

AN ANALYSIS OF THE EFFECT OF URBAN EXPANSION AND HOUSING PROBLEMS ON RESIDENTS QUALITY OF LIFE IN THE OUTSKIRTS OF LAGOS, NIGERIA.

DR. ABIMBOLA OMOLABI

YABA COLLEGE OF TECHNOLOGY, LAGOS NIGERIA.

1. INTRODUCTION

Population growth and urban expansion in cities of Nigeria a developing country is rapid and challenging. The growth of Lagos in population and in spatial dimension between 2002 and 2018 have been excessive but hampered by inadequate systematic development plan. Consequently urban periphery area has been associated with amorphous, unplanned and uncontrolled development manifesting the features of informal settlements and poor residential neighborhood that posed serious social, economic and physical problems. For most households living in informal settlement, housing remains a major challenge to sustainable urban growth and development. Housing aspiration for the occupiers of this area is not met. Thus towards securing better housing condition for the resident, a research on housing is needed for a sustainable urban development, using Ayobo as a case study.

2. AIM AND OBJECTIVES

The housing problem typified by poor quality portrays a mismatch between housing aspiration and what is needed and available at the periphery which has implication for urban renewal. The study answers the question: what constitute the challenges of urban housing associated with rapid growth of population and spatial expression in the peripheral area of Lagos and how can the haphazard development in informal settlement be managed? The aim of this study is to improve land value and housing quality in Ayobo, Lagos. Objectives are: analyzing the causes, trend, pattern and consequences of urban expansion evaluating the consequences of urban expansion and housing quality on livability and sustainability of Lagos city. Recommends policy framework for practical solution for improving land value and securing resident's housing aspiration.

3. CONCEPTUAL ISSUES.

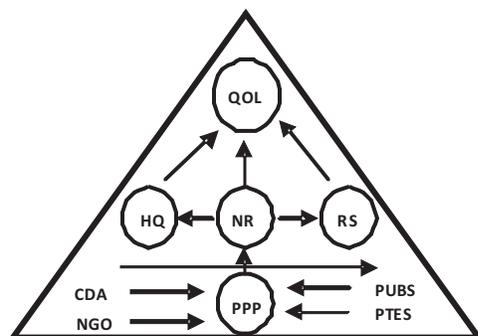
3.1 Housing quality (HQ). Refers to standard of housing in relation to culture, norms, laws, codes and regulations. It reflects the attributes of housing including physical, neighborhood condition, availability, and functionality of services. Such housing features are recognized as essentials of housing habitability and urban livability. It is an important analytical tool in housing policy research which provides a foundation for sustainable urban development.

3.2 Quality of life (QOL) Relevant in appraising living conditions in geographic space of an urban system within the context of policy and good urban governance. Its relate to its potential in addressing large scale deficiencies in housing environmental condition adopted to make cities more livable, improving people's living condition and enhancing well being in relation to individual access to a good housing place defined by availability and functionality of services. The semantic context of QOL relevant to the study in terms of RS includes urban economy, urban environment, community assets, individual well being and community leadership.

3.3 Residential Satisfaction (RS). It measures the extent of satisfaction with housing quality. It has wide application as an important criterion in QOL studies. It has potential of been adopted as a tool to measure the success of housing development project (Temelova and Dvorakora (2012)). Dissatisfaction with housing quality connotes housing conditions that is not desired by the resident and can lead to either housing modification, participation in revitalization or mobility of house hold from the current housing.

3.4 Housing Quality, Residential Satisfaction and Quality of Life Nexus

The relationship is explained in a model see (fig1)



Source: Author's design 2018

Where:

QOL= Quality Of Life

HQ= housing Quality

NR= Neighbourhood Renewal

PPP=Public Private Partnership

CDA= Community Development Association

NGO=Non Governmental Organization`

PUBS= Public Sector

PTES= Private

The model depicts shows that through PPP arrangement NR can increase RS and simultaneously enhance QOL of resident towards securing their future housing aspiration and increase land value.

4. Study Area

Case study area is Ayobo an informal settlement located at the city’s periphery bordering Lagos and Ogun States, Nigeria. It is originally a farmland for the Awori tribe in Lagos (Opoko et al., 2016). Due to lower land value cost for agricultural use over time, prospective Lagos resident homeowners who could not afford the cost of land in other parts of Lagos were attracted to Ayobo area lacking in basic facilities and services.

