

# Environmental Consequences of Poor Housing Development in Ado-Ekiti, Nigeria

OGUNDELE, Joseph Adunbi, PhD and JEGEDE, Amen Osamede, PhD  
Department of Geography and Planning Science, Faculty of the Social Sciences, Ekiti State University, Ado-Ekiti, P.M.B. 5363, Ado-Ekiti, Nigeria.  
E-mail: [joeogunde07@yahoo.com](mailto:joeogunde07@yahoo.com) / [jegedeamen@yahoo.com](mailto:jegedeamen@yahoo.com)

## ABSTRACT

This work examined the environmental consequences of poor housing development in Ado-Ekiti, Nigeria. Housing generally refers to the social problem of ensuring that members of a society have a home in which to live, whether this is a house, or some other kind of dwelling, lodging, or shelter (Ananya, 2009). Data for this study were collected from primary and secondary sources. The primary sources of data collected were from physical survey and the administration of three hundred (300) questionnaires, through multi-stage random sampling techniques. Results from this study shows that so many housing units in the study area were devoid of modern /adequate housing facilities, many of which were built with mud materials, poor housing and environmental condition. This study therefore recommends that since scarcity and high cost of land is a major impediment to the growth of proper housing in urban areas like Ado-Ekiti and as such, the Government at all levels should regulate the price of land in the area to enable developers build adequate and modern housing facilities at affordable prices

**Keywords;** Adequacy, condition, consequences, environmental management and poor housing.

## 1.1. INTRODUCTION AND BACKGROUND TO THE STUDY

Housing generally refers to the social problem of insuring that members of society have a home in which to live, whether this is a house, or some other kind of dwelling, lodging, or shelter (Ananya, 2009). The term informal housing can include any form of shelter or settlement (or lack thereof) which is illegal, falls outside of government control or regulation, or is not afforded protection by the state. Ananya, 2009 noted that, the informal housing industry is part of the informal sector. Meanwhile, the Department for Infrastructure and Economic Cooperation in (2011) opined that to have informal housing status is to exist in 'a state of deregulation, where the ownership, use, and purpose of land cannot be fixed and mapped according to any prescribed set of regulations or the law.' Ananya, 2009, also observed that, there is no globally unified law of property ownership. Fernandes and Varley (1998) said typically, that the informal occupant or community will lack security of tenure and, with this, ready or reliable access to civic amenities (portable water, electricity and gas supply, sanitation and waste collection). Thus, due to the informal nature of occupancy, the state will typically be unable to extract rent or land taxes. The rapidly expanding populations of the developing countries, particularly in the already crowded urban areas, coupled with the increasing social expectation of the people, make the provision of sufficient decent housing one of the urgent concerns of the developing countries throughout the world. Moavenzadeh (2004) observed that one of the chronic problems facing developing countries (Nigeria inclusive) is the shortage of housing, which met minimum level of permanent hygiene and instability. Ado-Ekiti being an administrative and industrial centre has really experienced a rise in population.

The quality of the environment in most urban centres in Nigeria is not so much dependent on the material characteristics of buildings (Mabogunje, 1980) but on their organization as spatial units. Buildings, he said were poorly laid out with inadequate roads between them and inadequate drainage and provision for refuse evacuation. Thus, there is a high incidence of pollution (water, solid waste, air and noise) and inadequacy of open spaces for other land uses. All these constitute urban poverty consequential of the rapid urbanization in the country. Thus, urban poverty finds expression in an environment characterized by high densities of buildings, the crowding of large numbers of people into those buildings, lack of space for open air living between houses, poor health, substandard housing, and acute environmental and sanitary problems (Olotuah, 2009). This is the environment in which the Nigerian urban poor live. Without the involvement of the community in planning and decision making, a low-income housing project cannot meet the needs and demands of the community for improvement in an effective and efficient way. As a result, planned implementation and cost recovery will be difficult to achieve, and this will jeopardize the reliability of the project. However, real community participation is not easy to achieve. It is difficult to organize community participation in decision-making; when and where, there is resistance as well as ignorance among project staff and there is lack of participation by the community in

the community organizations. Still, community participation is an indispensable component of any low-income housing project. Yap Kioe Sheng works at the Asian Institute of Technology, Bangkok, Thailand.

