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COMPARATIVE ANALYSIS OF HOUSING QUALITY DISPARITY BETWEEN PUBLIC AND PRIVATE ESTATE IN LAGOS

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ABSTRACT

In recent times, most of the urban centres in Nigeria are currently experiencing housing challenges, which include unaffordable housing conditions, which are considered significant determinants of housing quality. It is, therefore, important to note that the attendant impact of urbanization are socio-economic and spatial consequences, which is, therefore, a major concern to professionals, policymakers and analysts, most importantly as it affects housing sources and residential quality disparity. This research is, therefore, aimed at identifying sources and the residential quality disparity between public and private housing estates in Lagos, to achieve that, the researcher identified the property features in the study areas, identified the property management strategies practiced within the subject estates which enables the researcher to suggest ways to improve housing quality in the study areas. The researcher adopted the use of primary data to elicit information from the respondents who were simple randomly selected from the estates under study. The research concludes that the sampled estates reveal a significant source of environmental Inequality; it is, therefore, incumbent that the public housing estate is upgraded by the government to make it more aesthetically pleasing and more habitable.

Keywords: Public-Estates, Private Estate, Housing, Residential Quality, Residential Disparity

1.1 INTRODUCTION

Housing is a basic necessity of life; man needs a house to shelter against the element of weather. Good housing provision, therefore, has a significant effect and influence on the health, efficiency and well-being of any community (Olasokan, 2021). The perception of housing as just a protective agent has evolved over the years to have a socio-economic impact on the residents. Therefore, a housing unit with a high level of quality is a kind of social symbol, which reflects the status of its inhabitant (Olotua, 2016). Nevertheless, various houses found in different localities comprise various packages and services, which go beyond the mere provision of shelter (Olatubara et al. 2019).

There is a frantic effort by the government and private investors to ensure quality housing is made available to the general public, but uncontrolled migration of rural dwellers to the urban centres has made this housing provision insignificant, which has therefore resulted in undue pressure on social amenities in the urban centres, which therefore result to housing and residential quality degeneration (Akinde, and Olasokan, 2019). However, this housing degeneration is more pronounced in the public housing facilities in the country compared to its private counterpart, the housing degeneration is connected to the high rate of housing neglect and consequent deterioration which has made blight and lack of residents' satisfaction common features in many public housing estates in Nigeria (Adeleye et al., 2014).

The housing shortage in Lagos is enormous and far-reaching; the housing deficit is qualitative and quantitative in nature (Lagos Economic Intelligence Unit, 2012). Lagos is the commercial nerve of the Nation, Nigeria so also the commercial capital, with an estimated population of 20.19million, which currently grows at 3.2% annually, with an urbanization growth rate of 16%. Lagos metropolis has a population of 20,000 people per square kilometre. According to the CNN housing bulletin (2012), an estimated migrant of 3,000 people migrates from other parts of the country into Lagos state daily without an intention of leaving.

According to a survey conducted in 2011, on Lagos households, the survey reveals about 72% of Lagos residents are tenants, who pay as high as 50% of their monthly earnings for accommodation, it also reveals the majority of housing stocks are provided by a private individual, while 18% are owned by the sampled individual, while 10% are free occupants, without rental payment (Lagos Economic Intelligence Unit, 2012). Analysis reveals that various agencies in the housing sector had constructed a total of 7,850 housing units from the year 2000 to date. It is, therefore, important to state that this housing stock falls below the projected housing stock of 224,000 housing units annually by the Ministry of Housing (LEIU, 2012).

1.2 STATEMENT OF RESEARCH PROBLEM

The situation of provision of quality housing is presently still very much the same as it is in most parts of the country as the people who own or want houses go through the rigours of buying land and acquiring documents for the ownership of property and construction of the building. According to the Lagos State Public-Private Partnership record, twenty-two per cent (22%) of Lagos's landmass consist of water.

A strategic link exists between subsisting housing challenges and urbanization processes in a country. Therefore, the rapid urbanization rate is responsible for the attendant socio-economic

and spatial consequences bedevilling the urban centres, which has called for concern among professionals, policymakers and analysts, most importantly, its attendant significance on housing sources and residential quality disparity (Olatubara et al., 2019). There is an evident disparity in residential quality among the public and private dwellings in Lagos, which are connected to several factors such as cost, location, maintenance and the like.

Therefore, Jakande Estate is an estate that offers some form of relief to housing deficit issues. Jakande Estate is a low-cost house provided by the government of Alhaji Lateef Jakande, a laudable step taken by the then Lagos State governor towards quality housing provision and disparity amelioration in the state. Unfortunately, the estate was not completed as most utilities were not available at the time resident began to acquire homes in the estate; some of those utilities include good roads, water supply and the like.

Some residents even had to complete their homes which didn't have roofs and were not plastered or painted, but most often are not done to specification, thereby causing poor quality structures to spring up, resulting in a deviation from the Estate's original master plan, with physical features on the ground it can be deduced that little is done by the government to provide affordable low-cost housing units with standard facilities in the study area; this means there is a high demand for houses and affordable ones but the initial standard is not maintained.

Frantic efforts have been made by various researchers at various levels towards housing such as Adesoji (2011) who evaluated the performance of public housing based on their performance for residential quality improvement in Nigeria. Ekop (2012) focused on the assessment of the interrelationships that exist between housing quality variables in the Calabar metropolis. Though these studies were essential, none addressed the evaluation and disparity of both public and private residential housing such as Jakande Estate Isolo and Diamond Estate Igando. This study is, therefore, aimed at identifying sources and the residential quality disparity between public and private dwellings in Lagos. To achieve the aim, the researcher shall adopt the underlisted objectives:

1. To compare the socioeconomic status of residents in Public & Private Housing Estate in Lagos, State;
2. To examine the significance of residents' socio-economic status on residential quality;
3. To examine if a disparity exists in the property features of the sampled estates;
4. To examine the significance of property management strategies on properties condition;
5. To suggest ways to improve housing quality in the Estates.

1.3 THE STUDY AREA

Jakande Estate is located at Isolo, in the Mushin Local Government Area of Lagos, while Diamond Estate is located along Isheri-Igando Road, in the Alimosho Local Government area also. The average temperature in Isolo and Igando is 270C, the average annual rainfall is 1532 mm and seldom drops below 180C (Climatedata.org). Vegetation is a critical component of any terrestrial environment, because of its key function as a plant in ecosystem preservation and biological life support. The plant species consists mostly of aquatic species, palm trees, climbing plants like liana or rattan which may be hundreds of meters long, and epiphytic and parasitic plants that live in others (Aamlid, Neville, 2011).

