

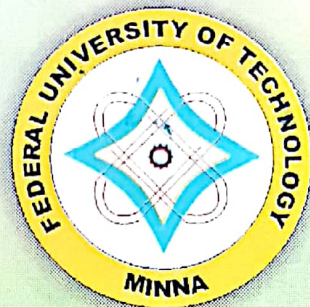
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## Assessment of Housing and Environmental Condition (A case study of Maikunkele in Niger State).

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**Abstract:** Maikunkele settlement came into existence due to the agglomeration of smaller neighbouring ethnic groups. The town grew spontaneously. The growth in population, physical, socio-economic structure, location of Minna International Airport and sitting of Bosso Local government headquarters are some responsible factors in the poor housing and environmental situations. The main settlers are the Gwari, usually found in nucleated compounds with relatively high occupancy rates are relatively high, i.e. There is inadequate educational, health, and essential facilities and characterized with poor drainage and refuse collection systems and a deploring housing situation because of the low levels of income of the subsistence farmers. In this paper, attempts were made to suggest ways to avert the existing problems. Policies were also formulated to tackle the problems undermining the improvement of shelter. The provision of social amenities, commercial centers, administrative structures and financial institutions will no doubt create a pleasant and aesthetic environment for Maikunkele.

### Introduction

Housing is one of the three basic needs of mankind it the most important for and man after provision of food. In spite of the fact that housing is part of the urbanization process and a measure of a country's level of development a

**Table 1.2 Building type**

Types	No	%
Modern	195	90.7
Traditional	20	9.3
Total	215	100

**Sources:** *Field Work*

Table 1.2. Shows the existing housing types with 90.7% being modern and 9.3% as traditional. The above discussion shows that the study area is dominated with modern buildings. Traditional buildings were only seen in the Centre of the study area. These types of building are fast fading away. The Physical appearance and condition of building depends on the materials used for their construction. The higher the quality of the materials. The better will be the fitness of the building structure.

**Table 1.3. Roof**

Roof types	No	%
Iron/Aluminum	199	92.
Abestos	10	4.6
Thatch	6	2.8
Total	215	100

**Sources:** *Field Work*

**Table 1.4. Wall**

Wall Types	No	%
Sand Crete blocks	97	45.1
Burnt Bricks	8	3.7
Mud Bricks	99	46.0
Mud	11	5.2
Total	215	100

**Sources:** *Field Work*

**Table 1.5 Foundations**

Foundation Types	No	%
Stores	47	21.9
Concrete	161	75
Mud	7	3.1
Total	215	100

**Sources:** *Field Work*

Tables 1.3, 1.4, and 1.5. Shows the materials used for the construction of the sampled housing stocks in Maikunkele in terms of roofs, Walls, and foundations respectively. Table 1.3 shows that 92.6% of the material used for roofing are iron/Aluminum, 4.6% are Asbestos and

2.8% are thatch. This means that most buildings are in good conditions in term of roofing and also account for why most buildings are modern.

Table 1.4 shows that the condition of the walls of building in Maikunkele with 45.1%, 3.7%, 46% and 5.2% for sand Conerct blocks, burnt bricks, mud bricks and mud respectively. Given consideration to the tables result, the research concludes that wall condition of the building is fair.

Table 1.5 shows that 21.9%, 75% and 3.1% of the foundation of the building are stone. Concrete and mud respectively. With this result, it is concluded that the condition of the buildings in terms of foundation is fair.

Also, the maintenance of building structures is of great importance in planning, because. It adds strength to them, thereby extending their life span. Tables 1.6, 1.7 and 1.9 show how buildings are maintained in Maikunkele.