## 1.2. GENERAL AND SPECIFIC OBJECTIVES OF THE STUDY

The general objective of this study was to examine ways to achieve quality and better management of housing units in Ado-Ekiti, Ekiti State, Nigeria. The specific objectives were to:

- i. examine the factors that militates against standard housing units development in in Ado-Ekiti, Nigeria.
- ii. ascertain the physical and socio-economic implication of housing development on the residents in the study area.
- iii. investigate the causes of haphazard housing development in the study area.
- iv. proffer appropriate remedial measures on the existing problems of housing development in the study area.

## 1.3. THE STUDY AREA

Ado-Ekiti is the capital of Ekiti State; Nigeria. Ado Ekiti is the administrative centre of Ekiti State, Nigeria. The land in Ado-Ekiti rises Northwards and Westwards from 335 metres in Southeast and attains a maximum elevation of about 730 metres in the Southwest (Adebayo, 1993). The low relief and gentle gradient characteristics of Ado-Ekiti Region favour agriculture and construction activities, and make much of the region susceptible to erosion and flood hazards during the wet season. Ado-Ekiti is located between latitude 7°31' and 7°49' north of the equator and longitude 5°07' and 5°17' East of the Greenwich Meridian. Ado-Ekiti is bounded in the north by Ido-Osi and Oye local government Areas, in the West by Ijero and Ekiti West Local Government and in the South by Ekiti South West Local Government Area (Ebisemiju, 1993). Ado-Ekiti has a plan metric area of about 884km<sup>2</sup>. Geologically, the region lies entirely within the Precambrian basement complex rock group, which underlined much of Ekiti State. The temperature of this area is almost uniform throughout the year, with very little deviation from the mean annual temperature of 27°C. February and March are the hottest 28°C and 29°C respectively, while June with temperature of 25°C is the coolest (Adebayo, 1993). The mean annual total rainfall is 1367mm with a low co-efficient variation of about 10%. Rainfall is highly seasonal with well marked wet and dry season. The wet season lasts from April to October, with a break in August.

## 1.4. LITERATURE REVIEW AND CONCEPTUAL FRAMEWORK

Akinbode (2002) stated that the environment is the totality of the places and the surroundings, in which we live, work and interact with other people in our cultural, religious, political and socio-economic activities for self fulfillment and the advancement of our communities, societies and nations. In general, the environment is the most precious asset that we own, share and use together with other people for mutual benefits and enhanced welfare of the society at large. Thus, environment refers to all the conditions and objects that surround man. Housing is one of the three basic needs of mankind and it is the most important for the physical survival of man after the provision of food. Adequate housing contributes to the attainment of physical and moral health of a nation and stimulates the social stability, the work efficiency and the development of the individuals. It is also one of the best indicators of a person's standard of living and of his place in the society. Housing, both in units or multiple forms is a significant component of the physical form and structure of a community, while the human and family contents of the house is part of the very spirit of life and prosperity of the society (Adeniyi, 1974).

Housing supply additions may result from new construction, conversion of vacation homes to year-round residences, and the subdivision of larger homes to apartments. Depletion of the existing housing inventory can result from authorized and unintentional demolition (by permit, caused by fire, flood, wind, or other natural or man-made disaster), mergers, and conversions. Mergers of smaller apartments to become larger units, and conversions from residential to non-residential uses e.g., to become restaurants or funeral homes) both remove housing units from the market (White, Jensen and Cook, 2012). In most instances, the urban poor live in over-crowded housing, often in self-made temporary structures in slums and squatter settlements, where they exert unprecedented pressure on deteriorating urban infrastructure and social services (Diogu, 2002).