Isolo Housing Estate is located in the Oshodi-Isolo local government area and is one of the public housing estates in Lagos State, Nigeria (Fig.1.2). It was commissioned on December 3rd 1983 during the 4th National Development Plan (1981-1985) by the then Executive Governor of

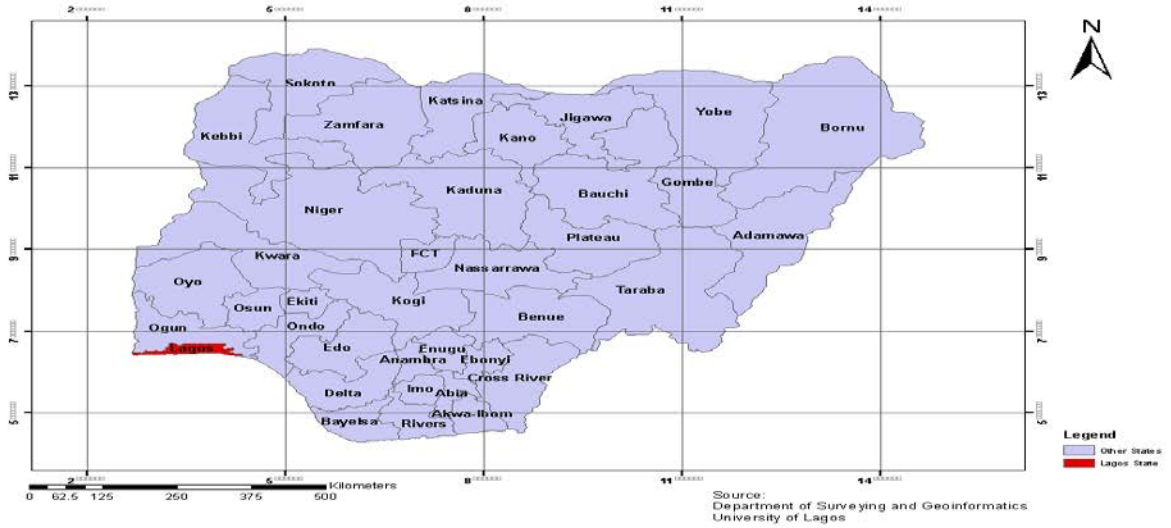
Lagos State, Alhaji Lateef Jakande, then it has 3632 housing units but at and present, the estate has 4,521 housing units (LASPPDA, 2006).

The Isolo Housing Estate is located in the southwestern part of the Oshodi-Isolo Local Government Area. It is bound in the North by Ejigbo LCDA and in the west by the Isheri-Oshun settlement. The estate is separated from Okota-Isolo by a canal. Isolo housing estate occupies a total land area of 173 hectares.

Diamond Housing Estate is located in Alimosho Local Government Area in the Ikeja Division of Lagos State, and it is ranked the largest local government in the state, according to the official 2006 Census, the local government is considered to have a population of 1,288,714 inhabitants.

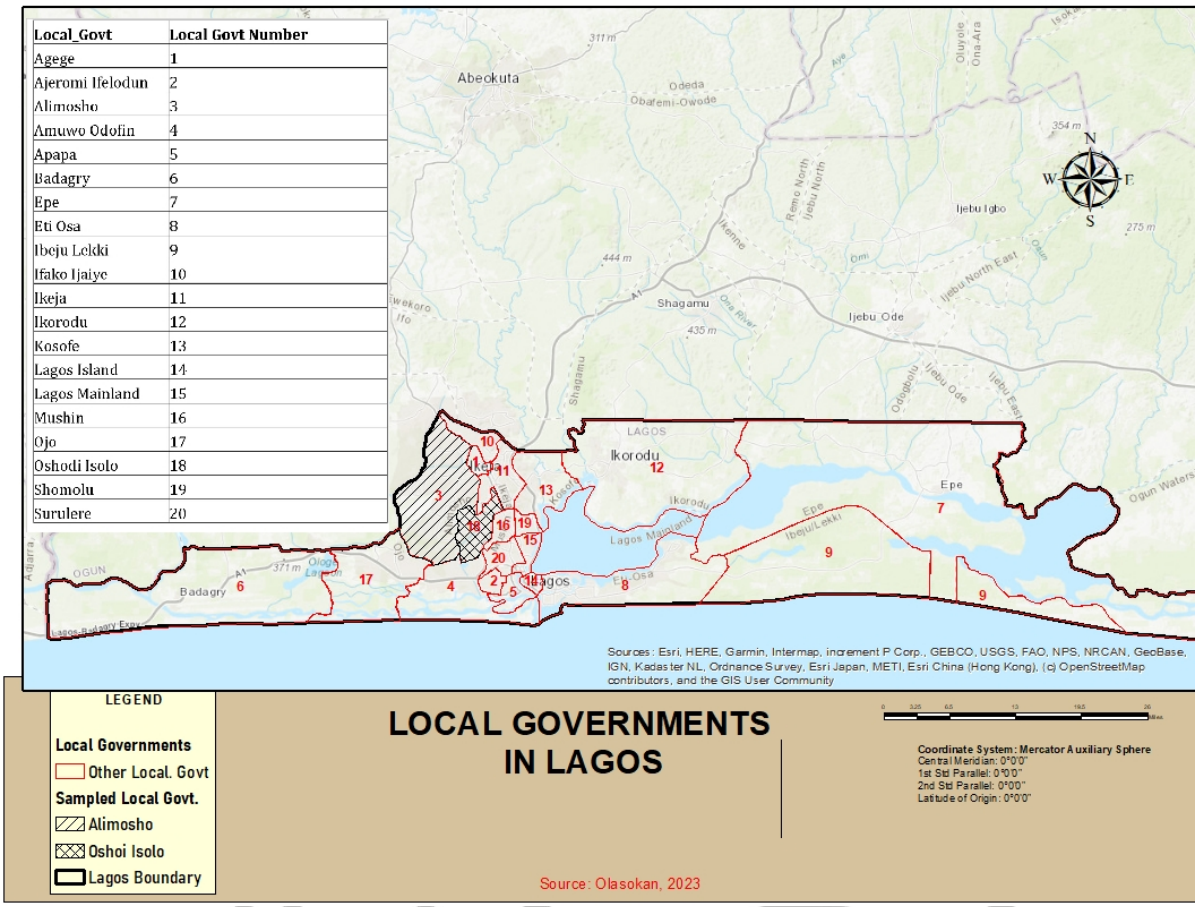
Alimosho local government was established under the western region government in 1945. The local government is dominated by the Egbados. The local government has a rich culture. The majority of its inhabitants are Islamic and Christian faithful. However, the Yoruba language is widely spoken in the community (Fagbohun et al., 2020).

FIGURE 1: MAP OF NIGERIA SHOWING LAGOS STATE



Source: Lagos State Physical Planning Permit Authority.

