Households' Socio-economic Determinants of Residential Preferences in Government Housing Estates in Ado-Ekiti, Nigeria.

S. S. Omoniyi[1], O. R. Aluko[2] & A. A. Dipeolu[3]
[1, 2&3]Department of Architecture, Olabisi Onabanjo University, Ago-Iwoye, Ogun State, Nigeria
1omoniyisamsun@gmail.com (corresponding author)

ABSTRACT

This study examines households' socio-economic attributes which determine residential preferences and relocation in Government(Public) housing in Ado-Ekiti, South-West Nigeria. A survey of 450 households selected from three housing estates was done. The results showed that 66.6%, 64%, and 61.7% of the respondents in Olusegun Obasanjo, Bawa, and Federal Housing Estates, respectively, opted for their present residential estates because of the preference for; dwelling types, layout and quality of neighbourhood; and privacy and security level within the neighbourhoods. Using Multiple Regression Analysis, the adjusted R^2 values for socio-economic variables showed that the age of respondents (0.8074); family income (0.463); and household size (0.329) are significant for Bawa, Olusegun Obasanjo and Federal Housing Estates, respectively. Confirming this linear relationship, Analysis of Variance (ANOVA) Test F- values for Bawa, Olusegun Obasanjo and Federal Housing Estates are 13.980, 12.653, and 44.581, respectively (all significant at; $p < 0.01$). Consequently, age and income are significant determinants of residential preferences in Bawa and Olusegun Obasanjo Estates, while for Federal Housing Estates; age, family income and household size are determinants of residential preferences. The need to consider relevant parameters emanating from the end-users of residential developments in the planning, design and development of appropriate dwellings is highlighted.

Keywords: *socio-economic attributes, residential preferences, neighbourhood, public housing, Nigeria.*

1.   Introduction

Housing occupies a significant position in the hierarchy of human basic needs. Paradoxically, unequal patterns of residential developments all over the world and varying income of individuals reflect a continuing inequality in households' preferences (Omoniyi, 2013). (Liu, 2014) opined that households' living conditions affect their lives either at home or in the workplace. However, many residents of urban areas in developing countries live in inadequate housing and in neighbourhoods that lack the basic requirements of livable environments (Dung-Gwom, 2008). Fischer *et al.,* (2006) observed that residential location is a powerful indicator of social position because many economic opportunities and social resources, such as affordable housing, quality schools, public safety, transportation, and recreational and social amenities are unequally distributed across space. Studies by Ebong (1983) and So & Long (2004) have established a strong correlation between adequate housing and the quality of life, human comfort and convenience. Therefore, the quality of life of a man in a housing environment is both affected by the quality of the dwelling place and that of the immediate environment, which is the entire residential neighbourhood (Bogdanović & Mitković, 2005). The need for adequate housing in a sustainable neighbourhood environment is thus central to the improvement of quality of human life and the overall living environment (Jiboye, 2011).

According to Nikolas, Loukas, Ilias & Vaios (2016), the term "sustainability" expressed the concerns about the issues of development and environment. Although sustainability was not an

unknown idea, it came up in the 1970s and 1980s. Sustainable development consists of three pillars: economic development, social development, and environmental protection (UN, 2015). Nchimbi & Lyimo (2019) opine that sustainable development has become the current answer to absolving the world of its environmental and economic crises in the 21st century. Indeed, sustainable development as a global ideological framework comprised a major progressive step for the world. Various actions and measures in a wide variety of sectors have led to great improvements in the social and the environmental field. Nevertheless, many great challenges still remain. Our world is a field of inequalities, while global environment is under constant threat. This is a major reason leading to criticism on sustainable development from various points of view. A usual accusation is that sustainable development has become a catch phrase rather than a factual motivation for action (Hove, 2004). The Sustainable Development Goals and targets are integrated and indivisible, global in nature and universally applicable, taking into account different national realities, capacities and levels of development and respecting national policies and priorities (UN, 2015). United Nations defined 'Targets' as aspirational and global, with each Government setting its own national targets guided by the global level of ambition but taking into account national circumstances. Each Government will also decide how these aspirational and global targets should be incorporated into national planning processes, policies and strategies. It is important to recognise the link between sustainable development and other relevant ongoing processes in the economic, social and environmental fields.

The choice of where to live is among the critical decisions that affect households' long-term financial burdens, daily activities and opportunities, social interactions, health and safety (Tricia, (2007); Todd, (2010). Amongst many reasons residents adduce for their residential preferences in the housing market is the *relative* roles of the dwelling and elements that make up the neighbourhood; such as, security of the area, crime rate, water supply, presence of electricity and flood rate are rarely understood by the household before they move in to a particular environment. The neighbourhood is an important factor in housing preference determination; thus, the type of neighbourhood people live affects some social behaviour of the residents (William *et al.,* 2004). Furthermore, people are also concerned about the environmental factors which are, essential to housing and neighbourhood design and density and believed to affect the health and well-being (Takano & Watanabe, 2002). However, people do not have total knowledge of the status and environmental quality of the neighbourhood when they move (William et al., 2004).Often, residents rely on real estate agents information in the process of residential mobility; thus, changing residence and neighbourhood can be an important element of increasing or decreasing social status.

In major urban areas of Nigeria, the housing problems are qualitative and quantitative (Oladapo, 2006; Jiboye, 2010); the concern among many urban residents, therefore, is how to secure a decent shelter within an appropriate and safe neighbourhood. These problems have been attributable partly to the failure of many public and private housing projects to incorporate relevant inputs emanating from the end-users or occupants of residential developments. Often, the design of new residential development has been patterned along with designers' thought and understanding. Housing planners and developers, either private or public, are required to know about how a building is performing when providing service for clients (Jiboye, 2012). Despite the prevalence of research in the context of qualitative housing in a good neighbourhood (Fanis, 2010); residential or housing satisfaction (Jiboye, 2009); socio-cultural issues in housing (Jiboye, *et al.,* 2004; Olayiwola *et al.,* 2006), and a few others which are foreign but attempted to explore housing and neighbourhood preferences (Tin and Kwok, 2010; Todd, 2010; Galster, 2008); there is a paucity of data on residential preferences study in Nigeria. Such a study is required to help researchers and developers understand how urban residents respond to their dwellings and environment; in addition to predicting market changes for the near future, ensure that public housing is located within an appropriate neighbourhood in response to end-users' preference and ultimate satisfaction.