The housing situation of the urban poor is a source of deep concern in Nigeria, as in most less developed countries (LDCs). However, as studies have shown, the problem of housing is a universal one, as virtually all countries are faced with the problem of providing adequate accommodation for their citizens. In the urban centres in Nigeria, it has reached an alarming state, as almost 75 percent of the urban dwellers live in slums and in conditions that are degrading to human dignity (Olotuah and Bobadoye, 2009).

Post independence public intervention in housing did not fare significantly better than during the colonial era in terms of housing provision for the generality of the urban settlers (Abiodun, 1985). The subsidized housing reservations that used to be reserved for the colonialists became, after independence, a reservation for the new

Nigerian administrative and political elites. Thus, the policy of Government Residential Areas (GRAs) was not only retained, it was embraced and promoted with greater zeal. Those who took over government saw in the GRAs a mark of distinction to stay there (Aribigbola, 2000).

Housing problem has been generally accepted as being diverse and complex. Within the spectrum of this problem, one can identify both quantitative and qualitative deficiencies. Abiodun (1985) identified the major housing problems in Nigeria as that of instability of human needs for housing. This problem is worldwide and it is of a recurring nature. In fact, it is doubtful, if any nation of the world can satisfactorily meet its housing requirements (Abiodun, 1985).

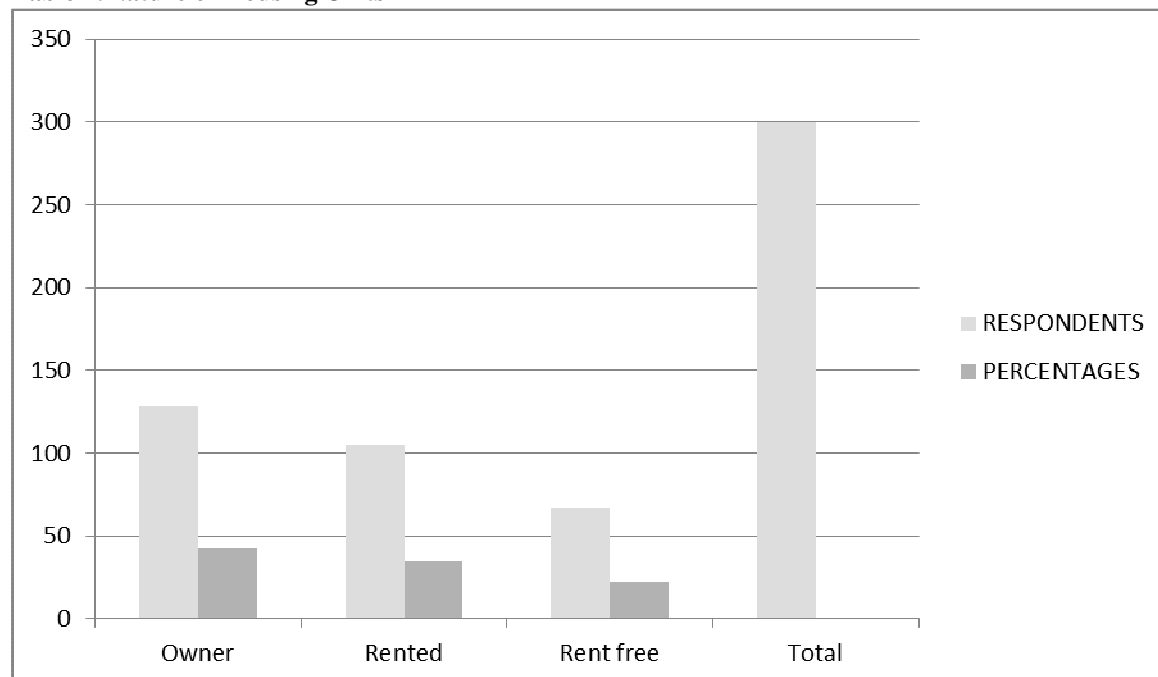
The concept of sustainable development is applied to this study. The concept of sustainable development was propounded by the World Commission on Environment and Development (WCED) in 1987. This concept noted that sustainable development is a development that meets the needs of the present generation without compromising the ability of future generation to meet their own needs. Development involves the purposeful change of the inherently complex environmental systems. Thus, developmental activities implies activities in the physical environment, take into consideration crucial issues of continuity and sustainability is concerned with. Any development process that ignores sustainability would hardly make any positive and enduring impact that could stand the test of time. Since the aim of sustainable development is to ensure that the needs and aspirations of the present are met without compromising the ability of the future generation to meet their own needs, therefore, it will go a long way in ensuring standard and quality management of housing units in the study area. The concept will solve the problems of poor housing development in the study area, by viewing the relationships among the various features in the physical environment and the exploitation of housing resources to ensure adequate and proper development of housing units in the study area, rather than integrative isolation.