Figure 2: Map of Lagos, Showing the Study Area



Source: Researcher Output, 2023

CONCEPTUAL FRAMEWORK AND LITERATURE REVIEW

2.1 CONCEPTUAL FRAMEWORK

2.1.1 Housing Quality

Housing quality definition is encompassing, as it involves many determining factors such as the physical condition of the building facilities and various services provided by the housing unit, which makes it conducive. Therefore, a housing unit considered to be of high quality in the neighbourhood satisfies minimum health standards and good living conditions, while also being affordable to all categories of households (Okewole and Aribigbola, 2006). It is therefore important to state that housing quality is relative, what is considered to be reasonable quality in one context may be considered poor quality in another context and vice-versa

Quality of housing determines inhabitant satisfaction with the place of residents. According to Stone (2006), the Quality of Housing cannot be overemphasized, as it encompasses many matters such as housing size, quality, neighbourhood, location, and household composition (Stone, 2006). Indeed, many things can be highlighted when it comes to housing quality, it should be established that housing quality is a determinant of the resident's well-being.

Quality of Housing standards is applicable in legal cases where questions arise as regards acceptability of construction, which are prevailing laws or conventions that operate within a residential locality. Housing quality is also a concept that possesses some broader social and economic connotation, as it applies to the qualitative and quantitative perspective of residential units, their surrounding environment and the various need of the residents.

However, the quality of housing is a concept with broader social and economic meaning, as it applies to the quantitative and qualitative dimensions of residential units, the surrounding environment and the various residential needs. Housing quality is a relative concept as it encompasses local standards so also the housing condition, what is considered to be of lower quality in a context of a considered reasonable quality at another location.

2.2 LITERATURE REVIEW

2.2.1 Housing Quality Evaluation Indicators

The need to appreciate habitable housing relevance (Qualitative) is subjected to an understanding of the concept of quality. According to Afon (2000), it is the mental or moral attribute of things that can be used when nature is being described and the condition or property of a particular thing. Jiboye (2004) emphasized that quality is dependent not only on the user but also on the product under consideration.

Qualitative studies identify some criteria in the assessment of housing quality that are relevant indicators for quality evaluation in residential development. In a study varied out by Neilson (2004), the study stipulates five basic criteria, which include the compliance of housing units with tolerable standards, freedom of such property from dilapidation, energy efficiency, and must be provided with modern facilities and services; such facilities should also be healthy, safe and secure. It is imperative to note therefore, quality is a product of subjective judgment which arises from the overall which arises from the perception of an individual considered to be significant at a point in time (Olayiwola, 2006). The study also stipulates the housing unit should also have access to basic housing facilities and community facilities. The quality of the infrastructural amenities are also inevitable, spatial adequacy and quality of design, fixture and fittings, building layout and landscaping, noise and pollution and landscaping, noise and pollution control and environmental security are all significant factors when considering housing quality.

Housing quality is a composite concept, possessing several characteristics and expressed in different contexts (urban/rural, formal/ informal housing, developing/developed nations), and it varies considerably from one group to another. However, measuring quality is a heinous task, as it entails the physical, economic and cultural dimensions, which are difficult to capture. Therefore, quality is the degree to which a product fulfils its requirement, encompassing the various aspect of quality such as aesthetic, functional (efficiency), symbolism and cultural values.

Sengupta and Tipple recommend the underlisted four major variables to analyze housing quality:

1. **Housing consumption:** These are factors attributed to the dwelling size and occupancy rates of the residents.
2. **Connection to services:** This involves the accessibility of the residential facilities to fundamental infrastructures such as water, sanitation, and waste disposal.
3. **Neighbourhood/site characteristics:** This involves the provision of some basic facilities in the residential apartment; this includes the availability of playgrounds, open spaces, and other community facilities.
4. **Location characteristics:** The location characteristics are associated with the proximity of the residential facilities to the occupant's place of work, therefore, the trade-off between journey-to-work times and the size of units.

In developed economies, the quality of housing is measured by the price value of housing (owner-occupied, rental or shared housing), the dwelling size is also considered paramount to housing quality. Owner-occupier houses are more expensive on average, when larger and located in a developed location, and are often single-family dwellings. Homeownership gives the owner absolute control over the housing situation and security and can also serve as an investment and income for the owner.

The second important indicator is the dwelling size; dwellings with more rooms are more expensive. Availability of data as regards the dwelling neighbourhood is another useful parameter for measuring since the social status of a neighbourhood and size availability can be regarded as housing quality variables.

It can however be concluded from all indications that a single variable may not be a sufficient yardstick for the measurement of the qualitative nature of residential development, therefore housing acceptability and qualitative assessment should also take into cognizance construction material type, the spatial arrangement and types of facilities in the residential apartments, function and aesthetics, among others (Akinde and Olasokan, 2019).

2.2.2 Housing Quality Criteria

Four basic principles provide the basis for identifying or producing housing quality indicators, they are as follows:

Objective criteria indicators should:

• This represents the local environment; this should be well comprehensive to address community residents' challenges, which include poverty alleviation through empowerment and bridging the inequality gaps in housing;
• This should be sensitive to changes between various socio-economic classes, especially in terms of economic status indicators such as accumulated wealth and income.

Scientific/technical criteria indicators should:

• This is segregated into geographically localized components, and it should be based on household-level data, which enables local and global measurement of the spatial distribution of residential quality characteristics within an area under study;
• be technically feasible to measure.

Management criteria indicators should:

• This should be easily measured using obtained available data and subsequent calculations;
• This should be easily understood and cost-effective, therefore, quality housing analysis and housing quality segregation can be effectively utilized for policymaking;
• It should be consistent and comparable, which enables the comparative analysis of housing quality and housing segregation, and enables monitoring over time, and comparison can be made between cities.

Social and cultural criteria should:

• This includes the preferences and priorities of the community in the housing programs;
• It enables the local participants to evaluate indicators selected from the above criteria for housing improvement proposals acceptable relative to local norms and expectations.

2.2.3 Criteria for housing quality evaluation

The complexity of residential housing and its environment, multi-dimensional approaches have been adopted (Ilesanmi, 2005). According to (Ebong, 1983), housing operation is a function of so many factors, which forms an extremely diversified pattern. Housing, therefore, is conceived as a unit of the environment with a significant influence on the health of the residents, efficiency, social behaviour, satisfaction and welfare of the individual and the entire community, as it reflects the cultural, social and economic values of a society, which are the consequential impact of civilization of a nation (Jiboye, 2009).

3.1 METHODOLOGY

According to the National Population Census Statistical figure of 2006, the Alimosho area of Lagos possesses a population of 2,047,026; and Oshodi-Isolo is estimated at 621,509. The houses are numbered, while the odd number forms the sampled population. Therefore, a total of 105 questionnaires were allotted to each estate, which therefore amounted to a total of 210 questionnaires, which, therefore, constitute the sample population for this research.

The primary and secondary data source was used; the primary data was sourced from a field survey, which involves using a self-structured questionnaire, aimed at providing answers to earlier postulated research questions (Osoja et al., 2022). The secondary data consists of journals by other researchers considered relevant for this work, Maps of the study area, were also generated using ArcGIS 10.3 software.

