

# Evaluation of the Causes of Housing Problems in Nigeria: A Case Study of Awka the Capital City of Anambra State

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## Abstract

This study evaluated the causes of housing problem in Nigeria using Awka, Anambra State as a case. The work adopted the survey method through Oral interview, observation and Questionnaires. The simple random sampling approach was used and the sample size of the study was purposively put at 300. The target population includes: housing investors, government parastatals and individuals. The identified causative factors of housing problem were tested using the following statistical tools One-way ANOVA for test of significant difference in the response of the respondents and Post-HOC in ranking of these factors. They were arranged in descending order as follows: Poverty, Population increase due to Urbanization, High cost of land, Non-implementation of the housing policies, Failure on the side of the government, High cost of building materials and Corruption; which implies the least of the problems is corruption. The work concluded that housing deficit is one of the major problems suffered by urban and rural areas in the country and the analysis of the data generated from the study area shows that the main causative factor is poverty. The work thus recommends that; the government should ensure that the target set by their housing policies is fully met for better economic development; poverty eradication programmes within the country should be well implemented, monitored and periodically evaluated for success level determination; housing should be made more affordable and land procurement processes made easy; the private sector to collaborate with the government in provision of housing for Nigerians and developers to invest in mass housing provision as this will help in reducing the deficit in the housing sector.

## 1.0 INTRODUCTION

### 1.1 BACKGROUND TO THE STUDY

One of the basic needs of man is shelter and to most groups this means housing. In developing countries, poor housing delivery has been attributed to inadequate mechanisms and systems for land allocation, funding, mortgage institutions and infrastructure (Encarta, 2007).

Nigeria is perhaps the fastest urbanizing country in the African continent. One of the most important challenges facing the country is the provision of affordable housing. As more and more Nigerians make towns and cities their homes, the resulting social, economic, environmental and political challenges need to be urgently addressed (Raji, 2008). A recent study of housing situation in Nigeria put existing housing stock at 23 per 1000 inhabitant. Housing deficit is put at 15 million houses (Mabogunje 2004) while N12 trillion will be required to finance the deficit. This is about 4 times the annual national budget of Nigeria (FHA, 2007). House prices and rents, on the other hand, have grown ahead of general inflation. Making matters worse, the composition of houses for sale and rent on the market has been inexorably shifting towards very expensive house (Nubi, 2008).

The problem of adequate housing is not peculiar to Nigeria. According to the UN Habitat 30 percent of the world's urban population lives in slums, deplorable conditions where people suffer from one or more of the following basic deficiencies in their housing: lack of access to improved water; lack of access to improved sewage facilities (not even an outhouse); living in overcrowded conditions; living in buildings that are structurally unsound; or living in a situation with no security of tenure (that is, without legal rights to be where they are, as renters or as owners). The same report says that 35 per cent of the world's rural population lives in unacceptable conditions. Overall more than two billion people are in desperate need of better housing (Enoghase, S.; Airahuobhor, A.; Oladunjoye, P.; Okwuoke, E.; Orukpe, A.; Ogunwusi, B. and Bakare, S. 2015).

According to the Minister of Lands and Housing, Mrs. Akon Eyakenyi, a major impediment to the construction of housing units in Nigeria however, is the high cost of land. To meet Nigeria's need of 17 million housing units would require at the minimum about 17 million plots of land. When converted to a more common unit of measurement, square kilometre, that would amount to approximately 11,470 square kilometre, roughly the size of Rivers State, or three times the size of Lagos State (Enoghase *et al*, 2015).

### 1.2 STATEMENT OF THE PROBLEM

Nigeria is perhaps the fastest urbanizing country in the African continent. One of the most important challenges facing the country is the provision of affordable housing. As more and more Nigerians make towns and cities their homes, the resulting social, economic, environmental and political challenges need to be urgently addressed (Raji, 2008). One of the major problems facing the urbanization process is housing. The government agreed that

we have 17 million housing deficit and we are celebrating 1,300 units. Deficit was acknowledged about 20 years ago and a target was set to house all Nigerians before the year 2000. We have the resources and all efforts required to achieve the target, but failed to. The government of Nigeria had identified this housing problem but had failed to resolve the problems years after. Thus, there is need to evaluate the causes of the housing deficit as none of the works reviewed handled this, and by this evaluation be able to tackle the problem of housing from the point of cause and to proffer lasting solutions.

### **1.3 AIM OF STUDY**

The aim of this study is to evaluate the causes of housing problem in Awka, Anambra State Nigeria with a view to proffer solution to this problem in Nigeria.

