does not show socio-economic characteristics undertone, it is thus, pertinent to ensure improvements on the environmental and housing conditions which have really influenced residents' satisfaction in public housing estates in Osogbo.

CONCLUSION AND RECOMMENDATIONS

Based on the findings of this study, the following recom-

mendations were offered as sustainable strategies geared at improving on residents' satisfaction in public housing estates in Osogbo:

i. There is urgent need for improving the quality of infrastructure, aesthetics of the estates and the general housing environments. Government may concentrate on provision of sites and services and infrastructure while she partner with reputable private organisations which are into mass housing delivery in a Public-Private Partnership Initiatives (PPP) to enhance both qualitative and quantitative housing delivery.

ii. Investigation should be embarked upon to outsource improved local building materials from the state. Their usage should be encouraged as it will reduce the cost of building construction but, ensure durability and add to self empowerment for people involved in the exploration and/or production.

iii. The resuscitation and/or creation of a management board would however be necessary where there is an existing board or no management board respectively. The basic function of this board will be to collect tenement dues from landlords, tenants and public estate managers. This as envisaged will enhance the maintenance of infrastructure in the estates. In this wise, legislations will be enacted and all stakeholders are made to fulfil their obligations in paying all mandated dues. Thus, there would internally generated funds for ensuring the maintenance of these estates and their infrastructure.

REFERENCES

Abdul GS (2008). Neighbourhood Factors In Private Low Cost Housing in Malaysia. Habitat International

Abiodun JO (1976). "Housing Problems in Nigerian Cities", Town Planning Review, Vol. XL VII, No 4, p.339-47

Abiodun JO (1985). Housing Problems in Nigerian Cities, in Onibokun, P. (ed.) *Housing in Nigeria: A Book of Readings,* NISER, Ibadan, pp. 49 – 63.

Abiodun PB, Segun AO (2005) An Assessment of Housing Status in a typical Nigerian Town, J. Appl. Sci. 2005, Vol. 5, No. 3, pp. 437 – 440, Available at http://www.scialert.net.

Abubakar MA (2002). User Satisfaction Study of Public Housing Schemes: A case study of Federal Housing Authority (FHA) Estates, FCT Abuja, An unpublished M.Sc. Thesis, Department of Urban and Regional Planning, Ahmadu Bello University, Zaria.

Acquaye E (1985). "A Teleological Review of the Housing Problem in Developing Countries", in Onibokun Poju (ed): Housing in Nigeria (A Book of Reading), NISER, Ibadan, p41-48

Adejumo AA (2008). Social Housing in Nigeria – An Imminent Mass Housing Revolution? Available at www.nigeriavillagesquare.com, Assessed October 31, 2008.

Adeleye O (1983). "Question du Logement à Abeokuta Entre 1960 et 1982," An unpublished M.Phil. Thesis, Department of Town and Regional Planning, University of Paris 1, Sorbonne-Pantheon. Paris, France.

Adeleye O (1988). "Question du Logement et des Equipment Sociaux à Abeokuta Entre 1960 et 1982," An unpublished Ph.D. Thesis, Department of Geography and Regional Planning, University of Paris 1, Sorbonne-Pantheon. Paris, France.

Adeniyi EO (1974). *The Provision of Housing: A Challenge to Urban Planning and Development in Africa,* Ibadan, NISER Reprint Series, No. 96, pp. 701 – 710.

Ajanlekoko JS (2001). Sustainable Housing Development in Nigeria the Financial and Infrastructural Implication

Akeju AA (2007). Challenges to Providing Affordable Housing in Nigeria, A paper presented at the Second Emerging Urban Africa International Conference on Housing Finance in Nigeria, held at SehuYar'adua Centre, Abuja, October 17 – 19, 2007.

Akinola SR (1997). The Impact of Rural Roads on Physical Development in Ife Region, Osun State, Nigeria, An unpublished Ph.D. Thesis, Department of Urban and Regional Planning, Obafemi Awolowo University, Ile-Ife.

Akinola SR (1998). The Pattern of Housing Quality in Osogbo, Osun State, Nigeria, Ife J. Environ. Design and Manag. Vol. 1, Nos. 1 and 2, pp. 109 – 120.

Anofojie AE (2010). A Study of Housing Adequacy in Festival Town, Lagos State, Nigeria, An unpublished M.Sc. Independent Thesis, Department of Urban and Regional Planning, Obafemi Awolowo University, Ile-Ife.