The data retrieved from the various respondents were sorted to identify poorly filled ones, which might result in spurious results. Having sorted the questionnaire, they were coded and analysed using statistical software. Both descriptive and inferential statistical analyses were utilised respectively. The generated frequencies of the analysed data were presented in simple percentages in a tabular form and pictorial pieces of evidence were provided. Afterwards, the earlier stated hypotheses were tested using an appropriate statistical package, considered most suitable for the analysis, for decision making.

4.0 DATA PRESENTATION AND RESULT DISCUSSION

The analysis is subdivided into three categories, the first category reveals the demographic characteristics of the respondents, the second category contains research variables that answer earlier postulated research questions, and the third section contains the tested hypotheses respectively. The tables that elucidate the research questions are presented below:

Table 4.1: Demographic Characteristics of Respondents

	Diamond Estate		Jakande Estate		Total Frequency
	Frequency	Percentage	Frequency	Percentage	
Age range of Respondents					
Below 18 years	12	11.4	12	11.4	24
18-25 Years	21	20	5	4.8	26
26-35 Years	32	30.5	23	21.9	55

36-45 Years	22	21	40	38.1	62
46-55 Years	11	10.5	18	17.1	29
above 55 years	7	6.7	7	6.7	14
Total	**105**	**100**	**105**	**100**	**210**
Sex of Respondents					
Male	46	43.8	52	49.5	**98**
Female	59	56.2	53	50.5	**112**
Total	105	100	105	100	210
Marital Status of Respondents					
Single	28	26.7	46	43.8	**74**
Married	69	65.7	39	37.1	**108**
Widow/Widower	8	7.6	20	19	28
Total	105	100	105	100	**210**
Employment type of Respondents					
Public	25	23.8	25	23.8	**50**
Private	26	24.8	54	51.4	**80**
Self-Employed	54	51.4	26	24.8	80
Total	105	100	105	100	**210**
Education Level of Respondents					
Secondary School	8	7.6	28	26.7	**36**
OND	25	23.8	11	10.5	**36**
HND/BSC	55	52.4	49	46.7	104
Post Graduate	17	16.2	17	16.2	**34**
Total	105	100	105	100	**210**
Income level monthly of Respondents					
Less than N30,000	12	11.4	20	19	**32**
N31,000 – 50,000	23	21.9	34	32.4	**57**
N51,000-100,000	32	30.5	21	20	53
N101,000 – 150,000	24	22.9	16	15.2	**40**
N151,000 – 200,000	6	5.7	6	5.7	**12**
N201,000 – 250,000	3	2.9	3	2.9	6
Over 250,000	5	4.8	**5**	**4.8**	**10**
Total	105	100	105	100	**210**
Size of household of Respondents					
1-3 people	48	45.7	22	21	**70**
4-6 people	46	43.8	39	37.1	**85**

7-10 people	11	10.5	44	41.9	55
Total	105	100	105	100	**210**
Does the building attain the required standard					
Yes	79	75.2	40	38.1	**119**
No	26	24.8	65	61.9	**91**
Total	105	100	105	100	210
Apartment Size					
One Bedroom	14	13.3	14	13.3	**28**
2 Bedroom	19	18.1	36	34.3	**55**
3 Bedroom	47	44.8	33	31.4	80
4 Bedroom	25	23.8	22	21	**47**
Total	105	100	105	100	**210**

Source: Researcher Field work, 2022

The table presented above reveals the age range of the sampled respondents in the two Estates. The research shows 11.4% of respondents in Diamond and Jakande Estate are below the age of 8 years, 20% of Diamond respondents are between the ages 18-25 years, while Jakande 4.8%, 30.5% of Diamond respondents are between 26-35 years, while Jakande is 21.9%. 21% of Diamond residents are between 36-45 years while Jakande is 38.1%, 10.5 are between the age of 46-55 years, while that of Jakande is 17.1%, and 6.7% of Diamond estate respondents are above 55 years, and Jakande is 6.7% also. The research, therefore, reveals majority of the respondents are between the ranges of 36-45 years as presented in table 4.1 above.

The research reveals the sex of the sampled respondents as follows, 43.8% of respondents sampled in Diamond Estate are male while 56.2% are female, and 49.5% of sampled respondents in Jakande are male while 50.5% are female. The overall result reveals a larger number of female respondents. The research reveals the marital status of the respondents in Diamond Estate as follows, 26.7% are single, 65.7% are married, 7.6% are widow/widower and 43.8% Jakande respondents are single, 37.1% are married, 19% widow/widower. It can therefore be concluded that a larger percentage of the respondents are married as represented in table 4.1 above.

The occupation of the sampled respondents in Diamond Estate is as follows, 23.8% are public sector, 24.8% are in the private sector, 51.4% are self-employed, and 23.8% of Jakande Estate respondents are public sector, 51.4% are private service, while 24.8% are self-employed. The research, therefore, reveals a larger percentage of the respondents are in the private sector and self-employed. The research reveals the education level of respondents in Diamond Estate as follows, 7.6% are Secondary School holders, 23.8% are OND holders, 52.4% are HND/BSC holders, and 16.2% are postgraduate. It also reveals the education level of respondents at Jakande as follows, 28% are Secondary School holders, 11% are OND holders, 49% are HND/BSC and 17% are postgraduate respectively. The research, therefore, reveals a larger percentage of HND/BSC holders as represented in table 4.1 above.

The research reveals the income level of the respondents at Diamond Estate follows, 11.4% earn Less than N30,000, 21.9% earn between N31,000 – 50,000, 30.5% earn between N51,000-100,000, 22.9% earn between N101,000– 150,000, 5.7% earn between N151,000 – 200,000, 2.9% earn between N201,000 – 250,000 and 4.8% earn over 250,000 respectively. It also reveal

the earning of the Jakande Estate respondents as follows, 19% earn Less than N30,000, 32.4% earn between N31,000 – 50,000, 20% earn between N51,000-100,000, 15.2% earn between N101,000 – 150,000, 5.7% earn between N151,000 – 200,000, 2.9% earn between N201,000 – 250,000 while 4.8% earn over 250,000 respectively. The research concluded that the sampled estate earns between N31,000 – 50,000 monthly as represented in table 4.1 above.

The research reveals the household size of the sampled respondents at Diamond Estate as follows, 45.7% are between 1-3 people, 43.8% are between 4-6 people, 10.5% are between 7-11 people respectively, 21% are between 1-3 people at Jakande Estate, 37.1% are between 4-6 people, 41.9% are between 7-10 people respectively. The research, therefore, reveals larger percentages of the respondents are between 4-6 people. The research also reveals the opinion of the respondents, on if the building attains the required standard. At Diamond Estate, 75.2% said yes, while 24.8% said no, at Jakande Estate, 38.1% said yes, while 61.9% said no. the research, therefore, reveals a larger percentage of yes. The research reveals the property type at Diamond Estate as follows, 13.3% 1 bedroom, 18.1% 2bedroom, 44.8% 3bedroom and 23.8% 4bedroom respectively. 13.3% are 1bedroom at Jakande Estate, 34.3% are 2bedroom, 31.4% are 3bedroom and 21% are 4bedroom respectively. The research, therefore, reveals larger percentages of the houses are 3bedroom apartments as represented in table 4.1 above.

