URBAN HOUSING QUALITY IN KAKURI;

KADUNA STATE.

BY

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PGD/GEO/2003/ 2004/ 308

DEPARTMENT OF GEOGRAPHY

FEDERAL UNIVERSITY OF TECHNOLOGY

NIGER STATE

MINNA

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DECLARATION

This study was carried out in partial fulfillment of the requirement of the Department of Geography

Federal University of Technology, Minna, for the award of Post graduate Diploma in Environmental Management.

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OLAWALE OLAYIDE EMMANUEL DATE

CERTIFICATION

I certify that this project was carried out by Olawale Olayide Emmanuel of the Department of Geography

Federal University of Technology, Minna under the supervision:-

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DEDICATION

This study is dedicated to my parent for their support and prayer towards my success.

ACKNOWLEDGEMENT

I express my appreciation to Almighty God who made it possible for me to write this project.

I also want to express my gratitude to Dr. P.S. Akinyeye who offered me much assistance during the course of this study.

I would like also to express my thanks to all member of staff of the university especially the department of geography for training me and to my entire family for without the love and support from my family, I would not be what and who I am today. Thank you.

Olawale o. Emmanuel

ABSTRACT

This study sought to examine urban Housing quality in Kakuri Kaduna State. A lot has been written about housing quality and the problems associated with it. We know that after food comes shelter as one of the basic necessitous of life. The most striking feature of this city is the poor layout of existing buildings. This is due to poor plans from the beginning. The study reveals that there are no change, in the provision of housing fealties in the study area. The survey craned out also reveals the no residential area less than 60% of its Pipe-born water. Also less than 70 percent here electricity. High the study recommends that gone should improve the access of the road and also local production of building material. this will encouraged. As compounds in the residential areas should be encouraged to use private collection system for refuse waste.

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CHAPTER ONE

INTRODUCTION

1.0 STUDY BACKGROUND

A lot has been written about housing and the problems associated with it. Since shelter comes next after food and clothing in order of importance as one of the basic necessities of life (Mabogunje 1974)

URBAN PLANNING CATANESS: Defined Housing in its most basic sense as shelter but in the modern world it serves far more need than only protecting people from the elements it provides spaces far a range of activities – cooking, eating , recreation and sleeping. It provides a location that determines relative access to schools, job, parks, retail areas and other amenties. It provides a measure of relatives status, insofar as persons are judged by the quality and location of their housing. The Oxford Advanced Learner Dictionary of the current English defined housing as "accommodation in houses" while the new universal library Encyclopedia defines housing as the provision of houses, flats, hostel, and other forms of shelter and living spaces'.

Viewing the above three definitions we can see similarity in perspective. This is to say the definition of housing is the same world wide. I t is Associated with provision of shelter and houses.

Housing is recognized as basic human need, like food and clothing and is also increasingly considered to be a matter of public as well as private concern. (now universal Library, 1967 – 1969) This stand, coupled with the new slogan has been the sources of hope for the low income urban workers. However, low income housing programmed in most cases has benefited the wrong people, the top civil servants. It is common nowadays to find expensive cares parked in the garages of the supposedly low income houses. However where suds facilities are provided such houses are seen to be private houses owned by organization and advertised to be let.

Generally, the housing quality relates the problems in Nigeria. In Nigeria the hard fact concerning housing quality has never been taken seriously by urban development policy decision (Ayeni 1978).

In effect both old and new housing environment in most Nigerian urban centuries, large or medium – size, suffer from an inadequate supply of water, rudimentary system of sewage refuse and storm drainage disposal, and lack of parks, play grounds, land scaping over crowded houses, poor vehicular access.

Lack of sewage disposal, as well as being authentic nuisance is also dangerous to the pervasive nature of some communicable diseases and high infant mortality rate. Dysentary is endemic and malaria has become a pathological disease in most urban areas prothere 1965) in many respect the quality of toilet amenities available in a residential neighborhood affects not only the quality of individual houses as per value added but also the quality of entire environment where the units are located, this is because the quality of housing is an agent of environmental shaping and neatness (Abraham 1970) i.e good quality houses lead to the proper environmental neatness.

Which ever position on chooses to take, one thing is evident, where the implication of squatting have been ignored it has tended to mushroom and has asserted its own chain culminating in poor urban environmental quality. The solution of this problem is one of the next rexioe issues confronting of the developing nations in the world today.

The problem of housing quality can be attributed to a combination of social economic, demographic and technological factors. An example of this can be illustrated or seen in the Africa situation.

There has been evidence that urban dwellings are over crowed and lacking in most elementary amenities and surrounded by deplorable urban landscape situation. This situation is getting worse due to land equitation in

some urban areas, and rapid development. Infect, undeveloped plots within he built up areas of most cities are commonly used to warped human faces.

The kind of housing quality required varies with sizes and type of family, income, taste change in the family cycle and changes in the pattern of family living.

The distance of houses to each other and to other buildings as well as facilities can have an impact on the amount of light, air noise and labour in the houses and through these it affects physical and mental health.

The quality housing that have been achieved through the automation of equipment, improvement in plumbing, heating, cooking, lighting, and preparation equipment always made housing more sanitary, beautiful and comfortable and greatly reduced the labour of running a house.

The problem of urban land in some part of the country has less effect in terms of housing quality, but that of ill-management and lack of development control. Both the built – up area including the central city and the undeveloped sub-urban area suffer seriously instrument such as zoning it perform no function system of land use. However, zoning in Nigeria is not regard as a legal instrument for land development control but also uses which the urban limit. In containing, zoning and sub-division regulations

are two powerful tools for urban land development control in advanced countries Sule (1961 and 1982).