**Table 1.6 Roofs**

Leaking	No	%
Yes	25	11.6
No	190	88.4
Total	215	100

Source: *Field Work.*

**Table 1.7 Walls**

Cracked	No	%
Yes	30	14
No	185	86
Total	215	100

Sources: *Field Work*

**Table 1.8 Foundations**

Exposed	No	%
Yes	25	11.6
No	190	88.4
Total	215	100

Sources: *Field work.*

Tables 1.6, 1.7, 1.8 shows how buildings at Maikunkele are being maintained in terms of roofs, walls and foundation respectively. The survey and

observation revealed that 88.4%, 86% and 88.4% of the building are with roof not leaking, walls not cracked and foundations not exposed respectively from the above result, the research deduced that the condition of the buildings are fair in terms of maintenance.

A survey was conducted to know the building condition so that buildings that are good, fair and poor can be identified. The table below shows building conditions.

**Table 1.9 Building condition**

Condition	No	%
Good	80	37.2
Fair	110	51.2
Poor	25	11.6
Total	215	100

The table above shows that 37.2%, 51.2% and 11.6% of the buildings are good, fair and poor respectively. Given consideration to housing policy to address situations, it will mean that 80 building representing 37.2% of sampled building will be conserved. 110 of the sampled buildings representing 51.2% will be reconditioned and 25 of the sampled buildings representing 11.6% will be redeveloped this can be seen in Table above.,

Housing does not only encompass the shell of the building but also include the auxiliary services and community facilities which makes it functional and necessary for human well being. In order to know and assess the level of performance of such services and facilities, a survey was conducted for housing facilities. The table below shows toilet facilities.

**Table 2.0 Toilet facilities.**

Provision	No	%
Yes	180	83.7
No	35	16.3
Total	215	100

Source: *Field Work*

Table 2.0 revealed at a glance that 83.75 of the houses are not provided with

toilets facilities. This indicates that toilet facility is not adequate.

Also, table revealed that 9.4% of the sampled houses have water closet type of toilet facility while 69.8% and 20.9% of the sampled houses have pit toilet facility and other types such as V.I.P toilet facility respectively. The researcher observed that the usage of pit toilet facility could be very dangerous to health where the source of drinking water is underground as the waste water from the pit could filter or discharge into the water Sources. However, this could be minimized or prevented by prompt sanitary control.

**Table 2.1 Toilet types**

Types	No	%
Water Closet	20	9.3
Pit	150	69.8
Others	45	20.9
Total	215	100

*Source: Field Work.*

Again, tables 2.1 revealed that 9.4% of the sampled houses in Maikunkele have bath tubes, 81.5% have enclosure type of bath facility while 3.1% of the sampled house use other means. The high percentage of the enclosure bath rooms is an indication that in old plan no provisions were made for bath in many houses.

**Table 2.2 Bath facilities**

Types	No	%
Bath tube	20	9.4
Enclosure	188	89.5
Others	7	3.1
Total	215	100

*Source: Field Work.*

A look at table will show that the existing kitchen types in Maikunkele. About 81.7% and 18.7% of the kitchen are parts of the building and not part of the building respectively. This result tends to have a peculiar characteristic of traditional settlement as well as a homogenous society the 81.3% and 18.7% of the kitchen are parts of the houses is an evidence which indicate

that some house have kitchen in their homes.

**Table 2.3. Kitchen provision.**

Types	No	%
Part of Building	175	81.3
Open Air	40	18.7
Total	215	100

*Source: Field work.*

In order to provide decent housing condition for the entire people of Maikunkele, there is need to examine the existing. Condition of services and facilities so as to assess the level of their performance in terms of adequacy and inadequacy. These facilities and services includes water supply, electricity Clinics and recreational centers.

**Table 2.4 Sources of Water Supply**

Sources	No	%
Bore Holes	7	3.3
Well	173	80.4
Pipe Borne Water	35	16.3
Total	215	100

*Source: Field Work.*

Table 2.4 above, reverted that 3.3%, 80.4% and 16.3% of the houses in the study area uses boreholes, wells and pipe-borne water as their sources of water supply respectively.

In the area of electricity the study revealed (as shown in table 2.5 that the study area enjoys adequate electricity however, few houses still use kerosene and generators as their sources of energy/light.