## **2.0 STUDY AREA**

**2.1 Location:** Awka is situated in the South Eastern Region of Nigeria. It is specifically located in Awka-South Local Government Area of Anambra State. It is located at Latitude  $6^{\circ}12'E$  and  $6^{\circ}25'N$  and longitude  $7^{\circ}04'N$  and  $7^{\circ}04'E$ . Awka is at about 600km east of Lagos in the centre of the densely populated Igbo heartland in south-eastern Nigeria (Muoghalu, 2006). The West-East Federal Highway links Lagos, Benin City, Asaba, Onitsha and Enugu to Awka, and several location roads link it to smaller towns such as Agulu, Nibo, Amawbia, Enugwu-ukwu and Abagana.

**2.2 People and Population:** Awka comprises of Awka urban, Ifite-Awka and Umuokpu Awka. All together, Awka comprises of thirty-four (34) villages, although Ifite-Awka and Umuokpu Awka are territorially separated from Awka urban but are traditionally considered as villages within Awka. Over the years, Awka has attracted people from other states of Nigeria, and beyond, even and has a significant number of immigrants from Northern Nigeria, Delta region, Cameroon and Ghana. According to the 2006 Nigerian Census, Awka has an estimated population of 301,657 (National Population Commission, 2006). Since the creation of the State, and making of Awka its capital and establishment of a Federal and State University and other Federal and financial institutions, the population of Awka has continued to grow at a rate estimated at over 30% (National Population Commission, 2006).