1. Study objectives
Through a survey of three residential estates in Ado-Ekiti Southwest Nigeria, this evaluation aims at providing valuable feedback on residential preference studies as well as knowledge about relevant determinants of residents' housing and neighbourhood choice that require consideration to improve the relevance and quality of public housing estate development in Nigeria. The objectives of the study are to assess residents household's characteristics and residential preferences, and to determine the relationship between socio-economic characteristics of households and residential preferences.

2. Theoretical Issues
Housing is one of the most important needs of every human being. It is a tool for economic growth and development of any nation; and a product of multiple social, economic, and physical processes that involve issues of location, construction quality, durability, cost, long-term financing, land tenure, turnover, accessibility, housing and neighbourhood preferences (Gang Meng & Brent 2006). Thus, housing encompasses the immediate environment, sanitation, drainage, recreational facilities and all other economic and social activities that make life worthwhile. Unlike other consumer goods, the housing market is unique because it manifests the characteristics of durability, heterogeneity, and spatial fixity.

The concept of the "neighbourhood" is used to describe the sub-divisions of urban or rural locations such as cities, villages, and towns. Hur & Morrow - Jones (2008) defined it as the most basic environmental unit in which man social live occurs, and it necessarily affects the quality of life of residents. It is the vicinity in which people live (Lina Bergström *et al*., 2010); which have some particular physical or social characteristics that distinguish them from the rest of the settlements. Accordingly, the neighbourhood is a comprehensive planning increment. The clustering of neighbourhoods forms towns, villages, and cities.

LinaBergström *et al.,* (2010) observed that the physical layout of the neighbourhood may help democratic initiatives to be encouraged and balanced evolutions of society are facilitated. Through providing a full range of housing types, civic buildings and workplaces, age and socio-economic classes are integrated and the bonds of an authentic community concerning the physical environment. The neighbourhood concept is used also to describe the social environment formed by communities at distinguished urban sections. The social composition of the residential environment is constituted by a set of physical spaces integrated through a hierarchical order. While attempting to assess the dwelling occupants' satisfaction from the overall residential environment, it should be considered that different performance criteria apply to different physical components of the residential environment. Those components and the relevant performance criteria are evaluated with a user/user group and physical space interaction.

3. Determinants of Residential Preferences
Morris & Winter (1978) defined residential preferences as the expression of the quantity and quality of housing features that residents would like to have. The authors distinguished housing preference from other related terms such as household expectation and aspiration. Housing aspiration is defined as a desire oriented towards future expectation as a realistic assessment of future housing conditions. Both aspirations and expectations are future-oriented concepts derived from norms and preferences. Expectation differs from aspiration because it is more realistic and achievable than aspiration.

Gbakeji and Ojeifo (2007) opined that the demand for housing is of prime importance to an individual's well-being, so also is the method of residential location and relocation central to our understanding of the ways people react and the changing social and spatial stratification in our cities. The dearth of individual living in their choice dwelling and prefer neighbourhood is not debatable. This serves as a basis for some form of households' competition for better locations, leading to a situation where price plays a crucial role in limiting the options available. However, the restricted households' choice which develops from this competition for the most desired locations may be considerably reduced or avoided as a result of

the variation between people in the locations and lifestyles they prefer. For instance, while some people may prefer the city core, others may choose a suburb, and yet others, an intermediate-urban between them. It must be stressed, though, that the reasons for the choice of locations and quest for quality housing among different households' are very varied due to different socioeconomic status (Omoniyi, 2018).

Many reasons influence households' decision to relocate as every household possesses its trajectory defined by the different locations it has occupied in its evolution (i.e. the life cycle,). Reasons for relocation as pointed out by Rossi, (1995); Clark &Onaka, (1983) include: forced relocation due to loss of housing unit (eviction by public or private action or end of lease; voluntary relocation due to change in housing preferences and values; adjustment relocation due to specific housing dissatisfaction like change in the housing market, space and cost of the housing stock, quality of the neighborhood and/or accessibility and, induced move necessitated by change of employment status, and modification of the household formation. Considering the households' attributes and observing the above reasons that might imply household relocation, it can be concluded that a change in the attributes of a household might lead to an eventual relocation. As paradigmatic examples, modifications in the household attributes like (i) change in the marital status, (ii) birth of new children and/or (iii) job change (higher income, retirement) often imply a change of the specific needs of the household. To fulfil this updated need status, the only solution for the household is often to find a new and adapted housing stock (Clark &Onaka, 1983).

There have been very few studies that attempt to understand the characteristics of neighbourhood and housing preference (Omoniyi, 2013). Existing housing and neighbourhood studies, like that of the National Association of Home Builders (NAHB, 2002) however, have focused more on home buyers rather than on tenants, and aimed to give immediate and practical information to home builders. The survey included a wide variety of housing features, including flooring materials and interior features. Dillman*et al.,* (1979), investigated the influence of housing norms and personal characteristics on housing preferences by asking respondents to indicate the first and second most preferred housing situation from a list of seven possible choices. The seven possible choices were combinations of tenure options and structural options**.** The study maintained that housing preference studies are important because the attainment of a person's housing preferences is related to his/her perception of the quality of life. However, Beamish, Goss, & Emmel (2001), observed that past housing preference studies have identified several concepts influencing housing choice and these include housing values, economic status, cultural norms and stages in the family life cycle, and housing needs.

Empirical studies, however, indicate that diverse reasons determine residents' preference for some residential districts over the others. Galster, Amole and Mills-Tettey (1998) observe that "people perceive salient attributes of their physical environment and evaluate them based on certain standards of comparison; especially the standard defined by what people may reasonably aspire to. The extent to which there is a little gap between the perceived actual environment and the aspired – to-environment". For an individual seeking residential allocation, Sanni and Akinyemi (2009) believe that his residential area evaluation starts with cognition when people identify the salient features of residential areas. This is followed by preference formation when the perceived level of salient characteristics are weighed and combined into a preference rating that describes the overall desirability of each location. Though preference ratings guide residential choice, personal and financial considerations often preclude selection of the preferred location.

In a study on residential quality in Nigeria, Olayiwola *et al.,* (2006) identified some socio-economic and cultural factors of residents as well as the physical characteristics of dwellings as determinants of residential preferences. In like manner, Ogunjumo and Olatubara cited in Sanni & Akinyemi (2009) observe that a household's decision to choose a particular residential district could be influenced by socio-economic, cultural, administrative or purely psychological factors.

