

## AN ASSESSMENT OF HOUSING AND NEIGHBOURHOOD QUALITY CONDITION IN ILESA, NIGERIA

**Adewale Olufunlola YOADE\***

Department of Urban and Regional Planning, Wesley University of Science and Technology, P.M.B.  
507 Ondo, Ondo State, Nigeria, e-mail: [yoadewale@yahoo.com](mailto:yoadewale@yahoo.com)

**Olabisi Omowumi ADEYEMI**

Department of Town and Regional Planning Federal Polytechnic Ado-Ekiti, Ekiti State, Nigeria  
e-mail: [fisusibisi@yahoo.com](mailto:fisusibisi@yahoo.com)

**Babawale A. ADEYEMI**

Department of Geography, Adeyemi College of Education Ondo, Ondo State, Nigeria  
e-mail: [adeyemibabawale@yahoo.com](mailto:adeyemibabawale@yahoo.com)

**Abstract:** Quality housing is the goal of all localities; such assurance reflects a community's ability to respond to the needs of its citizens, as well as to accommodate growth and economic development. This paper focuses its study on housing and neighbourhood quality condition in Ilesa, Nigeria. Data for the study were generated from both primary and secondary sources. 204 households were surveyed using multi-stage sampling. Information was obtained on basic socioeconomic, housing and environmental characteristics of the respondent's household. The study reveals that more than half 54.3% of the respondents have open drainage in their neighbourhood, 33.8% have covered/buried drainage while the remaining 11.9% have soak away in their buildings. The finding reveals that 45.6% of the respondents are inherited occupier if their building, 34.4% of them is tenancy while the remaining 20.0% are owner occupier. However, positive and direct relationship exists between income and housing type ( $p = 0.000$ ;  $r = 0.711$ ), educational attainment ( $p = 0.000$ ;  $r = 0.647$ ) and type of toilet ( $p = 0.000$ ;  $r = 0.556$ ). It was recommended among others that there should be activation in the senses embraces the emergence of citizens who will be aware of their environmental problems, who will believe changes are not only possible but feasible, and who will have a keen desire to change and accept changes. The paper therefore concludes that if the trend continues sustainable development in the area will remain unattainable.

**Key words:** housing, neighbourhood, environment, quality and urban

\* \* \* \* \*

### INTRODUCTION

The most visible and obvious consequences of urbanisation in developing countries, such as Nigeria, is often rapid deterioration of urban housing and living conditions (UNCHS, 2014). This is traceable to the fact that urbanisation leads to explosive population growth, which is

---

\* Corresponding Author

occasioned by a phenomenal leap in the quantitative housing needs of the populace (Akkufo, 2006). The housing needs are not matched by effective demand since the large majority of the populace does not have the wherewithal for adequate housing. In Nigeria, the rate of provision of new housing stock has lagged severely behind the rate of population growth resulting in staggering housing deficit (Agbola, 2006) requiring an annual production of more than 70,000 housing units to cope with the population trend (Agbola, 2006; Adedibu, 1980; Egbunjobi, 1987; Jelili et al., 2006; Mabogunje, 1990).

However, rapid increase in the population of urban centres has resulted in an increase in the cost of living because of higher demand on urban commodities. There is a dearth and high cost of urban land, and high cost of housing, which is often in short supply and out of the economic reach of the majority of the urban households (Olayiwola et al., 2006). The urban centres are populated by a large mass of people on low wage and who face irregular employment. This segment of the urban population is indeed poor, and is constrained to limited, insufficient, crowded, cold and dirty shelter and a generally degraded environment (Mabogunje, 1980; Olotuah, 2006; Onokerhoraye, 1995). These are the urban poor who are subjected to a life characterized by precarious conditions of nutrition and health, little or poor material possessions (UNHS, 2008; World Bank, 1995).

Wahab (1990) has succinctly shown that most urban centres in Nigeria are 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. Therefore, resulting to shortage of affordable and decent accommodation for the urban poor is thus a major housing problem in Nigeria.