### 1.5. RESEARCH METHODOLOGY

Data for this study were collected from primary and secondary sources. The primary sources of data collected were from physical survey and the administration of three hundred (300) questionnaires, through multi-stage random sampling techniques. This was used in the selection of household within the study area. A total number of three hundred questionnaires were administered on respondents in this research, and 100% return rate of the questionnaires administered was achieved. The questionnaires were administered on weekends, because Ado-Ekiti is a civil servant city. Descriptive method of data analysis was adopted in this research.

### 1.6. FINDINGS AND DISCUSSIONS

**Table 1: Nature of Housing Units**



**Source:** Fieldwork, 2014.

Table 1 shows that majority of the respondents in the study area (42.6%) lived in their privately owned housing units. Those that lived in rented apartments accounted for 35.0%, while those who lived in free apartments /

possibly in family houses were 22.4%. This implies that majority of the residents in the study area were more interested in building and living in their personal apartments rather than rented apartments, since most of the rented housing units were majorly built for money making, and as such were of low standard.

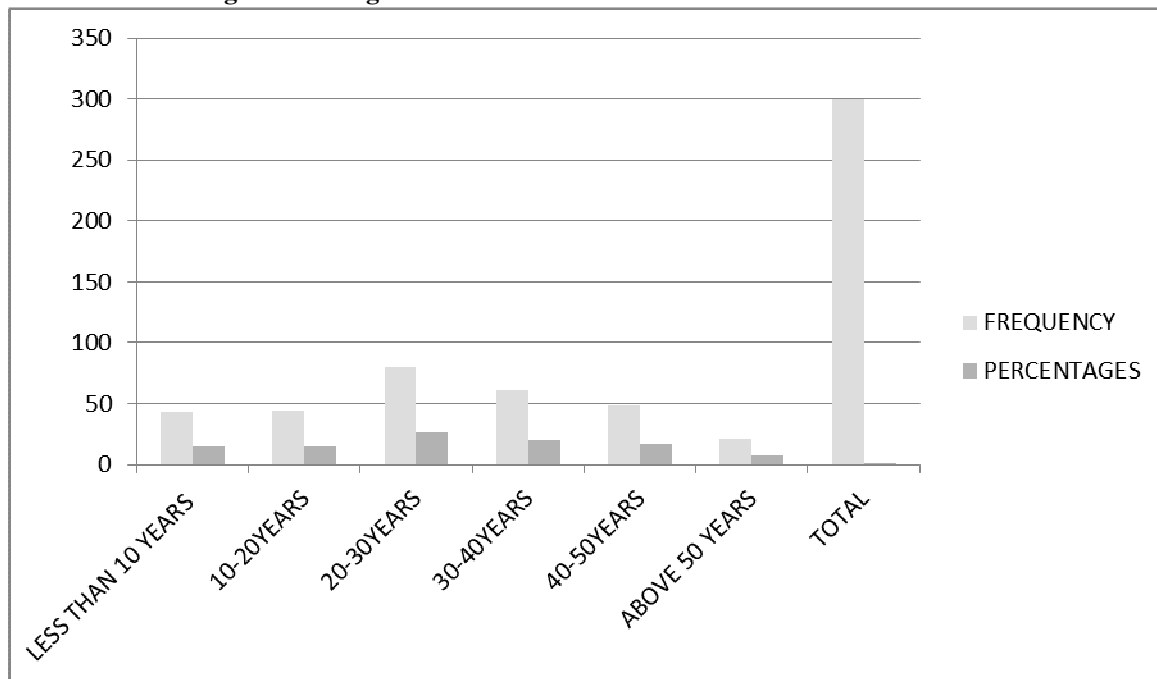
**Table 2: Types of Housing Units**

TYPES OF HOUSING UNITS	FREQUENCY	PERCENTAGE (%)
Rooming houses	137	46.0
Flats	58	19.5
Bungalows	38	12.0
Compound	33	11.0
Duplex	13	4.5
Storey buildings	21	7.0
<b>TOTAL</b>	<b>300</b>	<b>100.0%</b>

**Source:** Fieldwork, 2014.

Table 2 revealed that 46.0% of the respondents stated that the type of houses they were living were rooming houses, 19.5% of the respondents lived in a flat, 12.0% of the respondents lived in bungalows, 11.0% lives in compound buildings, 4.5% lives in duplex, while 7.0% lives in storey buildings. Thus, significant number of residents in the study area lives in rooming housing units with low income per month and as such was denied of the benefits of well furnished and quality housing units.