Other related studies considered physical characteristics, compared to social and economic characteristics, a strong determinant of residents' satisfaction and quality of life within neighbourhoods. While one set of studies identifies physical appearance as the most important factor, others consider social factors more important in judging a neighbourhood (Hur& Morrow – Jones, 2008).

Housing preference studies have been used to help researchers and developers understand new trends in housing and predict market changes for the near future. A housing preference study is a consumer-oriented approach to understanding the housing situation from the consumers' view as compared to other market-oriented approaches which focus on the investigation of physical features and the condition of housing. One approach, therefore, to understanding households preferences for different locations is to study the degree of similarity in the choices made by people who are familiar with one another and by those who are not.

The outcome of these various studies nonetheless indicates that residential preferences in any housing development could be evaluated using varied criteria comprising both the dwellings sustainable development and environmental features among several others. By considering some of the criteria identified above, this present study intends to evaluate residential preference in three selected government housing estates in Ado-Ekiti, Nigeria.

4. Residential Preference Model

Figure 2.1 depicts the Model developed to evaluate residential preference and choice. As shown, residential preferences are influenced by the type of household, which is determined *interalia* by the ages of household's members and the size of the household. Age, marital status, and the presence and age of children determine the household's stage in the life cycle, which subsequently affects residential choice preferences. Social class also influences preferences and can be determined by analysing data on household's occupation, education and income. Finally, residential preferences are influenced by the values held by key members of a household. Values are internalised standards, which materially affect the way a person will react when confronted with a situation permitting alternative reactions. Four different groups of values were identified that are specific to housing choices, namely: family, personal, economy and social prestige groups (Lin Shi,2005; Beamish, Goss &Emmel,2001; Beyer, Mackesey& Montgomery, 1955).

Housing needs (impacted by socio-economic and socio-demographic variables), and housing values held by the homeowners, as well as, housing norms determined by culture and background, determine the housing needs of the homeowners. Subsequently, housing needs will determine housing choices. Two categories mark residential choices; Housing Status (HS) which includes the location of housing and neighbourhood, and Dwelling Quality (DQ) including the number of bedrooms, number of bathrooms, number of garages, size of living rooms etc.The impact of socio-economic and socio-demographic variables on residential preferences is filtered by the housing norms that are present in a culture. Morris and Winter (1978) identified six housing norms prevalent in the United States of America. Three of these norms seem to be essential in determining the residential preferences of most people today: structure-type, space, and tenure. The single-family detached house identified in the study, owned by the occupants and has adequate sleeping space for all household members is the dominant form of housing which incorporates all the three norms. The other three norms (quality, neighbourhood, and expenditure), have more varied outcomes depending on the different background of households. This study, therefore, concentrates on the aspects of this model, which identify respondents households' characteristics.
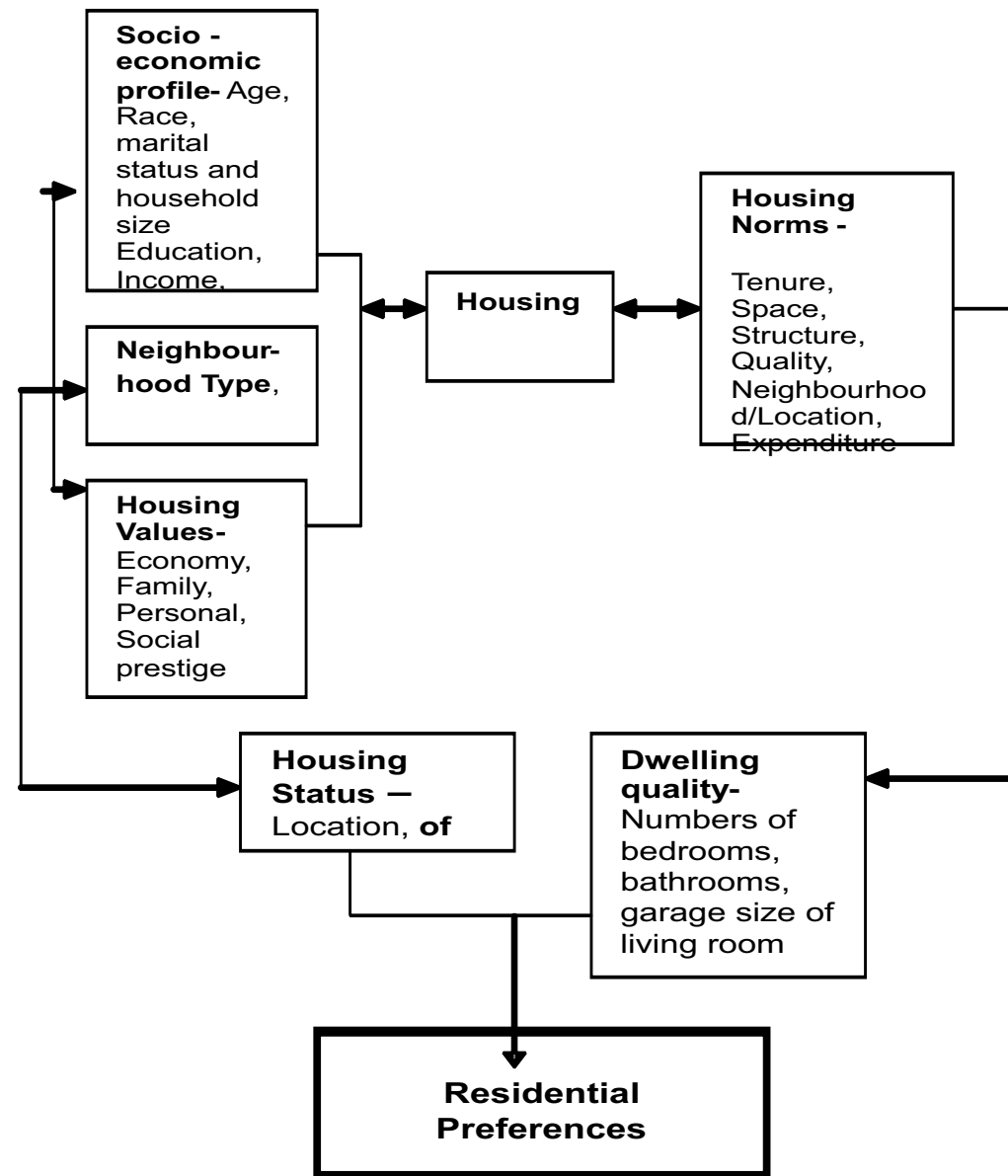
LIST OF FIGURES

FIGURE 1 Conceptual Framework for the Study (Source: Adapted from Lin Shi, 2005)

5. A brief background of the housing situation in Ado-Ekiti

Ado Ekiti is a city in Ekiti State, southwest, Nigeria. It is located on longitude $7^0 37^′$N, and latitude $5^0 15^′$E. Some fifty years ago, the city began to grow beyond its peripheries. In the 1963 national population census, the city was the largest urban centre in the present Ondo and Ekiti States and its population of 158,000 in the census of that year presented it as the most populous urban centre in Eastern Yoruba land. The 1991 population count confirmed the primacy of the city in the Ekiti region. The population in 2004 was 446,749 (Wikipedia, 2010).The creation of Ekiti State on October 1, 1996, and the establishment of its state capital at Ado-Ekiti have further enhanced the city's physical development (Mbendi, 2010).