Table 4.2: Reason for choosing the Estate

Note*** A=Agreed, SA=Strongly Agreed, U=Undecided, D= Disagreed SD= Strongly Disagreed

Variables	Diamond Estate					Total	Jakande Estate					Total
	A	SA	U	D	SD		A	SA	U	D	SD	
Cheaper than other houses around	2	5	8	10	75	100	50	22	13	12	3	100
Job opportunity within the environment	50	20	15	10	5	100	45	25	17	8	5	100
Free Vehicular Traffic/ movement	52	18	10	15	5	100	5	10	15	25	45	100
Access to Infrastructural facilities	5	10	5	35	45	100	5	15	20	20	40	100
Closeness to place of work/school	45	25	15	10	5	100	51	19	8	12	10	100
It is family Property	10	10	10	18	52	100	50	15	15	10	10	100
High level of Estate maintenance	50	30	10	5	5	100	5	5	10	20	60	100
Near recreational/natural area	10	10	10	40	30	100	10	5	15	38	32	100
Near the place of worship	43	32	8	12	5	100	35	30	10	15	10	100

Source: Researcher Field work, 2022

The research reveals why the respondents chose Diamond estate as follows, a larger percentage of the respondents disagreed it was cheaper than other houses around, while some majority prefer the estate because of job opportunities within the environment, the majority also prefer the estate because of free vehicular traffic movement they enjoy. The research also reveals a larger percentage of the respondents opted for the estate because of access to infrastructural facilities, while the majority also chose the place because of closeness to the place of work/school, and while larger percentage also acknowledge the property is a family property while some prefer the estate due to the high level of Estate maintenance as illustrated with table 4.2 above and figure 1 below.

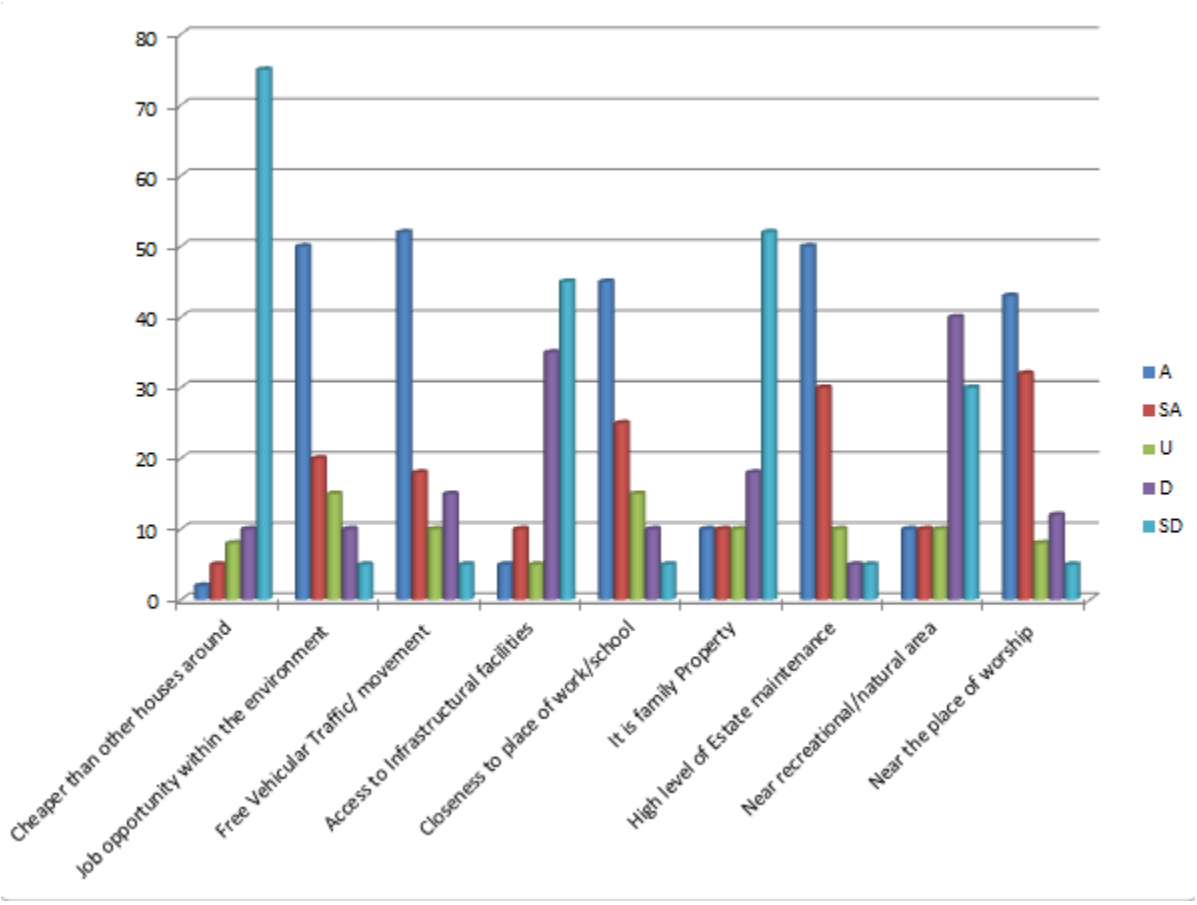


Figure 1: Reasons for choosing Diamond Estate
Source: Researcher Field work, 2022

The research reveals why the respondents chose the Jakande estate of residents as follows, the majority opted for it because it is cheaper than other houses around, while some it's because of the job opportunity around respectively. However, the majority of the respondents disagreed on free vehicular traffic movement and access to infrastructure. The majority of the respondents also opted for the estate because of its closeness to the place of work/school. The majority of the respondents attributed their choice of the estate to being family property while a majority of the respondents however cannot boast of the level of estate maintenance as illustrated in table 4.3.2 above and figure 2 below.