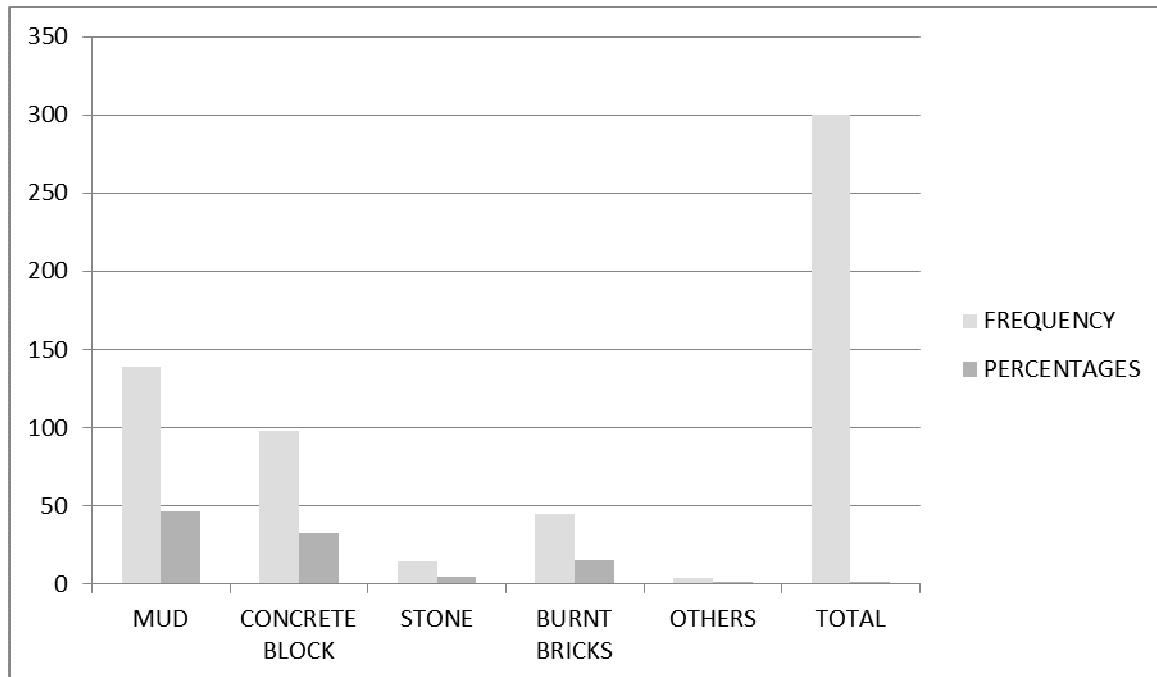
**Table 3: Age of Housing Units**



**Source:** Fieldwork, 2014.

Table 3 shows that 14.5% of the housing units were less than 10 years old, 14.7% of the housing units were between 10 to 20 years old, 26.8% were between 20 to 30 years old, 20.5% were between 30 to 40 years old, 16.5% of the housing units were between 40 to 50 years old, while 7.0% of the housing units were above 50 years. This suggests that majority of the housing units were 20 years and above and as such, were getting dilapidated as a result of outdated structures and therefore calls for urban renewal of old structures in the area.