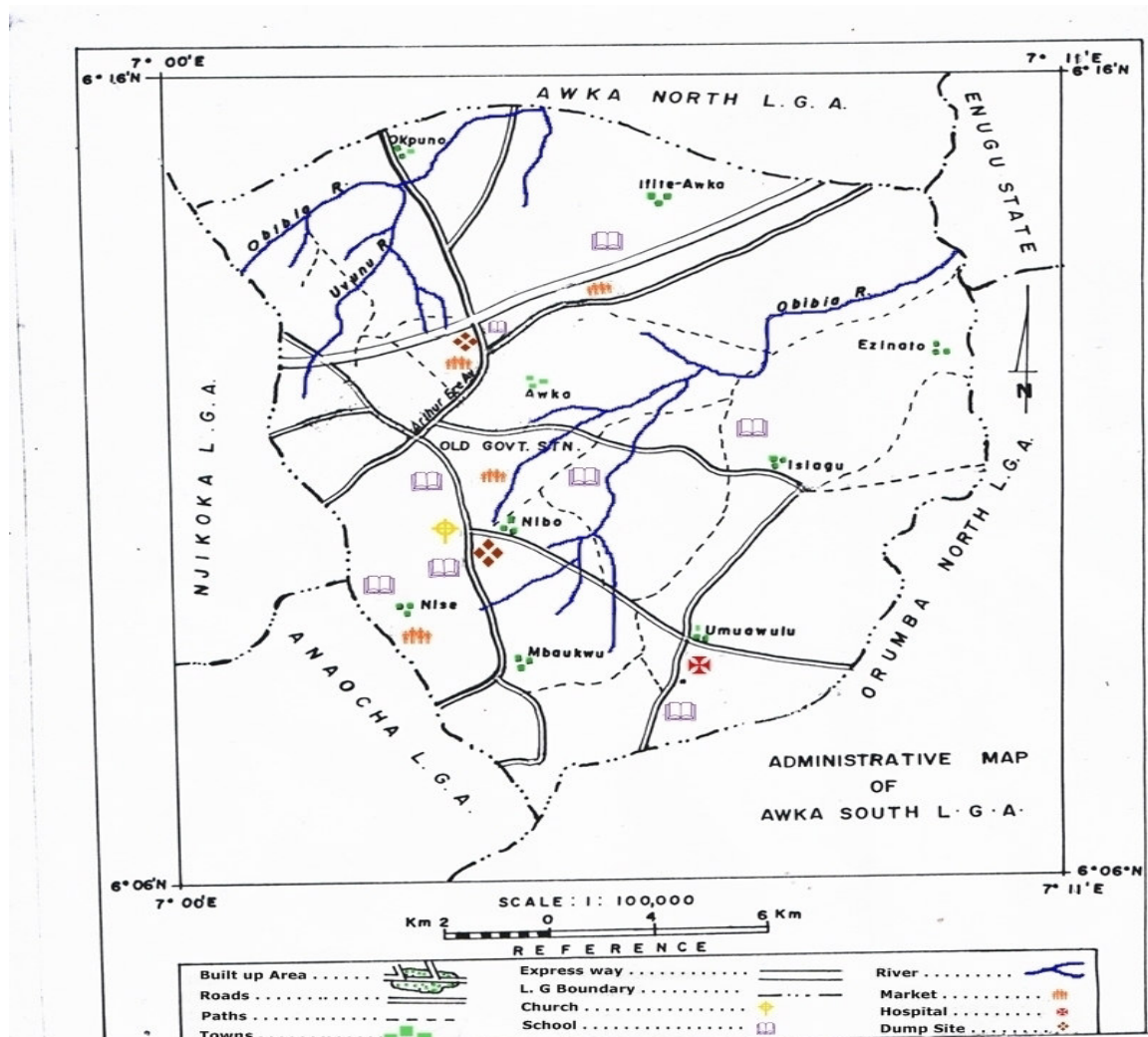


Fig 1.2 Map of Awka South showing the Study Area (Anambra State Survey Dept, Awka, (1995).

### 2.3 Relief and Drainage in Awka

Awka lies about 300metres below the sea level. Two ridges or cuestas, both lying in a north-south direction, form the major topographical features of the area. The ridges reach the highest point at Agulu, in the Capital Territory. About 6km east of this, the minor cuesta peaks about 150m above sea level at Ifite-Awka (Muoghalu, 1998). Based on the above, it shows that Awka lies in the flood plain and therefore should be strictly guided to avoid the occurrences of flooding.

**2.4 Climate:** Awka is in the tropical zone of Nigeria and experiences two distinct seasons brought about by the predominant winds that rule the area: the south-west monsoon winds from the Atlantic Ocean and the north-eastern dry winds from across the Sahara Desert. Seven months of heavy tropical rains starting from April to October are followed by five months of dryness from November to March. The harmattan, a particularly dry and dusty period usually occurs during this period. The temperature is generally hot and humid in the range of 27-28°C during July through December, but rising to 35°C between February and April. As a result of the long period of rains in the study area there is tendency of flooding if the drainage systems were block and if there is lack of drainage system and maintenance of the already existing ones.

**2.5 Vegetation:** Awka is sited in a valley, although most of the original rainforest has been lost due to clearing for farming and human settlement. A few examples of the rainforest remains at places like the Imo-Oka Shrine. Wooded savannah grassland predominates primarily to the north and east of the city.

**2.6 Geology:** Awka lies below 300 meters above sea in a valley on the plains of the Mamu River. Two

ridges or cuestas, both lying in a North-South direction, form the major topographical features of the area. The ridges reach the highest point at Agulu just outside the Capital Territory. About six kilometers east of this, the minor cuesta peaks about 150 meters above sea level at ifite-Awka

Awka is sited in a fertile tropical valley but most of the original rain forest has been lost due to clearing for farming and human settlement. Wooded savannah grassland predominates primarily to the north and east of the city. South of the town on the slopes of the Awka-Orlu Uplands are some examples of soil erosion and gullying.

**2.7 Topography:** Awka lies within the anambra basin in the lower Benue trough tectonic unit. The Benue trough evolved during a tensional regime in the cretaceous until santonian-campaman times when there was a wide spread regional tectonics in the trough initiating the formation of the present day Anambra basin. Awka town is mainly underlain by the imo shale formation. This consists of thick clayey shale, fine-textured, dark-grey to bluish-grey with occasional admixture of clay ironstones and thin sandstone bands. The formation becomes sandier towards the top where it may consist of alternating bands of sandstone and shale (Muoghalu et al; 1998).

**2.8 Economic Activity:** The people of Awka in Anambra State are widely known for metal work and its blacksmith before the twentieth century in earlier times. The economic activities embarked upon in Awka recently includes: Agriculture, Craftmanship, Construction activities, Educational activities, State and Federal establishments, Hotels of all classes, Petroleum and Allied companies, pharmaceuticals and other manufacturing industries as well as major financial institution such as Banks with branches within and around Awka. Also Awka is equally endowed with large rudimentary open-air markets where everything from basic food produce to clothes, cosmetic, electronics, household items are sold.

### 3.0 METHODOLOGY

The study adopted the survey method through Oral interview, observation and Questionnaires survey to buttress the findings of the literature review.

The population for this project work comprises of housing investors, individuals and government parastatals within the study area.