A house is not a house if it does not guarantee the minimum of privacy, production and access to essential facilities, no matter its degree of aceasthetic quality. Housing, therefore is not only about the shell (Physical structure) but what it does its response to the life situation of the person in the family and in the local community "(Turner, 1971).

Housing problems in cost urban areas relate not only in the inadequacy of the number of houses itself but also in terms of the quality of houses. The past and current housing programmes, particularly the low income housing has not adopted the broad interpretation of housing need.

In Nigeria the hard fact concerning housing quality has now been taken seriously by urban development policy decision (Ayeni 1978) in 1978, the Federal Ministry of National Planning Commissioned a firm to conduct a comprehensive study on urban housing in Nigeria with a view to coming up with strategies for meeting housing needs in Nigeria's urban centuries. The study depended heavily on secondary data, it did not undertake a field study of urban housing conditions in any part of Nigeria. The resources of information for the study were secondary and no effect was made to

supplement the data. There were three studies which are close to being called a comprehensive study of urban housing in Nigeria.

The first was a study commissioned by the Federal Government in 1974. On the problem facing 12 major urban centuries in Nigeria. The study treated housing tangentially and did not collect any primary data on housing in the cities covered. Besides, the study was a generalized survey of the findings and conclusion of which could not form a good basis for formulation Housing policies and programmed for Nigeria cities.

Another study on housing was prepared in 1975 by Romania institute of consulting. It was refereed to as a study concerning A Ten – Year Federal Housing Development Programme in the 1975 – 1985 period. The study focused on housing problems in Nigeria. Using secondary data and the 1963 controversial census and projections qualify housing needs. The study become out – of date soon after it was completed as many of the assumption on which the study findings and recommendation were based became untenable and unreliable, especially as a result of new states operation in 1976. However, it was the realization of the inadequacy of the study as basis for policy during the third plan period that led the Ministry of National

Planning to commission another study in 1978 on Nigeria's urban housing problems the study report does not provide a quality information which could form a sound basis for urban housing policy in Nigeria.

The dearth of primary and reliable data on urban housing contributed immensely to the inability of the country to formulate appropriate housing policy to meet the different facets of the urban housing problems moreover most of these studies did not to beyond presenting the problems of low quality housing. Questions such as why the problems persist; what factors Contributing to the low quality of housing , e.t.c have not been looked into.

This present study therefore is an affect to bridge the gap for such an information. Specially, the central question which the study attempted to address in research question are: What basic facilities such as water, electricity, toilet facilities etc. are available in the housing?

2) What strategies can be identified to improve the quality of housing?

3) What forms of Government assistance should be make available to the Areas?

It was my opinion that the finding of the study should provide a basis for formulating more realistic guide lines on how urban housing conditions may be improved.

1.2 PROBLEM STATEMENT

1.3 AIM AND OBJECTIVES OF THE STUDY

Aims: To assess the quality of housing in Kakuri (Kaduna South) and to suggest possible solutions to the problems identified. The objectives include:

1) To evaluate the quality of the existing house interns of their basic facilities and quality of building materials.
2) To determine the factors contributing to low housing quality production.
3) To compare the quality of housing in different types of residential areas.
4) To suggest possible solution for the problems identified.

CHAPTER TWO

LITERATURE REVIEW

Housing has been related to man from the beginning of man's existence.

Housing, according to Mabegunje(1974) is one of the important needs for the physical survival of man in the environment after the provision of the food and clothing from nature.

Among these necessities of life, shelter leave the best viable impact on the built environment, while at the natural environment by consumption of natural resources, adding physical objects to the environment, and also acting as an intermediary between man and nature.

Housing constitution the most pressing of the poor and average Nigeria (Sole, 1981 and 1992) Onibokun 1983) This is because the affluent get their housing rents sunsidised the low income earners who are under privileged live in poor dilapidated and deteriorating houses in the midst of modern well serviced shelter for the affluent.

There is lack of consensus in the literature as to the exact meaning or definition of housing. Turner (1971) explained that a house is not a house if it does not guarantee the minimum of privacy. Protection and access to essentials facilities no matter its degree of aesthetic quality. Housing,

therefore is not only about the physical structure but what it does to the life of the people or in other words the quality of its response to the life situation of the person in the family and in the Local Community Turner(1971).

In the cities as commented by Onibukun (1971), the majority of the citizens are massing themselves in the unkempt and often squalid hearts of the cities, living under conditions that are at times sub-human and sharing sub-standard houses in areas which, by any standard are slums. The environmental dimension of these problems has reached an alarming stage.

The problem has been aggravated by the fact percentage of the housing stock are being provided developers most of whom have no regard to building laws, edicts or any other development control.

During the first three years of the first plan period, that in 1962-1968, the construction of residential building undertaken by house should ascilated around $10.3 in 1965 – 1966. As a result of the national crisis, the level of dwelling construction by house hold draped to about $9.2 million in 1967 but picked up again in 1968 – 1969.

One of the significant consequences of the civil war was the destruction of physical assists notably residential dwelling. A number of large and medium – size towns, particularly in the four states most affected by the war, suffered physical damages. The need to make good, such

damages and facilities resettlement and rehabilitation will exert a strong upward pressure on building activities during the present plan period.