**Table 4: Materials Used for Construction**



**Source:** Fieldwork, 2014.

Table 4 shows that 46.3% of the respondents in the study area used mud materials in the building of their houses, 32.6% of the respondents used concrete blocks in the building of their houses, 4.6% used building stone, 15.0% used burnt bricks, while 1.5% of the respondents used other materials. This indicates that housing units built with mud were more in number than housing units built with other materials in the study area. As a result of this majority of the housing units in the area were not compatible with the modern style and specification of building codes.

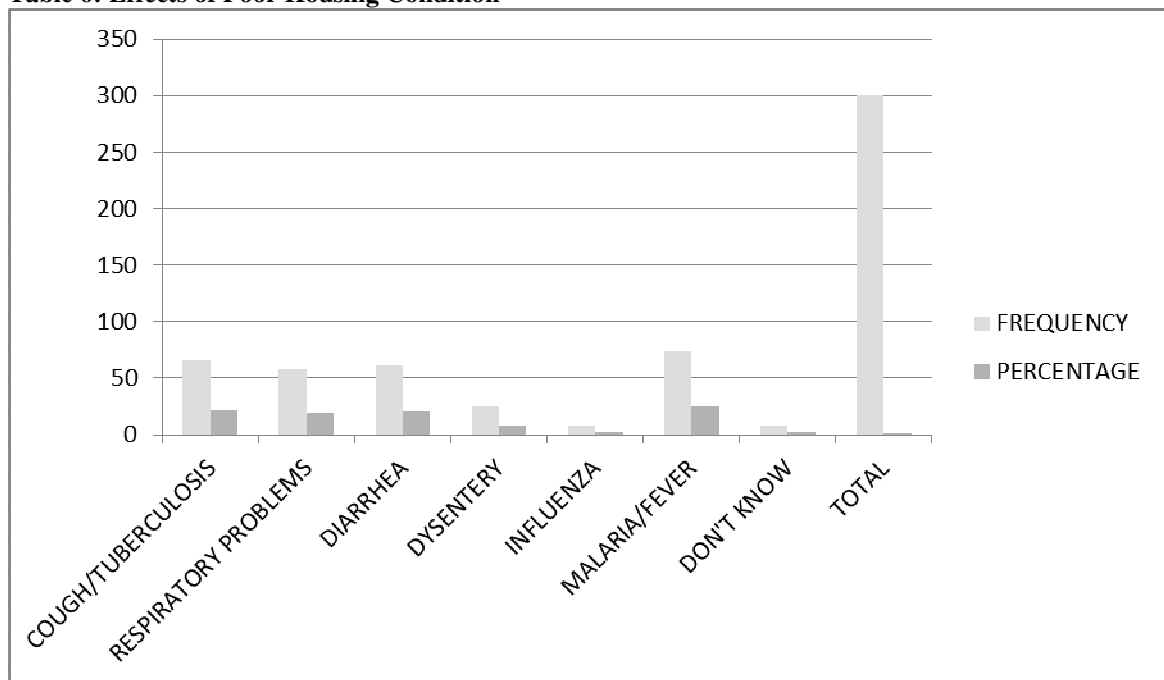
**Table 5: Adequate Housing Facilities**