As one of the thirty-six state capitals in Nigeria, its socio-economic importance cannotbeover-emphasised.It has more than five higher institutions, and the influx of people into Ado-Ekiti has made housing so competitive among the people in the area. The housing provision has witnessed persistent shortage over the years; with attendants' negative socio-economic effects such as poor housing and neighbourhoods among the dwellers.

6. Data collection

A questionnaire survey was carried out on households in three selected government (Public) housing estates in Ado-Ekiti, namely; Federal Low-Cost Housing Estate, Olusegun Obasanjo Housing Estate and Bawa Housing Estate. Information on Socio-economic characteristics of respondents and households' residential preferences were obtained, while residents' preference level was assessed on a 3-item rating scale indicated as (1) not preferred (2) average, and (3) preferred(Ilesanmi(2010); Jiboye (2010); (2012). There were nine hundred and four (904) housing units in the study area. Using a systematic sampling method, 452 housing units were surveyed which comprised 350 units from the Federal Low-Cost Housing, 76 units from Olusegun Obasanjo Housing Estate, and 26 housing units from Bawa Housing Estate (see Table1). Only 450 copies of the questionnaire administered were retrieved for the analysis. Data were analysed using descriptive statistics and Multiple Regression. The equation for the Regression Model is:

$$Y^1 = a + b_1 x_1 + b_2 x_2 + b_3 x_3 + \ldots \ldots b_k x_k$$

Where,

a is the intercept, the value of Y when all the X's equals Zero

b_j is the amount by which Y changes when that particular X_j increases by one unit with all other values held constant. The results were validated using ANOVA Test to explain the linear relationship and level of significance between the dependent and independent variables. Significant level is established at: $p < 0.01$).

Table 1: Number of Samples in the Selected Estates.

S/ No	Name of Estate	Total Number of Housing units	Number of Houses selected (50%)
1	Federal Low cost housing Estate	700	350
2	Olusegun Obasanjo Housing Estate	152	76
3	Bawa housing Estate	52	26
	Total	**904**	**452**

Source: Authors Survey, 2012

7.1 Results and discussion

7.1.1 Socio-economic characteristics of the respondents

Table 2, presents a brief illustration of respondents' socio-economic characteristics in each of the three estates of the study area. Nine variables were assessed which include gender, age, education, marital status, income, employment, ethnicity, religion and household-size. The total responses in the study area show that 60.2% of the respondents were males, while 32.7% of the respondents were females. The finding confirms the general belief in Nigerian societies, especially the western part, that males generally dominate household heads (Olayiwola *etal*., 2006; Jiboye, 2010). Among the three estates, there is an indication that Federal Low-Cost Housing Estate had the largest proportion of male household heads (64.9%), followed by Bawa Estate (60%); whereas for Olusegun Obasanjo Estate, the largest proportion of household heads are females (42.7%).Of these proportions, 30.0% and 25.3% of the respondents' fall between age brackets 21- 49 and 51-69 years, respectively; while just 12.0% of the respondents were above 70years. Among the three estates, Olusegun Obasanjo Estate had the largest proportion (69.3%) of respondents who fall between the three age brackets classified above; followed by Federal Housing Estate (68%), and Bawa Estate (64%). This result substantiates those of Jiboye and Ogunshakin (2010), and Jiboye (2010) confirming the predominance of middle-aged adult tenants over older and aged adults occupying most public housing in Nigeria. It also confirms older people's preference to relocate and live in their traditional family houses after retirement.

The marital status of the respondents indicates that Bawa Estate had a larger proportion (64%) of single respondents, followed by Olusegun Obasanjo Estate (60%); whereas for Federal Housing Estate, a larger proportion (51.1%) of respondents are married, followed by Olusegun Obasanjo Estate (38.7%). Considering the level of education, it is generally observed that households in the study area are well educated, as more than a quarter (25.8%) of the respondents had the first degree;

while 37.3% of them had a postgraduate qualification. Only 13.8% of the respondents had no formal education.

The employment status of the respondents shows that 33.5% were gainfully employed either as public servants (25.1%) or in self-employment (8.4%). Only 24.9% and 10% of them were either unemployed or retired from active service, respectively. Among those who are in public service, 56% reside in Bawa Estate, 46.7% in Olusegun Obasanjo Estate, and 32% of them reside in Federal Housing Estate. This result corroborates Jiboye (2009) and Ilesanmi (2010), whose findings indicated that most self-employed and civil-servants occupy public housing estates in Nigeria. The income status of the respondents in the study area indicates that a significant proportion of the households fall within the low and middle-income classes, as more than 80% earned below $1,936 monthly, while just 2% earned a little more. Of these categories, 20% of the respondents in Olusegun Obasanjo Estate earned between $652 and $1,929 monthly, followed by Federal Housing Estate (18.3%).

Respondents' ethnic background indicates that70.0% of the households belong to the Yoruba ethnic origin in the South-West part of Nigeria where the study area is located. 15.6% of the respondents belong to the Igbo ethnicity in South-East Nigeria, while only 3.6% of the originated from the Hausa ethnic background in the Northern part of Nigeria. The data in each of the estates further confirmed this finding as households from the Yoruba ethnic origin predominate over households from other ethnic origins, with the highest concentration in Olusegun Obasanjo Housing Estate (80%), followed by Bawa Estate (72%) and Federal Housing Estate (70.9%). With regards to the religious background of households, Christianity (83%) and Islam (11.1%) constitute the two primary religions in the study area. Although, households from the Christian background predominate in all the estates, with the largest proportions from Olusegun Obasanjo (90%), followed by Bawa Estate (84%), and Federal Housing having the least with 74.9%.