Awotona AA (1982b). Dimensions of Housing Need: in *Housing Today.* J. Assoc. Housing Corporations of Nigeria, June, pp. 31 – 40.

Awotona AA (1990). Nigerian Government Participation in Housing: 1970 – 1980, *Habitat International,* Vol. 14, No. 1.

Baiden P, Arku G, Luginaah I, Asiedu AB (2010). An assessment of residents' housing satisfaction and coping in Accra, Ghana, Journal of Public Health,

Ellen JL, Kellogg JS (2005). Deficiencies in Drinking Water Distribution Systems in Developing Countries. J. Water and Health Vol. 30 No. 2,pp 109 -127.

Federal Government of Nigeria (1962). First National Development Plan (1962-1968), Lagos

Galster G (1987). Identifying The Correlates of Dwelling Satisfaction: An Empirical Critique Environment and Behaviour, 19(5), 539-568.

Galster GC, Hesser (1981). "Residential Satisfaction: Compositional and Contextual Correlates", Environment and Behavior 13(6,) 735-568.

Gilbertson J, Green G, Ormandy D, Thomson H (2008). Good Housing and Good Health: A Review and Recommendations for Housing and Health Practitioners.A Sector Study Housing Corporation. U.K.

Hegedus J, Mark K (1994). Tenant Satisfaction with Public Housing Management: Budapest in transition. Housing Studies, Vol. 9(3)

Lawanson TO (2006). Challenges of Sustainability and Urban Development in Nigeria: Reviewing the Millennium Development Goals, Submitted for Publication in *Africa Insight,* April 2006.

Mabogunje AL (1975). Prolegomenon to Urban Poverty in Nigeria, in Poverty in Nigeria, Proceedings of the 1975 Annual Conference of the Nigerian Economic Society, 1975, pp. 69 – 91.

McCray JW, Day SS (1977). Housing Values, Aspirations and Satisfaction as Indicators of Housing Needs: Family and Consumer Sciences Res. J. 5, 244 -254

Nor AS, Nor AY, Abdul GS, Noraini J (2011). Tenant Satisfaction in Public Housing and its Relationship with Rent Arrears: Majlis Bandaraya Ipoh, Perak, Malaysia.

Ogu VI (2002). Urban Residential Satisfaction and the Planning Implications in a Developing World Context: The Example of Benin City, Nigeria. International Planning Studies, 7 (1): 37-53.

Oladapo AA (2006). A Study of Tenant Maintenance Awareness, Responsibility and Satisfaction in Institutional Housing in Nigeria, Int. J. Strategic Property Management, Vilnius Gediminas Technical University, Vol. 10, pp. 217 – 231.

Olajuyin LO, Olarenwaju DO (1997). An Appraisal of Residence Satisfaction with Public Housing, Owode Housing Estate, Int. J. Urban and Regional Affairs, Vol. 1, No. 1, Ado Ekiti.

Olotuah AO (2006). Housing Quality in Suburban Areas: An Empirical Study of Oba-Ile, Nigeria, *Dimensi Teknik Arsitektur,* Vol. 34, No. 2, Dec. 2006, pp. 133 – 137.

Olotuah AO, Adesiji OS (2005). *Housing Poverty, Slum Formation, and Deviant Behaviour,* Online Proceedings of the Housing Studies Association Conference, University of Lincoln, Lincoln, UK, 8 – 9 September 2005.

Oni AS (1988). An Appraisal of Planned Neighbourhoods in Nigeria: A Comparative Analysis of Surulere Housing Estate and Apapa G.R.A, Lagos, An unpublished M.Sc. Thesis, Department of Urban and Regional Planning, Obafemi Awolowo University, Ile-Ife.

Onibokun AG (1974). Evaluating Consumers' Satisfaction with Housing: An Application of a System Approach; J. Ame. Institute of Planners, 40 (3): 189-200.

Onokerhoraye A (1976). The Pattern of Housing, Benin, Nigeria, *Ekistics,* Vol. 41, No. 242, 1976.

UN-Habitat (2006). Regulatory Framework and Strategic Urban Planning and Management, A Paper presented at the African Ministerial Conference on Housing and Urban Development in Nairobi, April 3 – 4, 2006, available at http://www.unhabitat.org, assessed in October 3, 2008.