RESPONDENTS	FREQUENCY	PERCENTAGE (%)
YES	188	62.6
NO	112	37.4
<b>TOTAL</b>	<b>300</b>	<b>100.0%</b>

**Source:** Fieldwork, 2014.

Table 5 revealed that 62.6% of the respondents stated that there were adequate facilities in their houses, while 37.4% of the respondents noted that the facilities in their housing units were inadequate. Thus, facilities like toilets, bathrooms, functional electricity power supply, pipe borne water supply and adequate kitchen facilities were conspicuously either not available or inadequate in most.

**Table 6: Effects of Poor Housing Condition**



Source: Fieldwork, 2014.

Table 6 shows that 22.0% of the respondents were of the opinion that the effect of poor housing is directly responsible for cough /tuberculosis in their environment, 19.3% of the respondents said that respiratory problems were the resultant effects of poor housing condition on human health in their environment, 20.3% of the people said diarrhea, 8.3% noted dysentery, 2.7% of the respondents noted influenza, 24.7% observed malaria / fever, while 2.7% of the respondents said they don't know. This reflects that the resultant negative effects of poor housing condition on human health in the study area is considerably very high ranging from malaria/ fever to influenza.

### 1.7. RECOMMENDATIONS

In-view of the findings from this work, this study therefore recommends that; Illegal structures should also be demolished and laws should be enacted for approved layouts and plans to be followed. This would bring about cleaner and more conducive environment. Also, government has the highest duty in terms of finding solution to housing problems and needs. Due to the organic nature of the town, it is imperative for government to understand urban renewal and redevelopment programmes.

Also, due to the inadequacy of houses, government should invest in housing. Acquage (1985) says that government should consider housing as another commodity in the market. This in essence means that government could invest in housing and deliver it at cheaper rates to the populace. Onibokun (!985) also suggested that, there should be direct housing construction since individuals build faster than the government, thus, they should be encouraged.

The Ekiti State Government should provide mortgage loans for the construction of more houses in Ado-Ekiti, which is the State Capital. All existing laws and regulations on environmental health and sanitation should be enforced. Public enlightenment should be encouraged to educate citizens of the aftermath of poor environment, i.e. they should enlighten the citizens about the effects of dirty environment as it affects human health.

The housing condition of a community has high level of correlation with the health status of residents. It is the embodiment of the shelter characteristics and that of the ambient environment, such conditions as crowdedness in house, poor drainages, building set back, etc. have implications on the relative ease with which communicable diseases are transmitted and hence health problems and cost to the community and government. It is abundantly evident from the housing profile of the low income communities that the housing condition is generally poor. The structural quality of houses are low, ventilation is poor, in—house facilities such as toilets, bathrooms,

kitchens, etc. are poorly provided, the occupancy ratio is high and there is virtually little or no space about building for recreation and parking.

Community participation is a right. People have the right to participate in decision-making which directly affects their living conditions. Community participation is a form of grassroots democracy and therefore should be put in place for adequate housing development in our communities in Ekiti State.

### 1.8. CONCLUSION

The housing situation in Ado-Ekiti is unsatisfactory. The majority of dwelling units are temporary, sub-standard, unsafe and overcrowded. The ancillary physical, social and economic facilities and services essential for the development of healthy and harmonious community life are highly inadequate both in the study area. Scarcity and high cost of land is a major impediment to the growth of proper housing in urban areas like Ado-Ekiti and as such, the Government at all levels should regulate the price of land in the area to enable developers build adequate and modern housing facilities at affordable prices