Households consisting of three to five persons (54.8%) predominate in the study area, followed by those above six persons (20.9%). The result suggests that household-size within the selected estates is relatively moderate. In disaggregated form, the largest proportion of households of three to five persons were found in Federal Housing Estate (58.9%), followed by Olusegun Obasanjo Housing Estate (53.4%), and Bawa Estate (52%). Contrary to previous findings (Jiboye, *et al*., 2004; Olayiwola *et al.,* 2006) supporting the predominance of extended family structure with household-sizes above six persons within the Yoruba ethnic setting, this study indicates that the nuclei family structure is becoming an accepted norm among most urban households in Nigeria. Arising from the findings of this study, there are indications that residents and households socio-economic features could determine their residential preferences and housing choices in the study area.

Table 2: Socio-economic Characteristics of the Respondents.

Gender	Bawa Housing Estate		Olusegun Obasanjo Housing Estate		Federal Low Cost Housing Estate		Overall Total
	Freq.	%	Freq.	%	Freq.	%	%
Male	15	60.0	41	54.7	227	64.9	60.2
Female	9	36.0	32	42.7	118	33.7	32.7
No response	1	4.0	2	2.7	5	1.4	7.1
Total	25	100.0	75	100.0	350	100.0	100.0

Age Distribution

Less than 20 years (1-19)	6	24.0	15	20.0	35	10.0	7.8
Less than 50 yrs (21-49)	11	44.0	34	45.3	127	36.3	30
Less than 70 yrs (51-69)	3	12.0	14	18.7	79	22.6	25.3
70 and above	2	8.0	4	5.3	32	9.1	12
(no specific age)	3	12.0	5	6.7	33	9.4	8.7
(no response)	0	0.0	0	0.0	27	7.7	6.2
No response	0	0.0	3	4.0	17	4.9	10.0
Total	25	100.0	75	100.0	350	100.0	100.0

Marital Status

Single	16	64.0	45	60.0	151	43.1	34.2
Married	9	36.0	29	38.7	179	51.1	55.1
Divorced	0	0.0	0	0.0	7	2.0	1.6
Widowed	0	0.0	0	0.0	2	0.6	0.4
No response	0	0.0	1	1.3	11	3.1	8.7
Total	25	100.0	75	100.0	350	100.0	100.0

Education

(less than pry. school)	1	4.0	1	1.3	9	2.6	2.7
(less than secondary)	0	0.0	0	0.0	6	1.7	1.3
(secondary)	2	8.0	9	12.0	31	8.9	8.2
(first degree)	6	24.0	15	20.0	79	22.6	25.8
(post graduate)	12	48.0	32	42.7	149	42.6	37.3
(without education)	3	12.0	14	18.7	55	15.7	13.8
No response	1	4.0	4	5.3	21	6.0	10.9
Total	25	100.0	75	100.0	350	100.0	100.0

Employment

Unemployed	7	28.0	27	36.0	91	26.0	24.9
Student	1	4.0	4	5.3	62	17.7	21.3
Retired	2	8.0	4	5.3	33	9.4	10.0
Civil service	14	56.0	35	46.7	112	32.0	25.1
Business	1	4.0	2	2.7	35	10.0	8.4
No response	0	0.0	3	4.0	17	4.9	10.2
Total	25	100.0	25	100.0	350	100.0	100.0

Income							
Less than $133	2	8.0	5	6.7	53	15.1	14.9
Btw $140-333	6	24.0	18	24.0	67	19.1	18.0
Btw $340- 667	4	16.0	14	18.7	109	31.1	29.1
Btw $673 – 1,993	3	12.0	15	20.0	64	18.3	18.7
More than $2000	0	0.0	0	0.0	8	2.3	2.0
No monthly income	10	40	23	30.7	49	14.0	17.3
Total	**25**	**100.0**	**75**	**100.0**	**350**	**100.0**	**100.0**

Ethnicity							
Yoruba	18	72.0	60	80.0	248	70.9	70.0
Igbo	4	16.0	11	14.7	65	18.6	15.6
Hausa	1	4.0	1	1.3	16	4.6	3.6
Others	2	8.0	2	2.7	14	4.0	3.1
No response	0	0.0	1	1.3	7	2.0	7.8
Total	**25**	**100.0**	**75**	**100.0**	**350**	**100.0**	**100.0**

Religion							
Christianity	21	84.0	68	90	262	74.9	83.0
Islam	2	8.0	4	5.3	70	20.0	11.1
Traditional	2	8.0	2	2.7	10	2.9	4.53
No response	0	0.0	1	1.3	8	2.3	1.2
Total	**25**	**100.0**	**75**	**100.0**	**350**	**100.0**	**100.0**

Household-size							
Less than 3 persons	4	16.0	14	18.7	50	14.3	16.3
Btw 3-5 persons.	13	52.0	40	53.4	206	58.9	54.8
Above 6 persons	6	24.0	14	18.7	70	20.0	20.9
No response	2	8.0	7	9.3	24	6.9	8.0
Total	**25**	**100.0**	**75**	**100.0**	**350**	**100.0**	**100.0**

Source: Field survey, 2012.

Table 3: Residential Preference Ratings.

A). Overall Preference ratings (PR)	Bawa Housing Estate		Olusegun Obasanjo Housing Estate		Federal Low Cost Housing Estate	
	Freq.	%	Freq.	%	Freq.	%
Not preferred	4	16.0	11	14.7	60	17.2
Average/just preferred	5	20.0	14	18.7	74	21.1
Preferred	16	64.0	50	66.6	216	61.7
Total	**25**	**100.0**	**75**	**100.0**	**350**	**100.0**
B).Reasons for Preferences						
Level of Security and privacy.	7	28	15	20	178	51
Dwelling Types	5	20	20	26.7	38	11
Neighbourhood Quality and layout	13	52	40	53.3	134	38
Total	**25**	**100.0**	**75**	**100.0**	**350**	**100.0**

Source: Field survey (2012).

Figure 2 Tarred road, Drainages, decent building outlook and layout in Olusegun Obasanjo Estate

Figure 3 Poorly maintained dwelling environment in Bawa Housing Estate.

Figure 4: Untarred road and perimeter fencing in Federal Low Cost Housing Estate.