In addition, most of the dwellings in the urban centres use where in the country were already sub-standard and suffered further from poor or maintenance during the war. The rising cost of building and the increasing difficulty of obtaining building materials also meant that many building decisions or operations were postponed or suspended during the war. A part from this pent-up demand, here is the additional used to build more houses to take care of the growth in populations, which, in the urban areas is compounded by the rural – urban migration. All these factors are bound go give rise to a building boom in the House hold sector during the plan period, starting from a base of $10.5million in 1970-71,dwelling construction is expected to arise steadily to $12.0 million in 1973 – 1974. Over the plan period, a total of $45 million would have been disbursed by house holds in building new houses and upgrading old ones. (Second National Development Plan 1970 – 1974).

Sule (1981) has printed out that a part from their structural defects in terms of ventilation, aesthetic and soundness most of the houses are poorly located and are lacking Community facilities. Thus, not only limiting the occupants access to opportunities such as pipe borne water, electricity,

education, health, fire services but also leading to poor, unhygienic or in shirt, degraded environment that is highly susceptible to epidermis.

Housing quality problem have been linked by Onibokun(1973) to the Rapid growth of population leading to the spread of the cities and the decline in the standard of living and in the standard of the environment in the emerging nations.

Rapid population growth and urbanization are the major factors contributing to the increased in demand for housing in urban areas. Along with urbanization, there is an increase in the number of improvement in educational standards which lead to people demanding for quality houses. In urban areas, housing problem is qualitative and quantitative that is, a problem of finding the means to provide houses which are relatively cheap and within the means of the urban folk and yet of sufficiently high quality to satisfy certain basic requirement (Acquaye 1980).

Despite the seriousness of the national" housing problem, it is evident that the conbined effort of the public and private sectors over successive development plans has continued to fall far short of need. The Government has traditionally tended to leave the field also wholly to private effort, restrickings itself to the provision of limited number of residential quarters for its officers. The late 1950s and early 1980ssaid increased, but still rather

limited, intervention by Government in the provision of housing. This took the forum of the development of a few middle class housing estates (using the newly created regional housing co-operation) the introduction of lending through the establishment of the Nigerian building society and the Staff Housing loan scheme designed to promote owner occupation Civil Servants.

Until very recently the Government did not deem it necessary to participate actively in housing programmes. Apart from re-housing scheme necessitated by occasional slum cleanse activities. Private investment in housing on the other hand has been growing to slowly to be able to meet demand because of well-know problems and bottle necks such as insufficiency of private savings inadequate credit facilities, the high cost and difficulties of obtaining land in some urban canters and the recent sharp increase in cost of building materials. (Third National Development plan 1975-1980).

In Nigeria the hard fact concerning housing facilities and environmental quality has never been taken seriously by urban development policy decision. In fact both old and new housing environment in most of Nigeria's urban centres, urban centres, large of medium –size, suffer from an inadequate supply of water, rudimentary system of sewage, refuse and storm

drainage disposal and lack of parks, over crowded houses and poor vehicular access (Mangin 1967).

Generally, the housing related environmental problems in Nigeria have an adverse effect on members of the urban community for example, lack of sewage disposal, as well as being an aesthetic nuisance is also dangerous contributor to the pervasive nature of some communicable disease and also infant mortality rate (prothem 1965)

In many respects the quality of toilet amenities in a residential neighbourhood affects not on/the quality of individual houses as per value added but also the quality of the entire environment where the units are located (Onibokun 1969, Sule 1981)

Adedeji (1971) has noted that the basis standards in housing and planning are arrived at not only from consideration of cost, but also consideration of physical environment necessary for healthy growth of the individual and the country. Such standards have been established by various committees and technical commission recommending the two-roomed facilities as the bares minimum if the normal as piration of health living is to be achieved. These standards can not be lowered, whatever the community, what every be the location and whatever the economic situation in the country. Sub-standard housing is but a step toward slums.

In respect of the technological variable, Rosser (1972) points out that so far the main thrust of research on housing in the developing countries has been very much directed towards the supper structure" that is, the building itself, its layout and overall layout of town. Very little has been done on deciding appropriate utility systems. There is yet no corresponding choice of materials, component and technical solution as far the dwelling itself. For human waster disposal for example, the choice is limited to archaic traditional systems, such as pits which are clearly unsatisfactory for urban population, while fully modern systems such as water borne, sewage collection and treatment plants are too expensive, (Adedeji 1972)

In terms of cost of housing, heaviest burdens are placed on the lower income earner who are forced to live under crowded conditions in inferior dwellings, which are badly maintained and where sanitary facilities, light air and privacy are at a preminun (Sule 1982 such conditions are pervasive in cities. They constitute slums and blighted areas, affecting the community as a whole. these are the areas where the poor, the unemployed, the destitute, and the racial and religions minorities are concentrated.. such are characterized by high death and sickness rate, high incidence of juvenile delinquency and crime, high city service – cost and low tax collection.

Similar studies that have been carried out by Onibokun (1970) in some of the Nigeria urban contres indicate the poor state of housing conditions in selected Nigeria towns.

In 1970/71, the study revealed that about 35.5 percent of the houses in Lagos had flush toilet, in Benin- City it was only 4.0 percent and in Kano a mere 1.8 percent of the houses had flush toilet. In Ilorin Capital of Kwara state, only 28.4 percent of the houses had electricity and in the same city 30.7 percent of the houses had tap water. The situation was worse in Benin where only 24.9 percent of the houses had tap water.