Studies have shown the deplorable conditions of urban housing in Nigeria (Egunjobi, 1987; Jelili et al., 2006; Mabogunje, 1980; Olotuah, 2006; Yoade, 2012). The studies affirm that 75% of the dwelling units in urban centres in Nigeria are substandard and the dwellings are sited in slums. The inadequacy of the quality of most of urban housing stems mainly from the poor physical state of the buildings. The studies further show that the buildings are often unsafe and insecure and do not provide adequate shelter from the elements of weather.

This paper examines to what extent the level of housing and neighbourhood quality condition of an emerging but traditional city in a typical African setting is capable of bringing about sustainable development. With a specific focus on Ilesha, Nigeria; hopefully, this work will add to the general body of knowledge and aid effective physical planning policy formulation for Nigerian and Third World cities.

## STUDY AREA

Ilesha city is one of the ancient cities in the Yoruba kingdom of the South Western Nigeria, in Osun State, with a population of about 334,000 (2008 population Census). Formerly a caravan trade centre, Ilesha is today an agricultural and commercial city. Cocoa, kola nuts, palm oil, and yams are exported from there. There is an abundance of alluvial gold deposit in Ilesha. Ilesha was the capital of the Ilesha kingdom of the Oyo Empire. After Oyo's collapse in the early 19th century, Ilesha became subject to Ibadan before it was taken by the British in 1893. The town is now divided into two local governments, which were established in 1991 (see figures 1 and 2). The two local governments are Ilesha East and Ilesha West Local Governments and their headquarters are at Iyemogun and Ereja respectively. Ilesha East has eleven (11) administrative wards while Ilesha West has ten (10) administrative wards which represent the residential districts. The residential districts consist of the central core which is traditional in its setting and pattern and the new residential areas. The central core is made up of compound houses, where all members of the extended family lived together. A cursory analysis shows that like most Yoruba cities, the highest concentration of the poor is found in the core area. As the city grew away from the traditional core, new residential areas are formed which are made up of houses and apartments owned by individuals or rented by families (Ayoola & Amole, 2014).

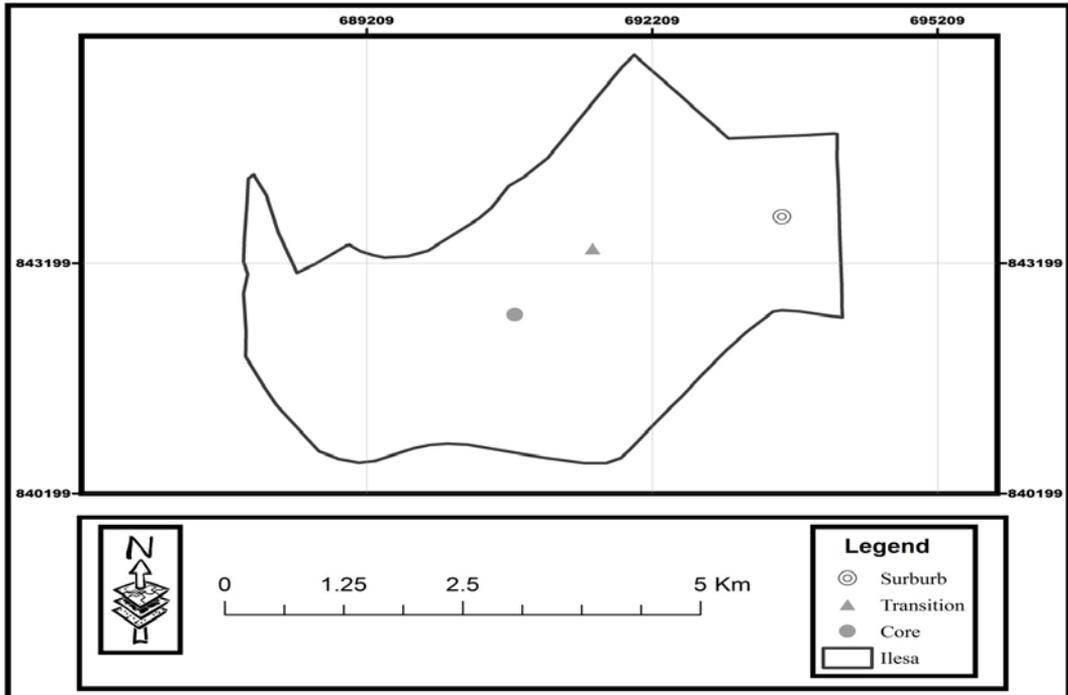


Figure 1. Map of Ilesa showing the study area (2015)