7.1.2 Evaluating residential preferences

Table 3a presents the cumulative score on the rating of residential preferences in the study area. On a 3-item rating scale ranging from 1 - not preferred, 2 – average or just preferred, to 3 – preferred; respondents indicated their degree of preference with the housing estates neighbourhoods. The results show some similarities in the ratings, like 66.6%, 64%, and 61.7% of the respondents in Olusegun Obasanjo, Bawa, and Federal Housing Estates, respectively indicated a high preference to live in their respective neighbourhoods. The results across the estates indicate that only a small proportion (Olusegun Obasanjo - 14.7%; Bawa 16%; and Federal 17.2%) of the respondents indicated a low preference for relocating to their respective estates. These findings explain Gbakeji & Ojeifo (2007), noting that "as housing demand is of prime importance to an individual's well-being, so also is the method of residential location and relocation central to our understanding of urban dynamics and the changing social and spatial stratification in our cities". The possibility of everyone living where they would prefer is not debatable. However, considering the ratio of those who expressed a high level of residential preference relative to others, there are indications that certain factors as identified by Linshi (2005), Galster (2009) and several others, influenced respondents' assessment of their estates. While substantiating

Hui& Yu (2009), Salleh (2008) and Rosenberg (cited in Frances Cato, *et al.,* 1989), this result indicates that certain expectations and needs of the residents were either met or not met regarding their estate,. This finding thus aligns with the notion of "housing deficit" by Morris and Winter, cited in Salleh (2008) and Jiboye (2012), which contends that "if a household's current housing meets the norms, the household is likely to express a high level of satisfaction with the housing and neighbourhood; an incongruity between the actual housing situation and housing norms results in a housing deficit, which gives rise to residential dissatisfaction".

Table 3b presents the cumulative score on the diverse reasons for residential preferences by the households. Items considered include: types of dwelling, layout and quality of the neighbourhood, as well as, the level of privacy and security within the neighbourhood. The data show that a significant proportion (53.3%) of the households opted for Olusegun Obasanjo Estate because of the good layout and quality of physical appearance of the neighbourhood. Others- 26.7% and 20% considered the dwellings' types and level of security and privacy for relocating to the estate. Similar reasons were responsible for households' relocation to Bawa Estate as 52%, 28% and 20% of the respondents considered the good layout and quality of physical appearance of the neighbourhood, dwellings types and level of security and privacy for relocating to the estate. Whereas for Federal Low-Cost Housing, a significant proportion (51%) of the respondents considered the level of security and privacy, followed by the layout and neighbourhood quality (38%) and dwelling types (11%) as reasons for preferring their estates.

Plates 1 to 3, further explained this result, as the physical appearance and layout of Olusegun Obasanjo Housing Estate appear better than those of Bawa and Federal Housing Estates respectively. This result substantiates Kowaltowski *et al.,* (2006), Salleh (2008), Ha (2008), and Jiboye (2012); indicating that certain performance criteria or housing attributes determine the level of quality in residential development.

7.1.3 Socio-economic Determinants of Residential Preferences

Table 4 (a, b, c), shows the overall statistics of the results obtained from the regression equation to determine relevant socio-economic factors affecting households' residential preferences in the selected estates, namely: Bawa, Olusegun Obasanjo and Federal Housing Estates. As shown from Table 4a, only the age (0.243), and monthly income (0.233), of the respondents are found to be significantly related to residential preferences in Bawa Housing Estate. This result is further validated by the Analysis of Variance (ANOVA) test, which explains the linear relationship and level of significance between the dependent variable (residential preference), and the independent variables (the predictors) (see Table 5a). It yielded an F - a ratio of 13.980, which is significant at the 0.01 level. Also, the R – Squared (R^2) value (coefficient of determination) of the regression analysis was found to be 0.8074 indicating that 80.7% of the variance in the residential preference was determined by the identified variables (the predictors).

Similarly, Table 4b shows that respondents' age (0.242) and monthly income (0.162) are significantly related to residential preference in Olusegun Obasanjo Housing Estate. The ANOVA test yielded an F- a ratio of 12.653, also significant at 0.01 levels. The R – Squared (R^2) value (coefficient of determination) of the regression analysis was found to be 0.463, indicating that 46.3% of the variance in the residential preference was determined by the identified variables (the predictors) (see Table 5b). However, the result of regression analysis for Federal Housing Estate presented in Table 4c shows that three variables, namely: age (0.137), monthly income (0.152) and household size of the respondents (0.045) are significantly related with residential preference. The ANOVA test yielded an F- a ratio of 44.581, significant at 0.01 levels. The R – Squared (R^2) value for the regression analysis was 0.329; indicating that 32.9% of the variance in the residential preference was determined by the identified variables (the predictors)(Table 5c).The R^2 values for the regression analysis confirm the relevance and extent to which housing and neighbourhood preferences could be determined by households' socio-economic characteristic in the study areas. However, other variables like residents' ethnicity, religion, occupation, gender etc. are not statistically significant, and as such not significant in determining housing preferences in the study area. The finding of this study justifies the need to consider the nature and values of households in the provision of appropriate dwellings for the people.

While substantiating previous studies (Jiboye *et al.,* 2004; Olayiwola *et al.,* 2006; Sanni & Akinyemi, 2009), this finding thus validates the earlier assumption that some households and respondents' demographic features could influence respondents' preferences and assessments of residential neighbourhoods. Therefore, in supporting the views by Anantharajan (1983) and others, cited in Jiboye (2011), the use of inputs arising from human values is very significant in assessing the relevance and performance of residential development.

Table 4: Regression Coefficients of determination for Residential preference

a.Bawa Estate	B	Std Error	Beta	t	Sig (P)
(Constant)	.319	.267		1.194	.260
age	.242	.050	.689	4.817	.001
monthly income	.233	.069	.477	3.380	.007
b. Olusegun Obasanjo Estate					
(Constant)	.417	.226		1.848	.071
age	.222	.048	.525	4.593	.000
monthly income	.162	.059	.318	2.753	.009
c. Federal housing Estate					
(Constant)	.945	.099		9.525	.000
age	.137	.019	.373	7.081	.000
monthly income	.152	.026	.307	5.806	.000
Household size	-.045	.018	-.127	-2.551	.011

P significant at 0.01

Table 5: The overall F-test value from the Regression Analysis

a. Bawa Estate R-Square	Analysis of variance	Sum of Squares	Df	Mean Square	F	Sig. P
0.807	Regression	2.595	3	.865	13.980	.001 [a]
	Residual	.619	10	.062		
	Total	**3.214**	**13**			
b. Olusegun Obasanjo Estate	Regression	5.471	3	1.824	12.653	.000 [a]
R- square	Residual	6.342	44	.144		
0.463	Total	**11.813**	**47**			
c. Federal housing Estate	Regression	25.522	3	8.507	44.581	.000 [a]
R- Square	Residual	52.095	273	.191		
0.329	Total	**77.617**	**276**			