The vast majority of the respondents of the cities surdeyed relied on pipe- borne water supply. However, a lot of these residents also have to share with others as their houses do not have internal tap water and have to rely on public water supply. Often there may be one tap for a whole neighbourhood (Onibokun 1971).

As bourne once puts it, housing is all. Once a physical entity, a social artifacts, an economic good, a Capital stock, a status symbol, and at times a political "not potato". The most important lesson here is that our conception of housing must transcend its physical dimension. In this vein, the world Health organisation defines housing as residential environment which includes, all necessary services facilities equipment and devices and needed

or desired for the physical social well-being of the family and individual (Onibokun 1971)

It has been established that the satisfaction people derived from housing depends more on the degree or availability of essential social services and infrastructure facilities.

The study also indicated the poor sanitary problems facing Nigeria urban centres. The collection and disposal of sewage liquid and solid wastes is a major public health problem and vital factor affecting the quality of the urban environment

Wast disposal is a major factor in the resident perception of the quality of urban neighborhood and it also affects the value of properties. Some areas in the cities such as the Victoria Island and Ikoyi in Lagos, Bodija in Ibadan, Ikpoka Hill in Benin city, are fashionable and regarded as prodigious neighborhood relate not only to the type of houses found there but also the clean environment. The fact while some areas are teceiving more attention in terms of refuse collection and disposal services, other areas are served intermittently or not at all.

CHAPTER THREE

RESEARCH METHODOLOGY

The sampling procedure adopted in this study is a multi stage sampling process.

First of all the study area is divided into three zones (i.e.) low density, medium density, and high density area, based on building density and location of the area. Listing of enumeration of the areas and listing of building obtained during the 1991 census exercise were used as sampling frame. A total number of 15 enumeration areas were selected randomly, Five Enumeration area in each zone.

Finally, house to be interviewed were selected randomly from the 1991 census list of building Approximately 10% of the total number of houses in each of the zone selected using systematic random sampling.

The number of houses selected in each of the zone were 100, 90, 82 for high medium and low densities, respectively. Students of Government Secondary School Kakuri were recruited and trained on how to administer questionnaires to the respondents.

A standard questionnaire was used to collect information from the respondents two types of questionnaires were prepared. The first questionnaire covers a comprehensive questions on housing conditions in

terms of the basic facilities and quality of building materials. Questions were asked on the types of problems the occupants are facing in their houses.

The second questionnaire deals on factors that determine the low housing quality production. Questions asked on the types and sources of building finance and materials used. The respondents of the first questionnaire were the head of each selected houses, while the respondents of the second questionnaire was the land lord.

1.4 JUSTIFICATION FOR THE STUDY

1.5 SCOPES AND LIMITATION

The research was faced with some limitations. The first problem emerged from the respondents themselves, the level of literacy of most land lords is quite low and this created the problem of inviting some of the educate members of the family in the houses to stand, on behalf of their father on care – taker.

The second problem was that of finance. It was with much difficulty the survey was successfully accomplished field surveys of this type, are generally very costly especially as assistance were needed to Administer questionnaires in various streets in the densities selected. It was due to

inadequate finance that assistants could not be obtained to do more than 15 streets outlined about 18 streets in the town. It is hoped that in future a wider study may attempt to cover the whole area of the town.

1.6 STUDY AREA

Kakuri is on of the indigenous town in Kaduna State and one of fastest growing in the state. It had a total of 196,759 of 1976 census populations with 59.583 male and 57.236 female and a total population of 107,691 of the 1991 census with male and female population of 55,025 and 52,666 respectively. The urban centre has taken a number of modern functions and the most important for its rapid growth in population is its status as a local Government Headquarter.

The predominant occupation of the people in the study area is farming. This is because the settlement is in the lower valley of basin. Kakuri is seen as the centre of educational institutions such as the Government College and Government Senior Secondary School (recently emerged to form Government Junior Secondary School) with additional 5 other Secondary Schools and private Colleges. There are also many Primary Schools with an estimated population of 60,000 pupils. About 40% of the population are literature while 60% are illiterate.

Kakuri has health facilities, with a Government owned basic health centre and many private clinics other infrastructure facilities available in the area include electricity supply. The study area also obtain some shopping facilities which are co-operative consumers shops located in strategic positions, and super market, also numerous local shops continue to spring up In addition to the old market, a more permanent market has been constructed by the Local Government.

The study area has Banks in operation namely the Union Bank and First Bank. In terms of religion Islam is the most predominant religion of the people having about 35 percent of the total population and Christians constitute 25% while animists constitute 20%. Kakuri settlement is mainly for textiles and construction workers.

CHAPTER FOUR

PRESENTATION AND DISCUSSION OF RESULTS

4.1 GENERAL CONDITION OF THE BUILDING

Kakuri like many other town in Kaduna State is an un-planned city. The most striking future of the city is the poor layout of the existing roads. As a result of the poorly defined street system in the town, the existing buildings are extremely crammed in space and inter-street vehicular traffic is almost impossible, about 48 percent of the buildings in this study have access to road. Through foot path and only 5 percent accessible through motorable roads.