## LITERATURE REVIEW

### URBAN GROWTH IN NIGERIA

Urbanization is defined as the agglomeration of people in relatively large number at a particular spot of the earth surface (Onyemelukue, 1977). Conversely, another school of thought believes that urbanization is not about the population size, but must satisfy certain conditions like modernization, physical and economic development, as well as the heterogeneity in occupation (Oyeeye, 2013). The index of urbanization in Nigeria which is the population increase is mainly caused by rural-urban migration and not by natural increase. Many researchers see rural-urban migration in urbanization process as the genesis of the resultant problems of urbanization in any part of the world (Onokerhoraye, 1995; Wahab et al., 1990; Olotuah, 2006).

Urban growth is the rate of growth of an urban population. Urban growth refers to growth that makes intensive use of land for the location of buildings and impermeable surfaces to such a degree. Urbanization is mainly caused by urban growth, which could be due to natural population growth, reclassification of urban and rural system and rural-urban migration (Agbola, 2006). Studies have shown that the rapid rate of urbanization in Nigeria and the consequential explosion of urban population have not been matched by a corresponding commensurate change in social, economic and technological development (Mabogubje, 1990). Also, industrialization and modernization which are intertwined with urbanization have led to the diminished functions of the various institutions in Nigerian urban centres.

The challenges of urbanization are felt in all most all the aspects of urban centres. Two of these challenges are discussed below:

- housing and Urbanization: Many researchers have described the conditions of the housing where over 60% of urban dwellers live in Nigeria as highly deplorable (Olotuah, 2006; Onokerhoraye, 1995; Wahab et al., 1990). High rates of overcrowding, substandard buildings, and infrastructural inadequacies have been reported in all the urban centres in Nigeria (Adedibu, 1980; Onibokun, 1987). Thus, over 60% of the urban dwellers live in slums characterized with over-crowding, poor

sanitary conditions, lack or inadequate basic facilities and amenities, crimes and poverty among other things. Urbanization therefore influences building collapse, as the demand for more commercial, industrial and residential activities is very high due to the population growth of urban centres (Owoeye & Omole, 2012).

- environmental problems and urbanization: The major challenge of urbanization in Nigerian Urban centres are environmental problems. Environmental problems in the urban centres have resulted to many health problems in Nigeria, and they also have a negative effect on the overall economy of the country. Improper wastes management has made the societal fabric of many urban centres in Nigeria to be very unsightly. Slums developments in urban centres also deplete the physical environment, increases crimes and violence. The environmental problems in urban centres outweigh the experience in the countryside, as the environmental problems are seen as the results of human activities which are higher in the urban centres (Owoeye & Omole, 2012).

## MATERIALS AND METHODS

It is of great importance to discuss the socio-economic background of the residents' of the Ilesa, Nigeria before we present the details of the study. Both primary and secondary sources were adopted for this study. For primary data, questionnaire was administered on the residents of the two local governments in the study area. Thus, Ilesa was stratified into three residential zones, namely core, transition and sub-urban. The core area consists of the Oba's palace, the traditional market place, referred to as "*Oja Oba*" and surrounded by many residential units. Next to the core area is the transition zone, while the outermost part is the suburb or newly developed residential area or outskirts. For the survey, these residential areas were classified into three zones, namely; A, Band C, respectively (Jiboye, 2010). For questionnaire administration, one ward in each residential zone of all the selected local government areas was sampled randomly. Through this method, residents from six political wards cutting across the three different residential zones in the study were surveyed (figure 1). Presented in table 1 are the selected wards according to their respective residential zone and local government area. Systematic sampling technique was used in selecting residents to be sampled. The first building was chosen randomly. Subsequent unit of investigation was every 20th residential building in each ward, representing 5% of all residential buildings in the selected wards of the study area. The target person for the survey was the household head. In all, 204 households were surveyed by the aid of questionnaire. However, 160 copies of the questionnaire were successfully retrieved for analysis (table 1).