### 1.9. REFERENCES

- Abiodun, J. O. (1985) *The Provision of Housing and Urban Environmental Problems in Nigerian. Urban and Regional Planning Problems in Nigeria;*(Ed.) J.O. Abiodun, University of Ife Press Ltd. 174-194
- Abiodun, J.A. (1985) *Housing Problems in Nigeria Cities* Onibokun p ed *Housing in Nigeria: A book of Reading* NISER, Ibadan Pp 49-63.
- Adebayo, W.O.(1993) *Weather and climate*, in: F.S. Ebisemiju (Ed.) *Ado-Ekiti Region, A Geographical Analysis and Master Plan*, Alpha Prints, Lagos, pp. 11-14.
- Adeniyi E.O. (1974), *The Provision of Housing A challenge to Urban Planning and Development in Africa*, Ibadan NISER reprint series 96, Pg 701 – 710. Adeniyi, A.O. (1993) *Soils and Vegetal Resources in Ado-Ekiti Region*. In Ebisemiju , F.S. (ed) *Ado-Ekiti Region. A Geographical Analysis and Master Plan*. Lagos, Alpha Prints.
- Afolabi, F.I. (2005) *A crucial assessment of environmental problems in Ondo state, selected examples and the way forward*, An Environmental Sensitization Workshop Organized by the Ondo State Government Ministry of Special Duties, Department Resources, Akure.
- Akinbode, A. (2002) *Introductory Environmental Resources Management*, Daybis Press Limited, Ibadan, 2002.
- Ananya,R. (2009). "Why India Cannot Plan Its Cities". *Planning Theory* **8** (1): 8
- Aribigbola, A. (2000) *Conceptual Issues in Housing and Housing Provision in Nigeria*. Akinbamijo, O.B., Fawehinmi, A. S., Ogunsemi, D. R., and Olotuah, A. O. (Eds.) *Effective Housing in 21st Century Nigeria*, Environmental Forum, Federal University of Technology Akure, Nigeria.
- Birch, J. (2007) *Geographical and resources management*, *International Journal of Science Education* 17 (3)30-36. Department for Infrastructure and Economic Cooperation (2011) *The Informal Economy: Fact Finding Study*". Retrieved 20 November,2011.
- Diogu, J.O. (2002) *Housing the Poor in Nigeria: The Integrated Project Approach*. AARCHES J, *Journal of the Association of Architectural Educators in Nigeria*.2(1)
- Ebisemiju,F.S.(1993)*Environmental Hazards*. Ebisemiju, F.S. (ed) *Ado-Ekiti Region. Geographical Analysis and Master Plan*. Ado-Ekiti, Alpha Prints.
- Fernandes,E. and Varley, A. (1998) *Illegal Cities: Law and Urban Change in Developing Countries*. London: Zed Books.p. 4.
- Kwanshie(2003)*Housing and Urban Development* [WWW.nigeriafirst.org\(2003\)](http://WWW.nigeriafirst.org(2003))
- Mabogunje, A.L. (1980) *The Development Process: A Spatial Perspective*. 2nd Ed. Unwin Harman Ltd, London.
- Moavenzaden (2004): "Choice, Appropriate Techniques in the Developing Countries" in *Housing Planning Financing and Construction*. Vol.2, Pergamon Press, Ltd.
- Oguntoyinbo, J.S. (1978) *The Geography of Nigeria Development*,*Nigeria Geographical Journal* 2 (1) 14-19.Olotuah, A. O. (2009) *Demystifying the Nigerian Urban Housing Question*. Text of the 53rd Inaugural Lecture of the Federal University of Technology, Akure, Nigeria
- Olotuah, A. O. and Bobadoye, S. A. (2009) *Sustainable Housing Provision for the Urban Poor: A Review of Public Sector Intervention in Nigeria*. *The Built & Human Environment Review*, Volume 2, 2009.
- Onibokun P.(1985) *Housing in Nigeria*, NISER, Ibadan.
- Rilwani, H. and Osayande, A.O.(2003).*Rural Planning and National Development Strategy*, Benin City, Vinco Publishers.
- World Commission on Environment and Development (1987) *Our Common Future*. New York: Oxford University Press.