TABLE 4.1 ACCESSIBILLITY TO THE BUILDING

Accessibility to building	Residential a high density	Medium density	Not density	Total
	No %	No %	No %	No. %
Foot path	76 76.00	54 60.00	34. 15	158 58.1
Motorable	24 24.00	36 40.00	58 65.85	115 41.9
	100 100.00	90 100.00	82 100.00	272 100

SOURCE (FIELD WORK)

The condition of the road network is not encouraging either with the exception of few roads and the express way which provides access to he town the west and south respectively, most of the roads are in poor condition road within the town especially those prevailing access to the limber part of the town remained marred and many of them are found to have been damage erosion inadequate drainage facilities and the little that remain are in most

places partially blocked by fences of sope residential building. As it is expected accessibility in he law density area is lower than the high densis area. The percentage of building accessibility notoriety road is part at compared to only 24 percent in the high densely are (sae table III.20) with regards to the physical contrail the building, most of the licuses in the study area are quite poor condition either (cracking or dilapidated) Houses in low classity area slightly in a better condition than those in low density areas.

TABLE 4.2 PHYSICAL CONDITION OF THE BUILDING IN PERCENTAGES

Conditions	Residential area			
	High Density	Medium Density low		Total
Poor	24.0	density		22.0
Floor average	57.0	23.3	18.3	52.6
Good	19.0	51.1	48.8	25.4
		25.6	32.9	
Poor	28.0	16.7	17.1	21.0
Wall average	54.0	60.0	52.4	55.5
Good	18.0	23.3		23.5
		30.5		
Poor	25.0	22.2	17.1	21.7
Wall average	55.0	60.0	50.0	55.1
Good	30.0	17.8	32.9	23.2
Age 5 years	21.0	21.1	18.3	20.2
5-10 years	24.0	37.8	57.2	80.4
10 years	45.0	41.1	30.5	39.4
	(N) 100	(N) 90	(N) 82	(N) 272

SOURCE FIELD WORK

A part from the age of the building the relatively good physical condition of building in Paiko day not be unrelated to the fact that most of

the house are owned by the occupants (3ec Table III.4) it is expected that maintenance ceciousess of owner is higher than tenancy.

TABLE 4.3 BUILDING OWNERSHIP

Residential areas

	High	Density	Medium	Density	Low	Density	No	Total
	No.	%	No.	%	No.	%		%
Owner	24	74.00	50	55.56	42	51.23	166	61.0
Rented from private	17	17.00	26	28.29	22	26.83	65	23.9
Govt. quarters	0	0.00	10	11.11	13	15.85	23	8.5
Other	9	9.00	4	4.44	5	6.10	18	6.6
Total	100	100.00	90	100.00	82	100.00	272	100.00

SOURCE FIELD WORK

4.2 QUALITY OF BUILDING MATERIALS

It is apparent from the finding of this study that low quality of building is widely used with the exemption of the materials for siling in which asbestos is commonly used both in low and high density areas, other building materials for wall, doors and windows are at low quality. However, cement blocks are equally important accounted for about 44.1% of total sample). The use of cement blocks is more operant in the low density area than on the high density area. Wood is the common material is for windows and doors. There is no siquificant difference in the quality of materials for windows and door between the low and high density areas.

TABLE 4.4 QUALITY OF BUILDING MATERIALS III

Residential Area Total

Materials	High density	Medium density	Low density	Total
Mud	57	37.8	24.4	40.4
Wall. Cement block	34	8.8	51.2	44.1
Burn Brick	9.0	13.3	24.4	15.1
Word	34.0	22.2	22.0	25.1
Window material	19.0	17.8	14.6	21.0
Glass	19.0	25.6	25.6	17.3
Combinations	28.0	12.2	6.1	26.4
None	14.0	2.2	1.2	12.7
Celling mat	3.0	15.6	9.8	16.2
Wood	22.0	48.9	75.6	55.5
Abestors	45.0	21.1	7.3	15.7
Combination	16.0	34.4	37.8	55.6
Wood	340	20.2	35.4	36.6
Door iron	19.0	17.8	24.4	21.7
Glass	19.0	25.6	18.3	18.3
Combination	28.0	34.4	21.9	25.4
	N (100)	N (90)	N (82)	N (272)

SOURCE (FIELD WORK)

Basic facilities within the building

The survey revealed that there are no little changes in the provision of housing facilities in the study areas.

In most cases majority of the urban residents rely on public pipe-borne water supply and others have to share as their houses do not have internal water tap.

TABLE 4.5 SOURCES OF WATER SUPPLY

Residential

Source of water supply	High density No. %	Medium density No. %	Low density No. %	No.	Total
Tap	68 68.00	49 54.44	52 63.41	169	62.13
Bore-hole	32 32.00	25 27.78	19 23.12	76	27.24
Stream	.0 0.00	16 17.70	11 13.41	27	9.93
	100. 100	90 100.00	82 100.00	272	100.00

SOURCE (FIELD WORK)

However, it was observed that, there was no residential area that had less than 60 percent of its houses supplied with Pipe – born water. Then reason that could be advanced for this was the introduction of water rate which might have discouraged people who could not pay for the rate, and so switch to public borne water supply.

Although Kakuri is still experiencing frequent power interruption most of the houses in Kakuri enjoy electricity as source of power.

Similarly, the supply of electricity has become ubiquitous in most of the houses in the density. Hardly could one fined an area with less than 70 percent according to the survey of its houses provided with electricity with the exception of low density which had only 47.56 percent total of the sample houses have their electricity supply. The reason for this is that

electricity supply. The reason for this is that electricity is supplied from the national grid.

The situation with regard to the provision of toilet facilities, however, is less encouraging. Only one quarter of the houses in the sample are provided with were system. Majority of houses are using pit latrines as their toilet facilities.

The use of pit latrine is more common in the high and medium density area it is however disturbing that in the low density areas are still found houses which neither have pit latrine nor water system facilities.

This shows that the quality of houses in Kakuri with respect to the provision of toilet facilities is still very poor.

