







Original scientific paper

Correlation between Socio-Economic Characteristics and Housing Quality of Residential Neighbourhoods in Akure, Southwest Nigeria

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ABSTRACT



There is a general paucity of explanations for the emerging social and spatial changes in the pattern and socio-economic traits of urban residential housing units in Nigeria. Hence, this study examined the spatial pattern of residential neighbourhoods; assessed the quality of residential housing units; and evaluated the correlation between the socio-economic position of respondents and housing quality in Akure, Nigeria. Data were derived from the household questionnaire, remotely sensed data (Landsat 8 OLI/TIR, 2021), a Google Earth map, a Street Map of Akure Township, and personal observations. The study adopted a step-wise sampling technique to select 383 samples from 139,069 heads of households in Akure in 2021. Data were analysed using percentage distribution, Pearson Correlation Coefficient, and t-test. Results indicated varying housing qualities across three residential zones in Akure, Nigeria; houses in the low-density residential areas were of better quality than the other residential zones. The quality of houses occupied was influenced by the type of occupation, level of education and average annual income of residents. The study concluded that inadequate housing facilities are fundamental to the observed deteriorating housing qualities in the study area. Therefore, the study suggested improvement of the existing infrastructures and the provision of new ones in the study area. The main contribution of this study is to proffer solutions for a sustainable housing delivery system to facilitate a better quality of life in Nigerian urban centres.

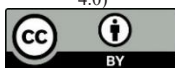
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1. Introduction

Housing is consumed with some other items which appear to have no relationship with the land and its uses; one tends to be independent of another. The importance of providing adequate and quality housing in any country cannot be overstressed (Jiboye, 2010; Zainal *et al.*, 2012; Adeleye *et al.*, 2014; Haque *et al.*, 2020). However, the re-current quality of housing requirements and the interminable craving for good housing appears to confirm the impression that there may be to cope satisfactorily with housing requirements (Hsu & Guo, 2006; Owoeye & Ogundiran, 2014; Page & Gordon, 2017; Jochem *et al.*, 2018). Thus, to satisfactorily

appraise the quality and evaluate the characteristics of a house, it is important to assess the sociocultural heterogeneity and economic status of the individual property owner.

For this study, housing is regarded as dwelling units occupied by households. From this perspective, three types of housing can be recognised in urban centres: self-built housing development, private developer-led housing and public housing

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