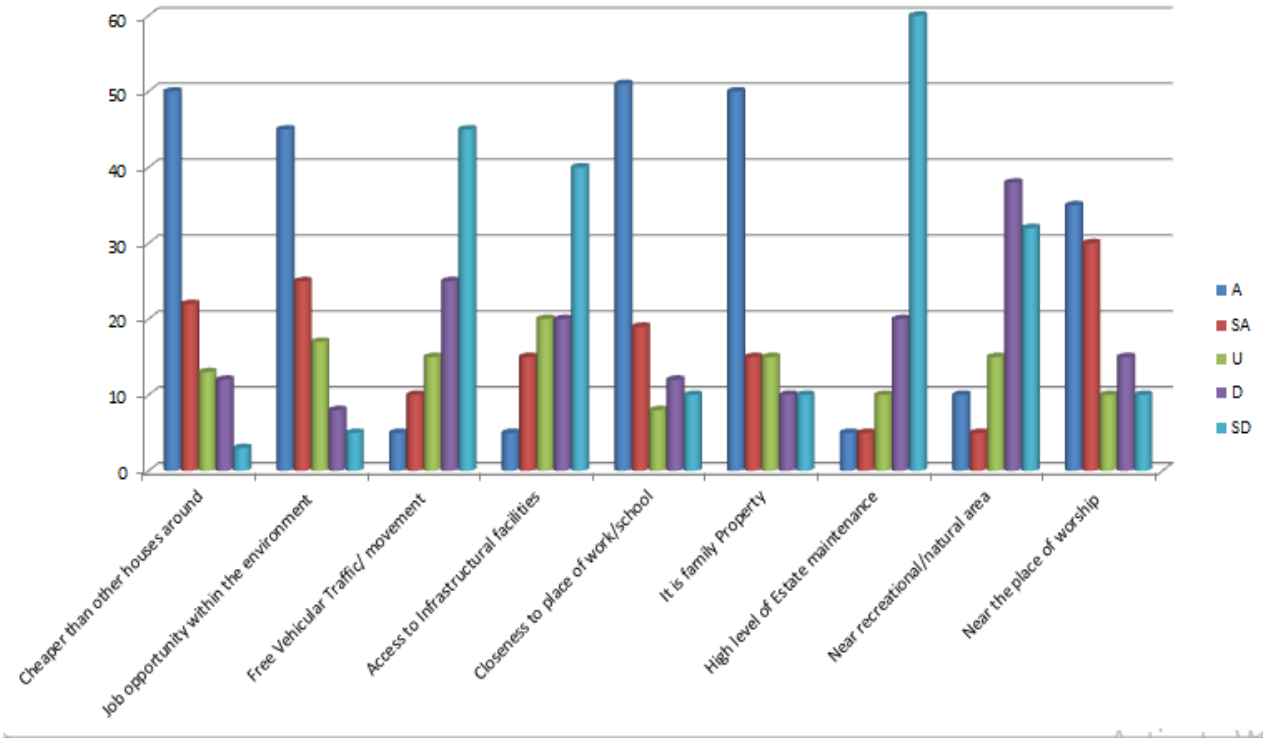


Figure 2: Reasons for choosing Jakande Estate
Source: Researcher Field work, 2022

4.3: Property management strategies practiced within the Estate

Note*** 1=Very inadequate 2=Inadequate 3=fairly adequate 4= Adequate 5= Very

Variables	Diamond Estate					Total	Jakande Estate					Total
	1	2	3	4	5		1	2	3	4	5	
Waste Management facilities	2	8	5	20	65	100	43	28	14	8	7	100
Ventilation level of Apartment	7	12	11	25	45	100	47	24	8	17	4	100
Availability of Pipe borne water System	33	25	18	17	7	100	9	15	10	21	45	100
Drainages system	10	12	5	28	45	100	3	20	15	22	40	100
Set back of structures from the road	7	10	12	11	60	100	43	25	10	12	10	100
Security arrangement in the Estate	6	6	12	23	53	100	44	26	10	12	8	100
State of the Roads	12	22	3	10	53	100	62	15	5	10	8	100
State of Power Supply	10	10	10	40	30	100	8	15	15	32	30	100

Alternative Source of Energy	43	32	8	12	5	100	37	25	12	15	11	100
Periodic facilities maintenance	5	14	15	23	43	100	8	17	4	16	55	100

Source: Researcher Field work, 2022

The research reveals the property feature available in the sampled Estates as follows. At Diamond Estate, the majority of the respondents testify to the good waste management facilities and ventilation level of the apartment. However, a larger percentage complained about the non-availability of pipe-borne water systems. The larger percentage of the respondents reveals there is a good drainage system, and the setback of the road from the structures is also good. The majority of the respondents acclaimed the security arrangement and state of the road in the estate to be good respectively. The state of power supply in the estate is on average while the majority claimed there is no alternative power supply in the estate. The majority of the respondents confirmed there is periodic facilities maintenance in the estates as represented in table 4.3 above and figure 3 below.

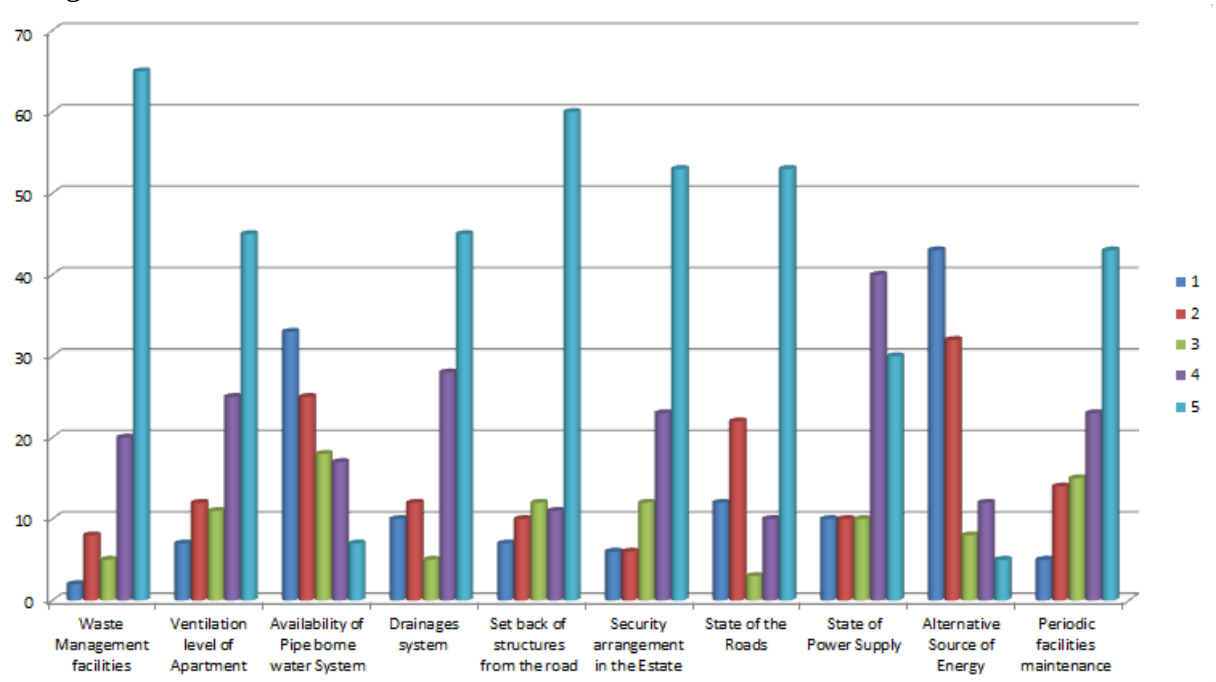


Figure 3: Property features at Diamond Estate

Source: Researcher Field work, 2022

The research reveals the property features at Jakande Estate as follows: a majority of the respondents confirmed the waste management facilities and ventilation level is poor. The drainage system is poor. The research reveals setbacks are not properly maintained between the structures and the roads, as the majority of the setbacks have been occupied by commercial activities. It is also observed that the security arrangement within the estate is not very strong, as well as the states of the roads are in a deplorable state. However, the power supply in the estate is commendable but there is no alternative source of energy in the estate. The majority of the building facilities are also in a deplorable state due to a lack of periodic facilities maintenance as represented in table 4.3 and figure 4 below.