**Table 1.** Distribution of Political Wards into Residential Zones

Source: NPC, 2012

LGA	Residential Zone and Sampled Wards								Total No of Wards	Total No of Wards Sampled
	Core		Transition		Older Suburb		Newer Suburb			
	Total No of Wards	Wards Sampled	Total No of Wards	Wards Sampled	Total No of Wards	Wards Sampled	Total No of Wards	Wards Sampled		
Ilesa East	5	1	3	1	2	1	1	1	11	4
Ilesa West	4	1	3	1	2	1	1	1	10	4
<b>Total</b>	<b>9</b>	<b>2</b>	<b>6</b>	<b>2</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>21</b>	<b>8</b>

## RESULTS AND DISCUSSION

### SOCIO-ECONOMIC BACKGROUND OF THE RESIDENTS IN THE STUDY AREA

The sample demonstrated the socio-economic features of the dwellers in Ilesa with significant influence on the settings of the area. Findings on marital status reveals that majority

(95.0%) of the respondents were married while few (5.0%) were single. This implies that most dwellers in the study area were married and only minority of them are unmarried.

It was revealed from the finding that majority (56.9%) of the respondents were male while few (43.1%) were female. This implies that information supplied for this research was gender balance by the respondents.

**Table 2.**

Source: Field Survey, 2014

<b>Marital Status</b>		
	<b>Frequency</b>	<b>Percentage</b>
<b>Single</b>	08	5.0
<b>Married</b>	152	95.0
<b>Total</b>	160	100.0
<b>Gender</b>		
<b>Male</b>	123	76.9
<b>Female</b>	37	23.1
<b>Total</b>	160	100.0
<b>Education Attainment</b>		
<b>Primary</b>	80	50.0
<b>Secondary</b>	69	43.1
<b>Tertiary</b>	11	6.9
<b>Total</b>	160	100.0
<b>Monthly Incomes</b>		
<b>Less than 10,000</b>	50	31.3
<b>10,000 t0 19,999</b>	71	44.4
<b>20,000 &amp; above</b>	39	24.3
<b>Total</b>	160	100.0
<b>Age</b>		
<b>Less than 21yrs</b>	14	8.8
<b>21 t0 40yrs</b>	22	13.8
<b>41 to 60yrs</b>	37	23.1
<b>61 &amp; above</b>	87	54.3
<b>Total</b>	160	100.0
<b>Occupation</b>		
<b>Schooling</b>	03	1.9
<b>Artisan/craft</b>	57	35.6
<b>Public servant</b>	10	6.3
<b>Private/self-employed</b>	73	45.6
<b>Retiree</b>	17	10.6
<b>Total</b>	160	100.0
<b>Years of living in this area</b>		
<b>Below 10years</b>	20	12.5
<b>10 – 20 years</b>	44	27.5
<b>20 years &amp; above</b>	96	60.0
<b>Total</b>	160	100.0
<b>Household size</b>		
<b>1 – 3</b>	23	14.3
<b>4 – 6</b>	34	21.3
<b>7 &amp; above</b>	103	64.4
<b>Total</b>	160	100.0

The study reveals that half 50.0% of the respondents have primary education while 43.1% had secondary education. The remaining 6.9% had tertiary education. This implies that majority of the respondents in the study area had either primary or secondary education. The proportion of respondents with tertiary education was few and this can be attributed to their level of education to reside somewhere else. The fact that many of these residents' were illiterates could mean that the people in the study area may have serious attachment to the area. This could also have serious implication on the house they live as well as their environment.

The study reveals that 44.4% of the respondents earned between 10,000 to 19,999 on a monthly basis, 31.3% earned less than 10,000 and remaining 24.3% earned 20,00 and above in a month.

The finding reveals that majority 54.3% of the respondents are 60 years of age and above, 23.1% are between 41 to 60 years, 13.8% are between 21 to 40 years and just 8.8% of the respondents are less than 21 years. This showed the extent to which the aged predominantly dominate the study area.