For the purpose of this project work, the simple random sampling approach was used and the sample size of the study was purposively put at 300. While 100 copies of the questionnaire was issued to housing investors, 150 was administered individuals and 50 to government parastatals. The table below shows the percentage return of the distributed questionnaire:

**Table 1: Table Showing % Return of the Distributed Questionnaire**

Group	No. Distributed	No. Returned	% Returned
Housing Investors	100	91	91%
Government Parastatals	50	46	92%
Other Individuals	150	133	88.7%
Total	300	270	90%

Source: Field Work, 2014.

### 4.0 DATA PRESENTATION

**Table 2: Grouping of Responses of Respondents on Causes of Housing Problem**

Cause	Number of respondents agree and the %	Number of respondents disagree and the %	Decision
Non implementation of the housing policies	149 (70%)	63 (30%)	Agree
Corruption	108 (52%)	100 (48%)	Agree
High cost of building materials	127 (62%)	79 (38%)	Agree
Poverty	191 (75%)	64 (25%)	Agree
High cost of land	175 (70%)	75 (30%)	Agree
Failure on the side of the government	165 (65%)	87 (35%)	Agree
Population increase due to Urbanization	193 (73%)	71 (27%)	Agree

The decision was based on the number of respondents that agreed to the problem as one of the causes of road failure. The values in brackets are percentages computed for each question without the number of respondents who were neutral to the questions. Addition of the number of respondents who agreed, those who

disagreed and those who were neutral is 270. From the above table 2, higher percentage implies higher number of respondents in support of the question.

To determine the significant causes of housing problems among causes listed, One-way Analysis of Variance was used. The result is as shown below;

Hypothesis:

H<sub>0</sub>: there is no significant difference in the classification/grading of causes of housing problems by respondents.

H<sub>1</sub>: there is significant difference in the classification/grading of causes of housing problems by respondents.

**Table 3: Descriptive Observation of Responses of Respondents on Causative Factors of Housing Problems**

	N	Mean	Std. Deviation	Std. Error	95% Confidence Interval for Mean		Minimum	Maximum
					Lower Bound	Upper Bound		
1.00	2	106.0000	60.81118	43.00000	-440.3668	652.3668	63.00	149.00
2.00	2	104.0000	5.65685	4.00000	53.1752	154.8248	100.00	108.00
3.00	2	103.0000	33.94113	24.00000	-201.9489	407.9489	79.00	127.00
4.00	2	127.5000	89.80256	63.50000	-679.3440	934.3440	64.00	191.00
5.00	2	125.0000	70.71068	50.00000	-510.3102	760.3102	75.00	175.00
6.00	2	126.0000	55.15433	39.00000	-369.5420	621.5420	87.00	165.00
7.00	2	132.0000	86.26703	61.00000	-643.0785	907.0785	71.00	193.00
Total	14	117.6429	48.32360	12.91503	89.7416	145.5441	63.00	193.00

#### ANOVA

**Table 4: Observation From Analysis Of Variance**

	Sum of Squares	Df	Mean Square	F	Sig.
Between Groups	1926.714	6	321.119	.079	.997
Within Groups	28430.500	7	4061.500		
Total	30357.214	13			

The ANOVA shows the variation among the causes is not significantly different but the classification is as follows;