P significant at 0.01

   a. Predictors: (Constant), age, monthly income, household size.

  b. Dependent Variable: Residential Preference

CONCLUSIONS

This study was a survey carried out in three public residential neighbourhoods in Ado-Ekiti in South West part of Nigeria. It examined and identified households' socio-economic determinants of residential preferences. Through the residents' housing preference ratings, factors influencing the choice of neighbourhoods were identified and compared among the three different estates. The study revealed that respondents' age, monthly income, and household size are three basic socio-economic factors which significantly determine dresidential preferences in the study areas. The result for each estate showed that age and monthly income are determinants of residential preferences in both Bawa and Olusegun Obasanjo Housing Estates; while in Federal Housing Estate; three socio-economic factors consisting of respondent's age, monthly income and household size are determinants of residential preference. These findings aligned with those of Jiboye *et al.,* (2004), Olayiwola *et al.,* (2006), Kowaltowski *et al.,* (2006), Salleh (2008), Ha (2008), and Jiboye (2010; 2012); suggesting that different residential neighbourhoods have distinct set of determinants which are peculiar to them.

In the light of the findings, this study points to the fact that obtaining a good knowledge of relevant factors that could affect residential preference can serve as a useful guide to housing developers and agencies in their decisions on housing improvement. Rather than making a broad generalization in housing provision for the people, the performance of residential development could be measured and improved upon using appropriate indices based on users' ratings of their dwellings. Planners must, therefore, take cognizance of the diverse views of the people in an attempt to formulate operational housing policies. Otherwise, the tendency would be to impose unacceptable residential standards, which may result in proliferating substandard dwellings and dilapidated blocks of residential slums.

The finding of this study is of significance to housing policy and residential development in Nigeria; as the understanding of various factors that could affect residential preference or households' choice of neighbourhoods is of immense value to facilitate neighbourhood improvement and residential development. The challenge to planners and relevant agencies of government involved in urban housing is to consider appropriate parameters emanating from the end-users or occupants of public housing in the conception, design, and development of satisfactory dwellings for the urban residents in Nigeria.

REFERENCES

Amina A. Nchimbi and Liberatus D. Lyimo (2019). Socioeconomic Determinants of Mangrove Exploitation andSeagrass Degradation in Zanzibar: Implications for Sustainable Development. *Hindawi Journal of Marine Biology* Volume 2019, Article ID 7684924, 11 pages https://doi.org/10.1155/2019/7684924

Amole, B. & Mills-Tettey, R. (1998).Income and Housing Satisfaction: A study of the FESTAC Housing Estate in Lagos, Nigeria. *Ife Journal of Environmental Design and Management.*1(1/2): 27-41.

Anantharajan, T. (1983).Evaluation of Residential Development through User's Rating and Rankings of Environmental Attributes. *Proceedings of International Association of Housing Science Congress on Housing.* NW 7-12. Miami, Florida.

Beamish, J., Goss, R. C., &Emmel, J. (2001). Lifestyle influences on housing preferences. *Housing and Society.* 28 (1&2): 1-28.

Beamish, J. O., Ahn, M., &Seiling, S. (2001). Housing, equipment, and design research and scholarship: A family and consumer science perspective. *Family and Consumer Science Research Journal.30(*2): 240-255.

Beyer, G. H., Mackesey, T. W., & Montgomery, J. E.(1955).*Houses are for people*(Research Publication No. 3). Ithaca, NY: Cornell University Housing Research Center.

Bogdanović, Ivana I.&Mitković, Petar P. (2005).Revitalization of residential complexes in the context of housing quality improvement.*Architecture and Civil Engineering. FACTA UNIVERSITATIS.*3 (2): 219 – 233. Available at, aace2005-10.pdf- Adobe Reader.

Clark, W. A. V., & J. L. Onaka (1983). Life Cycle and Housing Adjustment as Explanations of Residential Mobility, *Urban Studies.* 20: 47–57.

Dillman, D. A.; Tremblay, K. R. Jr., &Dillman, J. J. (1979). Influence of housing norms and personal characteristics on stated housing preferences. *Housing and Society.6* (1):2-19.

Dung-Gwom, J.Y. (2008).The Nature of Peri-Urban Developments in Jos, Nigeria. Paper Presented at the XXXVI World Congress on Housing Science. *National Housing Programme - New Vision.* November 3-7 2008, Kolkata, India.

Ebong, M.O. (1983). "The Perception of Residential Quality: A case study of Calabar, Nigeria". *Third World Planning Review.*5(3): 273-285.

Hur, M. & Morrow-Jones, H. (2008).Factors that influence residents' satisfaction with neighbourhoods. *Environment and Behaviour.* 40 (5): 619-635.

Wikipedia, (2010). Ekiti- State *Wikipedia*, the free encyclopedia.

Fanis, G. (2010). A good house is better in a good neighbourhood. March 5, Posted in street Network Evolution.

Fischer, M. &Tienda, M. (2006). Redrawing spatial colour lines: Hispanic metropolitan dispersal, segregation and economic opportunity. In Tienda, M. and Mitchell, F., editors, *Hispanics and the Future of America*. National Academy Press. What is the title of the journal?

Francescato, G., Weidemman, S., Anderson, J.R., (1989).Evaluating the built environment from the users' point of view: an attitudinal model. In: Preiser, W. (Ed.), *Building Evaluation*. Premium Press, London.181–198.

Galster, G. (2008).Quantifying the Effect of Neighbourhood on Individuals. Challenges, Alternative Approaches and Promising Directions, *Journal of Applied Social Sciences. Schoolers Jahrbuch.* 128 (1): 7-48.

Galster, G. (2009).*Neighborhood Social Mix: Theory, Evidence, and Implications for Policy and Planning* Paper for the 2009 International Workshop and Book: The

Social Message of Urban Planning, edited by Naomi Carmon and Susan Fainstein.

Gang Meng, G. & Brent, H. (2006).Assessing housing quality in metropolitan Lima, Peru. *Journal of housing built Environ.* 21: 413-439.