The study reveals that 45.6% of the respondents are private/self-employed, 35.6% are artisan/craft, 10.6% are retiree while the remaining 6.3% are public servant. This implies that majority of the respondents are self-employed and artisan while few proportion are public servant and retiree. Information revealed on the occupational pattern may have serious implication on the houses they live and the entire environment in which they inhabit.

The finding reveals that most 60.0% of the respondents have been living in the area 20 year and above, 27.5% of the respondents have been living between 10 to 20 years while 12.5% of the respondents have been living in the area less than 10 years ago. This implies that majority of the respondents have been residing in the study area more than 20 years ago and they are familiar with the whole environment.

Household with 7 and above member have higher percentage (64.4%), household between 4 to 6 members have 21.3% while household between 1 to 3 members have 14.3 (table 2).

### **HOUSING AND ENVIRONMENTAL CHARACTERISTICS**

The variables of the physical and environmental characteristics of the traditional core area that were discussed include the land-use type, type of dwelling units, age of the building, building usage, among others. In specific terms, details of these are detailed below.

It is evident from the finding that Brazilian house have higher percentage of 51.2%, compound house have 35.6%, flat have 11.3% while duplex have just 1.9%.

Residential land-use is paramount in the study area; this was because 68.8% of the land was used for residential activities alone, while 20.6% of the land is dedicated for commercial activities, 8.1% of the housing use is for mixed-uses i.e. they are for mixture of residential and commercial activities while just 2.5% is for institutional use.

The finding reveals that 38.8% of the wall is mud, 29.3% is made by burnt brick, 25.6% is made by concrete brick while just 6.3% is made of normal brick. This can be attributed for the fact that most of the buildings have been built many years ago before the era of modern day civilization and low-income some of the respondents might also be reason.

The finding reveals that majority 67.6% of the respondents have pit latrine with slab in their house, 16.3% have no toilet at all, 9.2% make use of bucket system (short-put) and remaining 6.9% make use of water closet in their buildings. This can be attributed for the fact that many of the buildings have been built many years ago and their owner did not built in compliance to planning standard. Majority 83.1% of the respondents locate their toilet outside their building while the remaining 16.9% have their toilet inside their buildings. This implies that most residents does not make room for toilet facilities at the initial stage but later deem it necessary and site it at the back of their building. Also, oral interview conducted shows that some even use dump site as their toilet.

More than three-fifth 66.3% of the respondents locate their bathroom outside their building, 31.2% have their bathroom inside the building while the remaining 2.5% did not have bathroom at all in their buildings. This implies that most residents have their bathroom

outside the building and some did not make room for that thereby engage in early hour or late hour bathing especially at the core area of the study area.

The study reveals that more than half 54.3% of the respondents have open drainage in their neighbourhood, 33.8% have covered/buried drainage while the remaining 11.9% have soak away in their buildings. This implies that majority of the respondents in the study area have open drainage in their environment. The finding reveals that 45.6% of the respondents are inherited occupier if their building, 34.4% of them is tenancy while the remaining 20.0% are owner occupier. This implies that most of the respondents in the study area are either inherited occupier or tenancy which cannot afford to build their own building except for residents' at the newly developed area.

Close to four-fifth 74.4% of the respondents depend on water from well while 19.3% depend on bore hole. Also, 5.0% depend on water supply from vendor while remaining 1.3% depends on pipe-borne-water. This implies that majority of the respondents in the study area did not have access to drinkable water because they did not have pipe-born-water in most part of the study area.

Majority 91.9% of the respondents depend solely on power supply from Power Holding Company of Nigeria (PHCN) while the remaining 8.1% depend on power from generator. It can be deduced from the study that there is epileptic power supply from the PHCH and many respondents did not afford to buy their own generator set for personal use.

Findings on the road network reveal that 25.0% of the respondents stated that the road network of the study is very bad while 31.2% of them stated that the road is bad. Also, 21.3% of the respondents' stated that the road network is fairly good, 14.4% stated that is good while the remaining 8.1% of the respondent stated that the road is very good. This implies that majority of the respondents in the study area stated that the access road in their neighbourhood is bad which need urgent attention of the concerned authority (table 3).