TABLE 4.6 PROVISION OF TOILET FACILITIES

	Residential			Total	
Toilet facilities	High density No. %	Medium density No. %	Low density No. %	No.	Total
Near by bush	8 8.00	12 13.33	19 23.17	39	14.34
Pit latrine	67 67.00	58 64.00	41 50.00	166	61.03
Water system	27 27.00	20 22.22	22 26.83	69	25.37
	100. 100	90 100.00	82 100.00	272	100.00

SOURCE FIELD WORK

With regard to the provision of bathroom facilities the survey revealed that majority of houses in Kakuri have provision for bathroom facilities within the building. Only 20% of houses outside the building.

TABLE 4.7 PROVISION OF BATHROOM FACILIT IES

Residential

Bathroom facilities	High density No. %	Medium density No. %	Low density No. %	No.	Total
	86. 86.00	72 80.00	58 70.73	216	79.41
	14 14.001	18 20.00	24 29.25	56	20.59
	100 100.00	90 100.00	82 100.00	272	100.00

SOURCE FIELD WORK

Most the houses in the study area use bucket for their bath while the use of bath tub is more appropriate in the low density area. The reason that could be advanced for this is that most of the houses do not have internal water tap. Connection as reported by the respondents. There is also the cost factor.

This finding is not suppressing considering the differences in the social economic status of residents in the low density area are likely to enjoy facilities.

TABLE 4.8 BATHROOM TYPES

Residential

Bathroom	High density No. %	Medium density No. %	Low density No. %	No.	Total
Bucket	60 60.00	43 50.80	32 39.02	135	49.63
Shower	21 21.00	35 27.78	24 29.27	70	25.74
Bath	19 19.00	20 22.22	23 25.05	62	22.79
Other	0 0.00	0 0.00	3 3.67	3	1.10
	100. 100	90 100.00	82 100.00	272	100.00

SOURCE (FIELD WORK)

A cursory observant on of the study area shows that most of the residential houses have no proper parking facilities or spaces due to un-planned nature of the study areas. However almost half of the houses in the sample, although the provision of garage is not available, they still have an open space which can be used as parking facilities. Only 20% of the houses do not have parking facilities at all. The situation is worse in the low density areas see table II.10.

In most cases, there was no significant differences in percentage distribution of house sample in the study area, in view of the fact that hardy could one find areas with less than 40 percent its house without open spaces to park cars in the high density compared to 20 and 7.32 percent in the medium and low density respectively.

TABLE 4.9 PROVISION OF PARKING FACILITIES.

Residential

Parking facilities	High density No. %	Medium density No. %	Low density No. %	No.	Total
Garage	20 20.00	30 33.33	34 41.46	84	34.88
Open space	58 48 00	42 46.67	42 51.22	32	48.53
Not available	31 31.00	18 20.00	6 9.32	55	20.22
	100. 100	90 100.00	82 100.00	272	100.00

SOURCE (FIELD WORK)

4.3 BASIC FACILITIES OUT SIDE THE BUILDING

Among the various facilities in the study area which are grossly inadequate and inefficient are the drainage system waste collection system and frequency of waste collection.

Lack of adequate drainage system is another problem facing the study area. His apparent from the findings of study that has in exception even in the town as a whole. The structure ones found have not actually ever been consciously planned for and provided in any part of the study are in view of this condition, many roads surfaces and building foundation have been partially washed away due to menacing effect of controlled and unchanged storm- water which has seriously affected the quality and friability of the concerned roads and building and in addition causing major flooding and public health problem source streets like Abdullahi street, and yoruba street ect.

TABLE 4.10 PROVISION OF DRAINAGE SYSTEM.

Residential

Drainage system.	High density No. %	Medium density No. %	Low density No. %	No.	Total
Drainage	36 36.00	29 32.22	33 40.29	98	36.03
Covered drainage	29 29.00	28 31.11	19 23.17	76	27.94
None	35 35.00	33 36.67	30 36.39	90	33.09
	100. 100	90 100.00	82 100.00	272	100.00

SOURCE (FIELD WORK)

It is however surpassing that the percentage houses with open drainage in the low density areas (40.24%) is higher than those in the high and medium density area 23.1% as compared to 29.0% and 31.1%in the high and medium renew the respectively). The reason that could e advanced for this it because areas like Dnapapi, Gbadna Musuya are sloppy settle, and as a result there is no arrangement for the provision of covered drainage system to enhanced or channel the flood.

Interns of waste collection. Kakuri is virtually lacking. The majority of the population does not enjoy waste collection service from their local government. Only 29% of houses in the study area enjoy such services.

TABLE 4.11 WASTE COLLECTION SYSTEM

Residential

Collection system	High density No. %	Medium density No. %	Low density No. %	No.	Total
Collection by private	43 43.00	33 36.67	19 23.17	95	34.93
Collection by local govt.	34 39.00	27 30.00	14 17.07	50	29.41
Disposal by self.	18 18.00	30 33.33	49 59.76	97	35.66
	100. 100	90 100.00	82 100.00	272	100.00

SOURCE (FIELD WORK)

Majority of the residents in kakuri area make provate arrangement in the disposal of house hold waste (see table III.12). Generally residents in the high density areas enjoy waste collection service from their local government more than their counter parts 1 the low density areas.

In general the level of sanitation in the town is very low. Here is no doubt that since the number of house with proper attention of waste collection is very low the number of houses with frequency of waste collection will also be very low.