**Table 2.5 sources of Energy supply**

Sources	No	%
Electricity	189	87.9
Generator	5	2.3
Kerosene	21	9.8
Total	215	100

*Source: Field Work.*

From the above table, it could be seen that 87.9%, 2.3% and 9.8% of the houses in Maikunkele uses Electricity, Generator and Kerosene as their source of power/light respectively.

In terms of Education facilities Maikunkele was observed to enjoy the services of only one public primary school and one public secondary school, However, there was three private Nursery/Primary School. The survey conducted shows the distance of these schools from various houses.

**Table 2.6 Distance to School.**

Distance	No	%
Less than 100m	19	8.8
100 – 200m	21	9.8
201 – 400m	43	20
401 – 1 km	52	24.2
above 1 km	80	27.2
Total	215	100

Source: *Field Work.*

Table 2.6 revealed that only 8.8% and 9.8% of the houses in Maikunkele are within less than 200m distance to schools while 20%, 24.2% and 37.2% of the houses are within a distance of between 200m-1km and even more than 1km. This distance is not convenient for pupils in Junior Class of Primary School and this could discourage them from going to school.

A survey was conducted to ascertain the level of facilities for recreation in order to accommodate activities such as social gathering for the convenience and comfort of the inhabitant. The survey result revealed that recreational facilities are inadequate. Similarly, there is little consideration for the provision of children playgrounds. Table 2.7 and 2.8 shows recreational facility and open space for children playground respectively.

**Table 2.7**

Remarks	No	%
Adequate	Nil	Nil
Inadequate	215	100
Total	215	100

Source: *Field Work.*

**Table 2.8**

Remarks	No	%
Adequate	27	12.5
Inadequate	188	87.5
Total	215	100

Source: *Field Work*

**Summary of findings and recommendations**

**Summary of findings**

Most human settlement (rural or urban) is characterized with housing and environmental problems due to the unsatisfactory nature of human needs in the society, which Maikunkele is not an exception.

The study revealed that there are problems of incompatibility of land use such that residential and industrial activities are mixed up together as shown in table 11.1. The study observed that planning policy are not extended to Maikunkele village such that development springs up any where to the detriment of the environmental conditions of the settlement.

It was observed that most of the wells sunk in the study area dries up between December and April period when the water table goes down. The settlers during this period walk far to fetch water for domestic usage.

The study reveals also that recreational facilities are very inadequate. In fact the survey also reveals that no creational facility is available in the study area. Also the study area lacks refuse disposal facilities and refuse dumping is unorganized.

**Recommendation**

In order to solve the outlined existing planning problems of Maikunkele, the following recommendations are made to meet both the contemporary and future needs of the people.

- i. The residential and industrial activities should be demarcated. Commercial and industrial areas should be moved out of residential area.
- ii. The planning policies should be extended to Maikunkele village so as to improve the environmental conditions of the settlements.
- iii. Maikunkele has inadequate water supply the study therefore recommends more boreholes to be sunk in the study area to alleviate the suffering of the people.
- iv. Recreational facilities should be provided, as this will increase the standard of living of the people.
- v. An organized refuse collection Centre should be provided in different locations of the study area.

### Conclusion

Housing being a very important aspect in the economic development of both rural and urban center should not be treated with contempt. People should be made aware of the role of housing in uplifting the living standard of people and the need to improve their own shelter and immediate environment. Effort should be geared towards extending planning policies to grass root.

Planning at any level is aimed at improving the living conditions of the people. Therefore, it is important to let them know their role in the planning process so that they can participate fully. In other words, plans should not be imposed on the people without their consent if not it is bound to fail.

A close monitoring of the implementation of plan could help to avoid some of the pitfall of the past and leads to a new development with better fittings for the purpose of social and economic performance.

It is therefore hoped that various authorities concern in Niger State and the public will effectively translate the plan period such that housing and environmental condition in Maikunkele will change for better

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