**Table 3.**

Source: Field Survey, 2014

<b>Housing type</b>		
<b>Compound house</b>	57	35.6
<b>Brazilian house</b>	82	51.2
<b>Flat</b>	18	11.3
<b>Duplex</b>	03	1.9
<b>Total</b>	160	100.0
<b>Housing use</b>		
<b>Residential</b>	110	68.8
<b>Commercial</b>	33	20.6
<b>Institutional</b>	04	2.5
<b>Mixed-uses</b>	13	8.1
<b>Total</b>	160	100.0
<b>Housing wall</b>		
<b>Mud</b>	62	38.8
<b>Burnt l brick</b>	47	29.3
<b>Concrete block</b>	41	25.6
<b>Normal brick</b>	10	6.3
<b>Total</b>	160	100.0
<b>Type of toilet</b>		
<b>Pit latrine with slab</b>	108	67.6
<b>Water closet</b>	11	6.9
<b>No toilet</b>	26	16.3
<b>Bucket system (short-put)</b>	15	9.2
<b>Total</b>	160	100.0

<b>Location of toilet</b>		
<b>Inside building</b>	27	16.9
<b>Outside building</b>	133	83.1
<b>Total</b>	160	100.0
<b>Location of bathroom</b>		
<b>Inside</b>	50	31.2
<b>Outside</b>	106	66.3
<b>No bathroom</b>	04	2.5
<b>Total</b>	160	100.0
<b>Type of drainage</b>		
<b>Open drainage</b>	54	54.3
<b>Covered/buried drainage</b>	19	33.8
<b>Soak away</b>	87	11.9
<b>Total</b>	160	100.0
<b>Household status</b>		
<b>Owner occupier</b>	32	20.0
<b>Inherited occupier</b>	73	45.6
<b>Tenancy</b>	55	34.4
<b>Total</b>	160	100.0
<b>Sources of water supply</b>		
<b>Bore hole</b>	31	19.3
<b>Well</b>	119	74.4
<b>Pipe-borne-water</b>	02	1.3
<b>Vendor</b>	08	5.0
<b>Total</b>	160	100.0
<b>Electricity</b>		
<b>PHCN</b>	147	91.9
<b>Generator</b>	13	8.1
<b>Total</b>	160	100.0
<b>Road network</b>		
<b>Very good</b>	13	8.1
<b>Good</b>	23	14.4
<b>Fairly good</b>	34	21.3
<b>Bad</b>	50	31.2
<b>Very bad</b>	40	25.0
<b>Total</b>	160	100.0

### **CORRELATION OF THE EFFECTS OF SOCIO-ECONOMIC CHARACTERISTICS OF RESIDENTS' ON HOUSING AND ENVIRONMENTAL CONDITION IN ILESA, NIGERIA**

The result of the relationship between socio-economic and housing condition of the residents' was conducted using Pearson correlation with  $P < 0.01$  significant level.

As revealed in table 4 there was a positive and direct relationship between income and six out of the seven tested variables. Of high significance among them are the relationships that income has with housing type (0.711), housing use (0.556) and housing wall (0.373). What this implies is that income positively influenced the type of house they live, the wall of the building and the use of such house. Since income has great impact on the type of houses they live, those with higher income tends to live in better apartment than their counterpart with lower income.

The study also showed that number of people who claimed to have tertiary education was said to have significantly influenced on the type of building the live. They either live in few flat apartments or duplex we have in the study area (0.789).

The study revealed that age has significant impact on the type of houses they inhabits (0.482). Those respondent that area older live in Brazilian house while those that are still younger can be found in other type of the houses in the study area (see table 4).