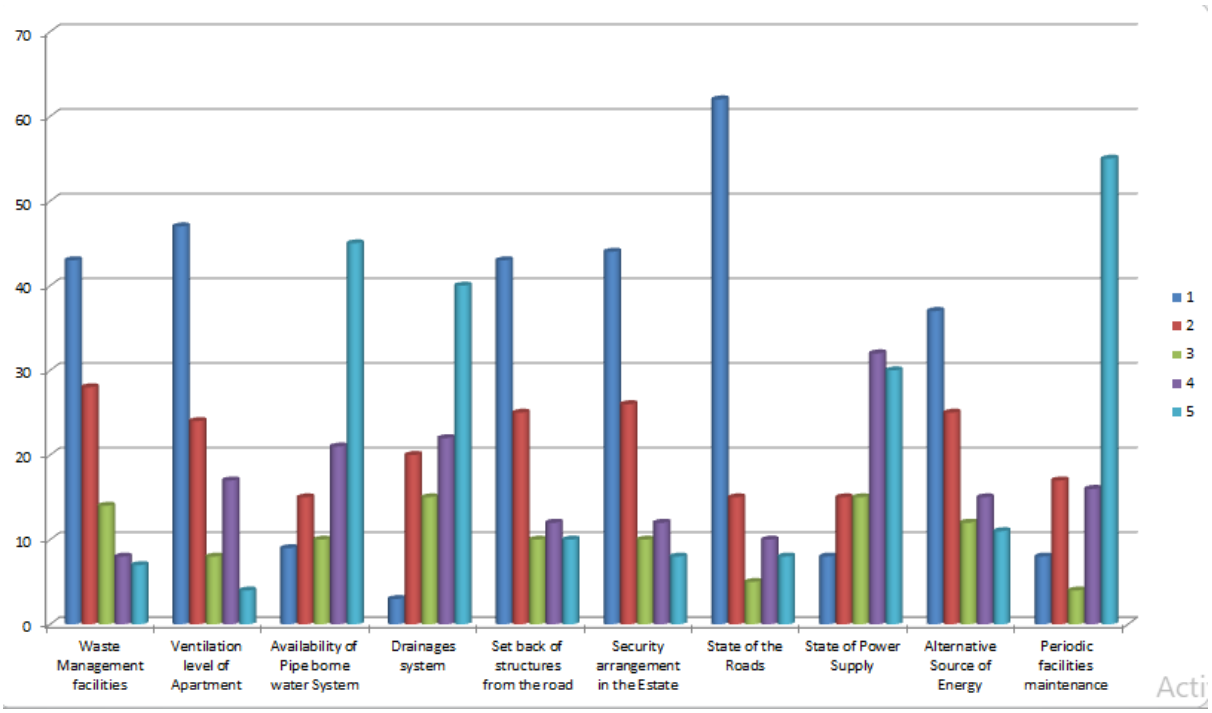


Figure 4: Property features at Jakande Estate
Source: Researcher Field work, 2022

4.4.2 Structural maintenance

i. Diamond Estate

Source: Researcher Field work, 2022

ii. Jakande Estate

Source: Researcher Field work, 2022

4.4.3: Drainages system at Diamond Estate (Left) & Jakande (Right)

Source: Researcher Field work, 2022

4.4.4: State of the Roads at Diamond Estate

Source: Researcher Field work, 2022

4.4.5: State of the Roads at Jakande Estate

Source: Researcher Field work, 2022

4.4.6: Set back of structures from the road at Diamond Estate

Source: Researcher Field work, 2022

4.4.7: Set back of structures from the road at Jakande Estate

Source: Researcher Field work, 2022

4.4 Property management strategies and the impact on the well-being of residents in the Estate

The research reveals if the property management system put in place in the sampled estates has a positive impact on the well-being of residents in the Estates. Diamond Estate shows 41% strongly agreed, 29.5% agreed, 16.2% undecided, 9.5% disagreed, and 3.8% strongly disagreed respectively. The respondents at Jakande Estate response is as follows, 20% strongly agreed, 6.7% agreed, 9.5% were undecided, 24.8% disagreed and 39% strongly disagreed respectively, it is evident the larger percentage of the respondents agreed. It can therefore be concluded that the Property management system has positively impacted the well-being of residents in the Estate.

The research reveals if the Security arrangement by the estate management is critical to individual safety in the Estate. Diamond Estate shows 47.6% strongly agreed, 35.2% agreed, 10.5% undecided, 1.9% disagreed, and 4.8% strongly disagreed respectively. The respondents at Jakande Estate response is as follows, 2.9% strongly agreed, 28.6% agreed, 13.3% were undecided, 21.9% disagreed and 33.3% strongly disagreed respectively, it is evident the larger percentage of the respondents agreed. It can therefore be concluded that Security arrangement by the estate management is critical to individual safety in the Estate.

The research reveals that the State of the Roads in the Estate is a nightmare for the resident. Diamond Estate shows 14.3% strongly agreed, 1.9% agreed, 13.3% undecided, 33.3% disagreed, and 37.1% strongly disagreed respectively. The respondents at Jakande Estate's response is as follows, 58.1% strongly agreed, 25.7% agreed, and 16.2% were undecided, it is evident the larger percentage of the respondents agreed. It can therefore be concluded that the State of the Roads in the Estate is a nightmare for the resident of the Estate.

The research reveals that the State of the Power Supply in the Estate pose challenges to the residents. Diamond Estate shows 19% strongly agreed, 6.7% agreed, 18.1% undecided, 15.2% disagreed, and 41% strongly disagreed respectively. The respondents at Jakande Estate response is as follows, 28.6% strongly agreed, 14.3% agreed, 23.8% were undecided, 15.2% disagreed and 18.1% strongly disagreed respectively, it is evident the larger percentage of the respondents agreed. It can therefore be concluded that the State of the Power Supply in the Estate pose challenges to the residents.

The research reveals that the State of the Power Supply in the Estate pose challenges to the residents. Diamond Estate shows 19% strongly agreed, 6.7% agreed, 18.1% undecided, 15.2%

disagreed, and 41% strongly disagreed respectively. The respondents at Jakande Estate response is as follows, 28.6% strongly agreed, 14.3% agreed, 23.8% were undecided, 15.2% disagreed and 18.1% strongly disagreed respectively, it is evident the larger percentage of the respondents agreed. It can therefore be concluded that the State of the Power Supply in the Estate pose challenges to the residents.