Most of the respondents reported that refuse collection does not exist at all in their environment, and that even where it one existed, the services were made only once in a month.

TABLE 4.12 FREQUENCY OF WASTE COLLECTION

Residential

Frequency	High density No. %	Medium density No. %	Low density No. %	No.	Total
Twice a week	61 16.00	5 5.56	3. 3.67	24	8.82
Once a week	21 21.00	18 20.00	8 9.76	46	16.91
Twice a month	24 24.00	43 59. 77	49 59.77	131	48.16
	100. 100	90 100.00	82 100.00	272	100.00

SOURCE (FIELD WORK)

This tendency is clearly indicated in table III.13. The table shows that the frequency of waste collection is more frequent in the high density areas. The percentage of houses with frequency of waste collection of once a week is 16% in high density areas as contrasted to 3.6% in low density areas. Similarly the percentage of houses with frequency of waste collection of once a month is 39% in the high density areas as compared to 59% in low density areas.

4.4 FACTORS CONTRIBUTING TO LOW HOUSING QUALITY

In recognition services, the survey revealed that most of the factors that constitutes the most bottle-neck to housing in the study area, are finance, sources of building materials and labour type. With regard to finance sources. The respondents reported that the government does not make adequate provision for housing loans. As a result majority of the people dependent mainly on their personal savings. The respondents also

reported that the existing practice and system of granting loans makes it difficult for the really low income people to benefit from the loan.

The bulk of the mortage loans went to the families in upper class (see table III.14)

TABLE 4.13 SOURCE OF FINANCE.

Residential

Source of finance.	High density No. %	Medium density No. %	Low density No. %	No.	Total
Through person saving	81 81.00	64 71.11	48 58.55	193	70.96
Trough bank loan	4 4.00	10 11.11	17 20.73	31	11.39
Through private loan	15 15.00	9 10.00	12 14.63	36	213.24
Others	0 0.00	7 7.78	5 6.10	12	4.41
	100. 100	90 100.00	82 100.00	272	100.00

SOURCE (FIELD WORK)

The result of this survey shows that over two thirds (70.96 percent) of total sample depend on their personal savings .

In terms of the labour used in the construction of building, the data shows that most people no longer prefer skilled labour to built houses, instead they used unskilled workers.

The cursory observation of the houses sampled in the periphery (outer care) of the town indicates that unskilled workers were prominent.

TABLE 4.14 TYPES OF LABOUR

Residential

Labour type	High density No. %	Medium density No. %	Low density No. %	No.	Total
Skilled labour	15 15.00	25 27.78	32 39.02	72	26.47
Unskilled labour	61 61.00	54 57.78	38 64.38	153	56.25
Personal labour	24 24.00	13 14.44	13 14.63	49	18.01
	100. 100	90 100.00	82 100.00	272	100.00

SOURCE (FIELD WORK)

At least, 56.25 percent of the total sample depend mainly on unskilled. Compare to 26.42 from the total sample) while only 18.08 percent from the total sample. Constitute those that have their houses built by themselves. The reason that could be advance for this is on the grounds of interest and finance. It was however also found out that some of the residents preferred to alive in the houses where their great grand fathers lived in order to uphold tradition.

With the result of this study, it is apparent that majority of the people prefer materials obtained from locality.

TABLE 4.15 SOURCES OF BUILDING MATERIALS

Residential

Sources o building material	High density No. %	Medium density No. %	Low density No. %	No.	Total
Within the locality	60 60.00	48 53.33	24 29.27	132	40.8
Within the state	20 20.00	31.11	31 37.50	79	29.04
Outside the state	20 20.00	14 15.56	19 23.17	55	20.22
Outside the country	0. 0.00	0. 0.00	8 9.96	8	2.94
	100. 100	90 100.00	82 100.00	272	100.00

SOURCE (FIELD WORK)

Only 2.94% of the houses survey used imported building materials.

This could be due to the high cost of imported building materials most houses in the high density area (60% of them) used materials which can be obtained from kakuri vicinity as compared to only 29.3% in the low density areas, which used mostly materials obtained outside kakuri. This explains why the quality of houses in the high density areas are lower than the quality of houses in the low density areas.

4.5 COMPARISON OF QUALITY OF HOUSING IN DIFFERENT TYPES OF RESIDENTIAL AREAS

In previous sections the quality of housing in terms of each type of building materials, facilities within and outside the building as well as sanitary conditions has been discussed elaborately.

However to have a general picture of the quality of housing between various types of residential areas. The quality of material and facilities has to be observed in totality. To achieve this objective four indices of housing quality have been constructed which can serve as measurements of housing quality. The four indices are:-

(a) Index of quality of housing material

(b) Index of facilities within the housing;

(c) Index of facilities outside the building;

(d) Index of sanitary facilities.