**Table 4.** Correlation matrixes the effect of socio-economic characteristics of Residents' on Housing and Environmental Condition in Ilesa West Local Government  
Source: Author's field report, 2014

	Average monthly income of CBO	Education attainment	Age	Housing type	Housing use	Housing wall	Type of toilet	Location of bathroom
Average monthly income of CBO	1.00							
Education attainment	.647**	1.00						
Age	-.523	.610**	1.00					
Housing type	.711**	.658**	.482**	1.00				
Housing use	.556**	-.031	-.059	.000	1.00			
Housing wall	.373**	.430**	.150	.454**	.025	1.00		
Type of toilet	.047	.179	-.073	.082	.078	.475**	1.00	
Location of bathroom	.007	.184	-.048	.140	.153	.565**	.838**	1.00

### THE PATTERN OF HOUSING QUALITY ILESA

Table 5 explains the variation in the pattern of housing quality among the three residential areas in Ilesa. From the ANOVA test result, the sums of square between and within groups for the zones are 4512.78 and 40112.29 respectively. Also the meansquare between and within groups are 1450.63 and 14.35 respectively. These values yielded an "F". ratio of 38.623, which is significant at 0.01 probability level. These values thus implied that there is a significant difference in the pattern of housing quality among the three residential zones in the study area.

**Table 5.** Analysis of variance (ANOVA) Test for Housing quality in Ilesa  
Source: Computer Output P (\*) Significant at 0.01

Sources of variation	Sum of Square	Mean Squares	Df	F	Sig
Between Groups	4512.78	1450.63	1	3	.000*
Within Groups	40112.29	14.35	459	505	
Total	48134.86	2601.09	460	507	

**Table 6.** Multiple comparisons of mean values for housing quality in Ilesa  
Source: Computer Output P (\*) Significant at 0.01

Hosing Zones	Mean	SD	Mean Diff	P
Core	Zone A	65.11	2.79	.679
	Zone B	60.23	.000*	.000*
Transition	Zone A	67.89	2.79	.679
	Zone C	61.18	- 6.123*	.000*
Sub-urb	Zone A	63.10	7.29	.000*
	Zone B	62.36	6.123*	.000*

By comparing the overall housing quality among the zones in order to determine the zone with the highest or superior housing quality, a multiple comparison (post-hoc) test of mean values was carried out using the Scheffe formula (Jiboye, 2010). The result in "Table 5" shows that Zone C has a greater mean value than the other zones. The mean difference of 7.29 and 6.123, significant at 0.01 probability levels were obtained between Zone C and Zones A and B respectively. This indicates a significant difference in the mean values of the different zones, with Zone C having a superior or higher level of quality, followed by Zone B, while Zone A had the lowest level of residential quality. This finding suggests that the pattern of housing quality in Ilesa varies from one residential area to another (table 5 and 6).

## CONCLUSION AND RECOMMENDATION

This study has examined housing and neighbourhood quality condition in Ilesa, South-West, Nigeria. In doing this, it has examined housing and environmental characteristic of the study area and also the state of existing infrastructure in the study area. It has been established in this study that most of the buildings in the study area are in deplorable state which needs urgent attention and the whole environment are not good enough for human habitation.

The immediate task, then, is the activation of these inhabitants. Activation in the senses embraces the emergence of citizens who will be aware of their environmental problems, who will believe changes are not only possible but feasible, and who will have a keen desire to change and accept changes. Also, environmental responsibility is comparably low among the people as they do not consciously take steps or actions to protect the environment. With a view to ensuring these, it is pertinent that the access of the people to social amenities and infrastructural facilities be enhanced.