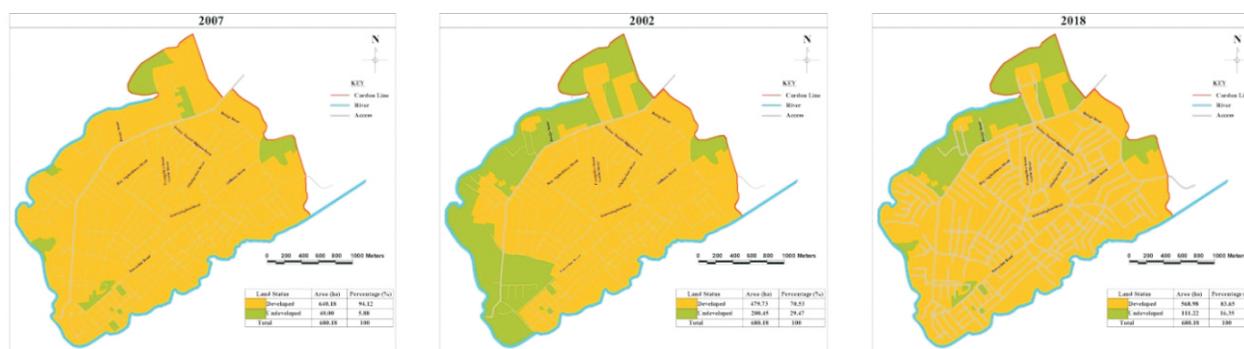
5. Methodology

Survey research method was utilized in the study. Data was obtained from both the primary and secondary sources. Data for the pattern and trend of growth between 2002 and 2018 were obtained from Google map which was digitized to analyze change in land use, direction of development and extent of growth in the study area. Primary data relating to housing problems were obtained by means of oral interview reconnaissance survey, observation and structured questionnaire survey using random systematic sampling methods. 225 questionnaires were administered to household representing 15% of the sampling frame. However, 200 fully completed questionnaires (89%) were returned. Information collected from the questionnaire transcend socio-economic characteristics motivating growth factor responses to other expansion and assessment of RS base on rating on a scale of 1to5 where 1 is Very Dissatisfied (VD), 2 Dissatisfied (D), 3 Neutral (N), 4. Satisfied(S) and 5 Very Satisfied (VS) in accordance with Likert scale of rating. (TWV) Total Weight Value was used to weigh the dissatisfaction value.

6. Results and Finding

6(1) Socio- economic characteristics: The study area was male dominated 58.1% and female accounted for 41.1%. Age of respondents between 25 and 50 years constitute the majority 72.7%. Population consist of majorly married people 87%. 32% of the residents obtained tertiary education, 49.9% obtained secondary education. 42% was self employed, 38% employed by government and others were unemployed .53.4% are low income earners, 4.8% earn below national minimum wage while 28.5% are middle income earners. 79.5% are owner-occupiers while 21.5% are renters, and76.2% have lived in the area for over 10years.

6(2) Nature and trend of urban growth: Findings indicated that in terms of expansion between 2002 and 2018 the area in terms of development increase from 479.73 hectares 70.53% to 568.98hectares (86.65%). See fig 1 to 3.



It was noted that there was 13.2% urban expansion in the study alone new housing development took place towards the northeast and south-west of study area the largest growth rate was witnessed in the south west. A major challenge that hampered and distorted development pattern and trend of the area between 2007 and 2010 was series of urban flooding. See plate 1



Plate 1: Ayobo urban flood. PMNews June 1 2010

6(3) Housing quality: The building type majorly comprises of rooming houses 54.6%, 36.0% are bungalow others are flat. Sources of water are essentially bore holes 74.0% and 23.0 % are from water vendor. Waste disposal methods are essentially by dumping on ground 64.3%, 28.7% through truck pushers and 10.1 % through burning 10.1%. Toilet facilities comprise of water closet 48.5%, and VIP latrine 34.2%. And 65.5% shared toilets facilities. Generally, building condition analysis considered 13.5% very fair, 28.6% fair and 45.3% poor

6(4) Satisfaction with Housing quality: Analysis of housing quality satisfaction rate which is considered to be a reflection of the housing aspiration of respondent are presented in table 6.1 and 6.2

6.1 Satisfaction with housing quality

Housing quality	V.D	D	N	S	V.S	TWV	(M.V)
Wall	14	100	168	176	180	638	3.19
Roofing	37	120	126	198	68	549	2.75
painting	16	186	150	173	0	525	2.63
Ceiling	27	122	326	30	0	505	2.53
children Space adequacy	81	214	24	22	0	321	1.71

Source: Author field survey 2018

Table 6.1 shows that only wall condition was found to be satisfied by the respondent with the group. However from table RS index of 2.56 was found to be less than 3.0 which is assumed to be acceptable as average housing quality standard shows that the housing quality is below Standard.

7.0 Summaries of findings conclusions and recommendations

The study investigated the effects of urban expansions and housing quality on residents' quality of life in the out skirt. It notes that housing problems is exacerbated by rapid urbanization not matched with infrastructural provision.

The study area is a male dominated neighborhood occupied by low income group who have lived in the area for over ten years with 53.8% of household having legally defensible right to land, with others having a strong sense of security and emotional attachment to the neighborhood. The residents are willing to participate in neighborhood revitalization.

The neighborhood lacks basic infrastructural facilities that are not provided from inception.

There is high residential dissatisfaction level because housing aspiration is not met. This factor motivated household's modification of their dwelling units.

The study concludes that the land's topography which aggravates urban flooding coupled with scarcity of basic infrastructure the resident quality of life is adversely affected.

6.2 Satisfaction with neighborhood quality

NHD quality	V.D	D	N	S	VS	TMV	M.V
Road	53	192	144	18	0	407	2.00
Drainage	31	242	138	18	0	429	2.12
Sewage	57	141	164	58	0	420	2.10
Waste disposal	31	173	160	25	0	414	2.07
Accessibility to facilities	56	239	140	32	0	442	2.21

Source: Author field survey 2018

Table 6.2 shows that there was no neighborhood residential quality variable that satisfied the respondent. The RSI index of 2.1 provides the rational for neighborhood renewal scheme for the study area

The study opines that the continual growth of the area reified by the location of a university, the housing quality in the area will continue to be a concern to the policy makers, urban planners and residents. Thus, considering the socio-economic characteristics of the resident, it is recommended that more flexible and less cumbersome forms of land ownership and use recognition that will confer the rights of those who acquired land through informal mechanism is embraced.

There is need for the state to build capacity in land management and administration towards an effective land supply, management, planning and aggressive enforcement of regulations concerning access to landed property with a view to developing a good urban land practice.

There is a need to improve land information system including land registration, certificate of ownership, survey and mapping for an enhanced urban value.

In order to meet the housing need and aspiration on the resident on urgent need for urban renewal scheme reinforced by public private partnership arrangement.

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