Each of these index is composite index which was constructed by adding values assigned arbitrarily to each facilities according to its quality. The details of these indexes is presented in the appendix4

Table III.17 shows the percent distribution of houses according to various indices of housing quality an types of residential areas. it is clear from the table that in general the quality of houses in terms of their building materials and facilities are still poor. However, it is encouraging to that about 30 to 40% of house can be considered to having medium quality of materials and facilities. It is also apparent that there is no significant different in the quality to houses between various types of

residential areas as shows by the low value of Glamma in the last clum of the table

Table 4.16 PERCENTAGE DISTRIBUTION OF HOUSES ACCORING TO VARIOUS INDEX OF HOUSING QUALITY AND TYPES OF HOUSING QUALITY AND TYPES OF RENSIDENTIAL AREAS

	Residential			
Index of housing quality	High density No. %	Medium density No. %	Low density No. %	Total
Index of quality of housing material				
High medium low	10.00 37.00 53.00	17.78 37.78 44.44	24.20 31.71 43.90	0.15
	(N100)	(N90)	(82)	
Index of facility within the build				
Hith medium low	9.00 35.00 36.00	" " 44.44 44.44	10.98 34.15 43.90	
	(N100)	(N90)	(82)	
Index of facilities out side building				
High medium low	8.oo 40.00 51.00	10.00 34.44 55.56	9.88 39.51 50.62	0.02
	(N100)	(N90)	(82)	
Index of				

CHAPTER FIVE

SUMMARY CONCLUSION AND RECOMMENDATIONS

5.1 SUMMARY

Based on the findings derived from our survey and what has been discusses earlier in the previous chapter we can now know that kakuri is a relatively sparely populated urban area. The housing quality in the study area is generally poor. generally they findings confirm with findings of other studies in other selected Nigeria urban towns. Onibokun, (1973) sada (1975, prother (1965)

1. Low quality of building materials is widely used.
2. Poor quality of building facilities are available with most houses enjoying the provision of electricity and using pipe born water as their source of water supply. Bathroom and toilet also have poor qualities facilities.
3. Lack of adequate drainage and waste collection system in most of the area. Private arrangement is made for most disposal of house-hold waste.
4. The study revealed that there was no significant difference in quality of houses of the High, Medium and low destiny areas.

5. The major contributing factor to the low housing quality include difficulty in obtaining loan. The use of unskilled labour as well as cheap quality materials.

5.2 RECOMMENDATIONS

For the fact that housing involves the consumption of neighborhood services, the following recommendations are important.

1. Problem of high cost of building materials and its maintenance Government should improve the access of the people to building materials at reasonable costs. Through the encourage must of local production of building materials, and creation of building materials, sales depot in all local government area whereby the essential building imported materials by government agencies sold at government controlled prices to members of the public.

2. The policy of encouraging the supply of new buildings should be adequately supplemented by a policy of encouraging people to renovate their houses and rehabilitate their neighbourhood

3. It many be advisable that the reduction of the cost of the water cost installation should be a deliberate policy. The use of central septic tanks and effective sewage disposal may be a factors in the reduction, as the ancillary

structures needed for solid waste disposal add consideration to the cost of the system.

4. There is the need for a massive building programme. While the government should not directly build houses, it should have the responsibility to take necessary steps, to encourage individuals and groups who wish to under take the dwelling units development.

5. Government should assist in providing finance and technical skilled manpower, for the construction of the drainage pattern.

6. All compounds in the residential areas should be serviced by private collection of refuse waste hence feasible legislation introduced to provide for this and charges made either as part of a ratable system or in some other form. While vehicle accessibility is a problem in public areas such as market places e.t.c the present method of communal bulk bin container collection from accessible location on properly constructed concerts plate forms should be continued. A numbers of vehicles are required in order to maintain the desirable standard and more open spaces for communal bin collection.

5.3 CONCLUSION

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APPENDIX I

(1) INDEX OF HOUSING MATERIAL

(a) Wall: mud - 1
Mud Block - 2
Concrete - 3
Others - 0

(b) Window; wood - o
Metals - 1
Glass - 2
Combination - 3

(c) Door; wood - 0
Iron - 1
Glass - 2
Combination - 3

(d) Ceiling; None - 0
Mat - 1
Cardboard/wood - 2
Asbestos - 3

2) INDEX OF FACILITIES THE BUILDIN WITHIN

(a) Toilet;
Near by bush - 0
Bucket - 1
Pit latrine - 1
Water system - 2

(b) Bathroom
None - 0
Within the house - 2
Separate from house - 1

(c) Type of bathroom
bucket - 0
shower - 1
bath - 2

(d) source of water supply; stream (Rain water - 0
bore hole - 1
tap water - 2

(e) source of power supply; kerosene/Gas		- 0
	Electricity	- 2
	Generator	- 2

3) INDEXT OF FACILITIES OUTSIDE THE BUILDING

(a)	Parking :ailable	not available	- 0
		Open space	- 1
		Garage	- 2
(b)	West collection	Disposal by self	- 0
		Collected by Private firm	- 1
		Collected by Local Government	- 2
(C)	Drainage	None	- 0
		Open drainage	- 1
		Covered drainage	- 2
(d)	Accessibility:	No Accessibility	- 0
		Foot path	- 1
		Motorable Road	- 2

4) INDEXT OF SANITARY FACILITIES

(a)	Toilet	near by bush/ bucket	- 0
		Pit latrine	- 1
		Water System	- 2
(b)	Bathroom	None	- 0
		Within the house	- 1
		Separate from the House	- 2
(c)	Drainage:	None	- 0
		Open Drainage	- 1
		Coverage Drainage	- 2

(d)	Waste collection:	Disposal by self	- 0
		Collected by Privatefirm	- 1
		Collected by Local Government	- 2

SUMMARY OF ECAH INDEXT VALUES

INDEXT	RANGE	LOW	MEDIUM	HIGH
HOUSING MATERIALS	0 – 12	0 -= 7	8 – 9	10+
FACILITIES WITHIN	0 – 10	0 – 6	7 – 8	9+
FACILITIES OUTSIDE	0 – 8	0 – 5	6 – 7	8 +
SANITARY FACILITIES	0 – 8	0 – 5	6 – 7	8+