## REFERENCES

- Abumere S.I. (1987), *Urbanization and Urban Decay in Nigeria*, In: P Onibokun, F Olokesusi and L Egunjobi (eds) *Urban Renewal in Nigeria*. NISER, Ibadan.
- Akuffo S. (2006), *Saving African Metropolises: Case Study of Accra: – Growing By Chance or By Design?* Cd-rom: Proceeding of the Africa Union of Architects XXXIst Council Meeting and West African Regional Congress, GIMPA, Accra, Ghana.
- Agbola T. (2006), *Sustainable Approach to Slum Prevention in Nigeria: Opportunities, Challenges and Strategies*, Key Note Paper Presented at the Second House of Representatives' Committee on Habitat on Sustainable Slum Upgrading in Urban Areas and Held at the Shehu Yar'adua Center, Abuja, 25-27 October.
- Adedibu A.A. (1980), *Spatial pattern of housing modernization in the traditional residential areas of Ilorin*, The Nigerian Geographical Journal, 23: 147-161.
- Ayoola A., Amole D. (2014), *The Value of Housing among the Poor in Ilesa, Osun State Nigeria*; Architecture Research, p-ISSN: 2168-507X, e-ISSN: 2168-5088; 2014; 4(1A), 45-54 doi:10.5923/s.arch.201401.06.
- Egunjobi Layi (1987), *Urban renewal: Issues, policies, strategies and planning*, pp. 33- 43, in *Urban Renewal in Nigeria*. P. G. Onibokun, F. Olokesusi and Layi Egunjobi (Eds.), NISER, Ibadan.
- Jelilil M.O., Adedibu A.A, Ayinla A.K. (2006), *Planning Implications of Housing Redevelopment in Density Areas of Ogbomoso*, Nigeria: a pilot study". Journal of Human Ecology, Kamla-Raj Enterprises, Delhi, India, Vol. 20, No. 3, pp273- 277.
- Jiboye A.D. (2010), *Evaluating the Pattern of Residential Quality Innigeria: The Case of Osogbo Township; Facta Universitatis*, Series: Architecture and Civil Engineering Vol. 8, No 3, 2010, pp. 307 – 316 DOI: 10.2298/FUACE1003307J, UDC 728.1:711.4 112(669A/Z)(045)=111.
- Mabogunje, Akin L. (1990), *Perspective on Urban Land and Urban Management Policies in the Sub Saharan Africa*, World Bank Technical Paper No. 196, The World Bank, Washington DC, pg 33.
- Olayiwola L., Adeleye A. and Jiboye A.D. (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. January 18-29.
- Olotuah A.O. (2006), *The State of Repair of Buildings in Akure, Nigeria*, Proceedings of CIB W107 Construction in Developing Economies International Symposium, "Construction in Developing Economies: New Issues and Challenges", 18-20 January, Santiago, Chile, paper 3.1 CD ROM.
- Onokerhoraye A.G. (1995), *Urbanization and Environment in Nigeria – implications for sustainable development; Benin City, Nigeria*, The Benin Social Science Series for Africa, University of Benin, Benin City.
- Onyemelukwe J.C. (1977), *Urbanization in a Development Context: Patterns, Problems and Prospects in Nigeria*, Annual conference of the Nigerian Economic Society, pp.11-37.

- Oyeleye O.I. (2013), *Challenges of Urbanization and Urban Growth in Nigeria*, American Journal of Sustainable Cities and Society Issue 2, Vol. 1 Jan- Dec 2013 Available online on <http://www.rpublication.com/ajscs/ajsas.html> ISSN 2319 – 7277 Page 79.
- Onibokun A.G. (1987), *Public Utilities and Social Services in Nigerian urban Centres: Problems and Guides for Africa*, IDRC, Canada and NISER, Ibadan, Oyo State, Nigeria.
- Owoeye J.O., Omole F.K. (2012), *Built Environment Decay and Health Situation of Slum Dwellers in Residential Cores of Akure, Nigeria*, American Journal of Human Ecology Vol. 1, No. 2, 2012, 33-39, ISSN 2167-9622 Print/ ISSN 2167-9630 Online © 2012 World Scholars.
- UNHSP (2008), *The State of AFRICA Cities 2008*, A Framework for Addressing Urban Challenges in Africa (UN-HABITAT); Michael Jones Software, Nairobi Kenya.
- United Nations Centre for Human Settlements (UNCHS) (2014), *An Urbanizing World: Global Report on Human Settlements*, Oxford University Press.
- Wahab K.A., Adedokun L.A., Onibokun A.G. (1990), *Urban Housing Conditions*, Urban Housing in Nigeria. A. G. Onibokun (Ed) NISER, Ibadan, 144-173.
- World Bank (1995), *Restoring Urban Nigeria A Strategy for restoring Urban Infrastructure and Services in Nigeria*, World Bank, Washington.
- Yoade A.O. (2012), *A Study of Socio-Cultural Challenges to Urban Renewal in Ile-Ife, Nigeri*, Thesis for the master of Urban and Regional Planning, Obafemi Awolowo University, Ile-Ife, Nigeria

Submitted:  
October 15, 2015

Revised:  
November 15, 2015

Accepted and published online  
December 03, 2015