Multiple Comparisons

Table 5: Observation LSD for Causes of Housing Problems

(I) factor	(J) factor	Mean Difference (I-J)	Std. Error	Sig.	95% Confidence Interval	
					Lower Bound	Upper Bound
1.00	2.00	2.00000	63.72990	.976	-148.6973	152.6973
	3.00	3.00000	63.72990	.964	-147.6973	153.6973
	4.00	-21.50000	63.72990	.746	-172.1973	129.1973
	5.00	-19.00000	63.72990	.774	-169.6973	131.6973
	6.00	-20.00000	63.72990	.763	-170.6973	130.6973
	7.00	-26.00000	63.72990	.695	-176.6973	124.6973
2.00	1.00	-2.00000	63.72990	.976	-152.6973	148.6973
	3.00	1.00000	63.72990	.988	-149.6973	151.6973
	4.00	-23.50000	63.72990	.723	-174.1973	127.1973
	5.00	-21.00000	63.72990	.751	-171.6973	129.6973
	6.00	-22.00000	63.72990	.740	-172.6973	128.6973
	7.00	-28.00000	63.72990	.674	-178.6973	122.6973
3.00	1.00	-3.00000	63.72990	.964	-153.6973	147.6973
	2.00	-1.00000	63.72990	.988	-151.6973	149.6973
	4.00	-24.50000	63.72990	.712	-175.1973	126.1973
	5.00	-22.00000	63.72990	.740	-172.6973	128.6973
	6.00	-23.00000	63.72990	.729	-173.6973	127.6973
	7.00	-29.00000	63.72990	.663	-179.6973	121.6973
4.00	1.00	21.50000	63.72990	.746	-129.1973	172.1973
	2.00	23.50000	63.72990	.723	-127.1973	174.1973
	3.00	24.50000	63.72990	.712	-126.1973	175.1973
	5.00	2.50000	63.72990	.970	-148.1973	153.1973
	6.00	1.50000	63.72990	.982	-149.1973	152.1973
	7.00	-4.50000	63.72990	.946	-155.1973	146.1973
5.00	1.00	19.00000	63.72990	.774	-131.6973	169.6973
	2.00	21.00000	63.72990	.751	-129.6973	171.6973
	3.00	22.00000	63.72990	.740	-128.6973	172.6973
	4.00	-2.50000	63.72990	.970	-153.1973	148.1973
	6.00	-1.00000	63.72990	.988	-151.6973	149.6973
	7.00	-7.00000	63.72990	.916	-157.6973	143.6973
6.00	1.00	20.00000	63.72990	.763	-130.6973	170.6973
	2.00	22.00000	63.72990	.740	-128.6973	172.6973
	3.00	23.00000	63.72990	.729	-127.6973	173.6973
	4.00	-1.50000	63.72990	.982	-152.1973	149.1973
	5.00	1.00000	63.72990	.988	-149.6973	151.6973
	7.00	-6.00000	63.72990	.928	-156.6973	144.6973
7.00	1.00	26.00000	63.72990	.695	-124.6973	176.6973
	2.00	28.00000	63.72990	.674	-122.6973	178.6973
	3.00	29.00000	63.72990	.663	-121.6973	179.6973
	4.00	4.50000	63.72990	.946	-146.1973	155.1973
	5.00	7.00000	63.72990	.916	-143.6973	157.6973
	6.00	6.00000	63.72990	.928	-144.6973	156.6973

Source: Generated from Statistical Analysis of Authors Fieldwork Data.

Using the Post HOC test which is used in statistical hypothesis for classification, two treatments/items are said to have almost the same characteristic if the significance value is greater than 0.05 and the higher the



value the closer the items in classification. Based on this fact, the causative factors listed in the research tool can be grouped as 1, 2, and 3 having almost the same number of respondents and 4, 5, 6, and 7 having almost the same number of respondents. The mean values can be used in ranking the problems as;

- i. Poverty
- ii. Population increase due to Urbanization
- iii. High cost of land
- iv. Non implementation of the housing policies
- v. Failure on the side of the government
- vi. High cost of building materials
- vii. Corruption

The causative factors of housing problem as tested were arranged in ascending order above, which implies the least of the problems is corruption.

## **5.0 CONCLUSION AND RECOMMENDATIONS**

### **5.1 SUMMARY AND CONCLUSION**

Housing is a basic necessity of life without prejudice for economic condition. In spite of this, housing problem is universal. In Nigeria it exists in urban and rural places. Housing problem in urban places takes the form of slum dwelling, homelessness, overcrowding, squatter settlements and substandard housing units. In the rural areas, poor housing quality, deficient environmental condition as well as inadequate infrastructural facilities are the order of the day. The causative factors of this problem include: Poverty, Population increase due to Urbanization, High cost of land, Non-implementation of the housing policies, Failure on the side of the government, High cost of building materials and Corruption.

In conclusion, housing deficit is one of the major problems suffered by urban and rural areas in the country and the analysis of the data generated from the study area shows that the main causative factor is poverty.

### **5.2 RECOMMENDATION**

Sequel to the above findings, the following recommendations were made:

1. The government should ensure that the target set by their housing policies will be fully met, because until the housing sector challenges are fully tackled, the economy of the nation would not grow much. Policy instrument is one of the best ways of tackling housing problems but implementation is our problem.
2. Poverty eradication programmes within the country should be well implemented, monitored and periodically evaluated for success level determination.
3. To make housing more affordable in Nigeria, the government had started taking-off the huddles and hitches in getting land and the issuance of the Certificate of Occupancy.
4. The private sector to collaborate with the government in provision of housing for Nigerians, developers to invest in mass housing provision as this will help in reducing the deficit in the housing sector. The decision of the Federal Government to make available 10,000 more housing units soon should be upheld.
5. The Federal Government to tap into the opportunities provided by technology to speed up the level of housing construction in the country. While efforts should be made to time of construction and cost of building.

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