Gbakeji, J. O. &Ojeifo, O. M. (2007).Aspects of Residential and Neighbourhood Preferences in the Warri Metropolis, Delta State, Nigeria *Department of Geography and Regional Planning, Ambrose Alli University,* Stud. Home Comm. Sci.,1(2): 121-126

Ha, S.K., (2008). Social housing estates and sustainable community development in South Korea. *Habitat International.* 32: 349–363.

Hackl, P., Westlund, A., (2000). On structural equation modelling for customer satisfaction measurement. *Total Quality Management.* 11 (4/6): 820–826.

Hui, E.C.M., Yu, K.H., (2009). Residential mobility and aging population in Hong Kong.*Habitat International.* 33: 10–14.

Ilesanmi, A. O.(2010). Post-occupancy evaluation and residents' satisfaction with public housing in Lagos, Nigeria. *Journal of Building Appraisal.* 6: 153–169.

Jiboye A. D, Ogunshakin L. & Okewole I. A. (2004). The socio-cultural dimension of housing quality in Osogbo Nigeria. *International Journal of Housing Science and its Applications.* 29(2),153-164.

Jiboye, A. D. (2009).Evaluating tenants' satisfaction with public housing in Lagos, Nigeria. *Town Planning and Architecture:*33(4), 239-247.

Jiboye A. D. 2010. The correlates of public housing satisfaction in Lagos, Nigeria. *Journal of Geography and Regional Planning.* Nairobi, Kenya. 3(2), 017- 028.

Jiboye A. D. 2011.Use of Neighborhoods' quality evaluation to determine the performance of Residential development in Southwestern Nigeria. *Historic Preservation.* 34: 2565-2574.

Jiboye A. D. 2012. Post-occupancy evaluation of residential satisfaction in Lagos, Nigeria: Feedback for residential improvement. *Frontiers of Architectural Research.* Elsevier UK. 1: 236–243

Jiboye, A. D. and Ogunshakin, L. (2010). The place of the family house in Contemporary Oyo town, Nigeria. *Journal of Sustainable development.* Canadian Center of Science and Education. Canada. 3(2), 117-128.

Kowaltowski, D.C.C.K., Da Silva, V.G., Pina, S.A.M.G., Labaki, L.C., Ruschel, R.C.,& Moreira, D.C.(2006). Quality of life and sustainability issues as seen by the population of low-income housing in the region of Campinas, Brazil. *Habitat International.* 30: 1100–1114. Lina Bergström Maarten van Ham (2010).Understanding Neighbourhood Effects: Selection Bias and Residential MobilityIZA DP No. 5193 September 2010

Lin, S. (2005). Housing Preferences of Residents in Stellenbosch, South Africa: An application of the Hedonic Model, Unpublished Thesis submitted in partial fulfilment of the requirements for the Degree of Master in Consumer Science (Housing).

Liu, W. T. (2014). Living Conditions- The key issue of housing development in Beijing Fengtai District Mbendi, (2010).Ado – Ekiti, Ekiti, Nigeria. Mbendi information services (Mbendi. com)

Miruna, P.P. (2009). Beyond Schelling: The Role of Attitudes toward In-group and Out-group Members in Ethnic Residential Settlement and Segregation University of Washington Working Paper no. 91 Center for Statistics and the Social Sciences University of Washington

Morris, E. W., &Winter, M. (1978). *Housing family and society*. New York, NY: John Wiley & Sons, Inc.

National Association of Home Builders. (2002). *What 21st century home buyers want: Asurvey of customer preferences.* Washington, DC.

Nikolas, Loukas, Ilias & Vaios, (2016) Environment and Development. ttps://www.researchgate.net/publication/303748985. DOI: 10.1016/B978-0-444-62733-9.00008-3

Oladapo, A. A. (2006). A Study of tenants' maintenance awareness, responsibility and satisfaction in Institutional Housing in Nigeria. *International Journal of Strategic*

Property Management. Vilnius Gediminas Technical University. 10, 217-231.

Olayiwola, L.,Adeleye, O.,& Jiboye, A. (2006).Effect of Socio-cultural Factors on Housing Quality in Osogbo, Nigeria. *International Symposium on Construction in Developing Economies: New Issues and Challenges.* Santiago, Chile. 18-20, January 2006.

Omoniyi, S. S. (2013). Housing and Neighbourhood Preferences for Residents' of Public Housing Estates Ado-Ekiti.M.Phil. Dissertation submitted to the Department of Architecture, Obafemi Awolowo University, Ile-Ife Nigeria.

Omoniyi, S. S. (2018). Evaluation of Housing Quality in the Traditional Core Area of Ado-Ekiti, Nigeria. PhD Thesis submitted to the Department of Architecture, Obafemi Awolowo University, Ile-Ife Nigeria.

Rossi, P. H. (1955). Why Families Move: A Study in the Social Psychology of Urban Residential Mobility, the Free Press, Glencoe, Illinois.

Sanni, L. & Akinyemi, F. O.(2009).Determinants of Households' Residential Districts' Preferences within Metropolitan City of Ibadan, Nigeria. *Journal of HumanEcology,*25(2),137-141.

So, A. T. P., & Leung, A.Y.T. (2004).Survey of attitudes towards buildings in three Chinese cities: Hong Kong, Shanghai & Taipei. *Facilities.*22(3/4): 100-108.

Salleh, A. G., (2008). Neighbourhood factors in

private low-cost housing in Malaysia. *Habitat International.*32: 485-493.

Takano, T. N. K., & Watanabe, M. (2002). Urban residential environments and senior citizens' longevity in megacity areas: the importance of walkable green spaces. Journal of Epidemiology and Community Health, 56: 913-918.

Tin, C. L., & Kwok, P. T. (2010). Love thy neighbour; Income distribution and housing preference. *Todd, A. L (2010). Home Location Preferences and Their Implications for Smart Growth Victoria Transport Policy Institute.*

Tricia, L. P. (2007). Measuring the Effects of Perceptions of Crime on Neighbourhood Quality and Housing Markets. Dissertation Presented in Partial Fulfillment of the Requirements for the Degree Doctor of Philosophy in the Graduate School of The Ohio State University, Ohio State University.

UN (2015) General Assembly of the United Nations. Sustainable Development, http://www.un.org/en/ga/president/65/issues/sustdev.shtml.

William,A. V. Clark., Marinus C. D., &Frans, M. D. (2004).Chosen Neighbourhoods: Residential Mobility and Neighbourhood Careers of Infrastructure of the Italian Republic, Federcasa Italian Housing Federation.