4.5: Ways to improve housing quality in the Estates

The research reveals that the State of the Power Supply in the Estate pose challenges to the residents. Diamond Estate shows 19% strongly agreed, 6.7% agreed, 18.1% undecided, 15.2% disagreed, and 41% strongly disagreed respectively. The respondents at Jakande Estate response is as follows, 28.6% strongly agreed, 14.3% agreed, 23.8% were undecided, 15.2% disagreed and 18.1% strongly disagreed respectively, it is evident the larger percentage of the respondents agreed. It can therefore be concluded that the State of the Power Supply in the Estate pose challenges to the residents.

The research reveals that the State of the Power Supply in the Estate pose challenges to the residents. Diamond Estate shows 19% strongly agreed, 6.7% agreed, 18.1% undecided, 15.2% disagreed, and 41% strongly disagreed respectively. The respondents at Jakande Estate response is as follows, 28.6% strongly agreed, 14.3% agreed, 23.8% were undecided, 15.2% disagreed and 18.1% strongly disagreed respectively, it is evident the larger percentage of the respondents agreed. It can therefore be concluded that the State of the Power Supply in the Estate pose challenges to the residents.

The research reveals that the State of the Power Supply in the Estate pose challenges to the residents. Diamond Estate shows 19% strongly agreed, 6.7% agreed, 18.1% undecided, 15.2% disagreed, and 41% strongly disagreed respectively. The respondents at Jakande Estate response is as follows, 28.6% strongly agreed, 14.3% agreed, 23.8% were undecided, 15.2% disagreed and 18.1% strongly disagreed respectively, it is evident the larger percentage of the respondents agreed. It can therefore be concluded that housing deterioration is more pronounced in the public housing estate compared to its private counterpart, this can be attributed to neglect on the part of the government and its stakeholders.

The research reveals that the State of the Power Supply in the Estate pose challenges to the residents. Diamond Estate shows 19% strongly agreed, 6.7% agreed, 18.1% undecided, 15.2% disagreed, and 41% strongly disagreed respectively. The respondents at Jakande Estate response is as follows, 28.6% strongly agreed, 14.3% agreed, 23.8% were undecided, 15.2% disagreed and 18.1% strongly disagreed respectively, it is evident the larger percentage of the respondents agreed. It can therefore be concluded that the State of the Power Supply in the Estate pose challenges to the residents.

The research reveals that the State of the Power Supply in the Estate pose challenges to the residents. Diamond Estate shows 19% strongly agreed, 6.7% agreed, 18.1% undecided, 15.2% disagreed, and 41% strongly disagreed respectively. The respondents at Jakande Estate response is as follows, 28.6% strongly agreed, 14.3% agreed, 23.8% were undecided, 15.2% disagreed and 18.1% strongly disagreed respectively, it is evident the larger percentage of the respondents agreed. It can therefore be concluded that the publicly owned housing estate lacks maintenance, the estate has been built 40years ago (December 29, 1983), and it is evident from the findings and pictorial evidence that the estate lacks proper maintenance.

The research reveals that Housing deterioration is not connected to the poor maintenance culture of the residents. Diamond Estate shows 8.6% strongly agreed, 7.6% agreed, 6.7% undecided, 25.7% disagreed, and 51.4% strongly disagreed respectively. The respondents at Jakande Estate response is as follows, 15.2% strongly agreed, 21.9% agreed, 9.5% were undecided, 11.4% disagreed and 41.9% strongly disagreed respectively, it is evident the larger percentage of the respondents disagreed. It can therefore be concluded that Housing deterioration observed in the Public housing estate (Jakande Estate) is connected to the poor maintenance culture of the residents and neglect by the government and its stakeholders.

The research reveals if the Differences in housing quality among the public and private Estate in Lagos are influenced by cost, location, maintenance and so on. Diamond Estate shows 47.6% strongly agreed, 22.9% agreed, 10.5% undecided, 12.4% disagreed, and 6.7% strongly disagreed respectively. The respondents at Jakande Estate response is as follows, 10.5% strongly agreed, 31.4% agreed, 21% were undecided, 25.7% disagreed and 11.4% strongly disagreed respectively, it is evident the larger percentage of the respondents agreed. It can therefore be concluded that Differences in housing quality among the public and private Estate in Lagos are influenced by cost, location, and maintenance, which is evident from the research that the Diamond Estate is more expensive compared to its Jakande counterpart, therefore, the Diamond estate is associated with high profile residents which therefore give more room to the proper maintenance of housing structures.

The research reveals if the Poor quality of construction materials is responsible for the degeneration of housing in the Estate. Diamond Estate shows 44.8% strongly agreed, 28.6% agreed, 9.5% undecided, 13.3% disagreed, and 3.8% strongly disagreed respectively. The respondents at Jakande Estate response is as follows, 30.5% strongly agreed, 42.9% agreed, 9.5% were undecided, 13.3% disagreed and 3.8% strongly disagreed respectively, it is evident the larger percentage of the respondents agreed. It can therefore be concluded that the Poor quality of construction materials is responsible for the degeneration of housing in the Estate, however, it cannot be concluded the poor quality of housing construction materials used at Jakande housing estate is responsible for its deterioration, because the construction work was carried out over 40 years ago, but can be confirmed the neglect of the dwelling has contributed significantly to its deterioration.

The research reveals that the Engagement of non-professionals in the construction work is not connected to the poor quality of houses in the Estate. Diamond Estate shows 3.8% strongly agreed, 13.3% agreed, 19% undecided, 38.1 disagreed, and 25.7% strongly disagreed respectively. The respondents at Jakande Estate response is as follows, 19% strongly agreed, 1.9% agreed, 15.2% were undecided, 40% disagreed and 23.8% strongly disagreed respectively, it is evident the larger percentage of the respondents disagreed. It can therefore be concluded that the Engagement of non-professionals in the construction work in the housing estate is not connected to the poor quality of houses in the sampled areas.

The research reveals if the State of The environment in which the housing is located determines its value and maintenance. Diamond Estate shows 31.4% strongly agreed, 16.2% agreed, 27.6% undecided, 14.3% disagreed, and 10.5% strongly disagreed respectively. The respondents at Jakande Estate response is as follows, 27.6% strongly agreed, 37.1% agreed, 10.5% were undecided, 14.3% disagreed and 10.5% strongly disagreed respectively, it is evident the larger percentage of the respondents agreed. It can therefore be concluded that the environment in which the housing is located determines its value and maintenance. Isolo area has a greater

percentage of low-income earners, its value is, therefore, not exorbitant, however, this has significantly affected the resident maintenance culture, as a majority of the sampled respondents are awaiting the government for maintenance as depicted with figures and represented with table 4.5.10 above.

4.6: HYPOTHESES TESTING

Statement of Research Hypotheses

Hypothesis One-

H0: No relationship exists between the socio-economic status of residents and residential quality

To ascertain the earlier stated hypothesis, it shall be tested using Independent T-test, at a 95% confidence interval, the earlier stated null hypothesis shall be rejected if the P-value (Sig.) is <0.05.

Estates	Variables	Mean	Std. Deviation	t-test	Mean Difference	Sig.(2-tailed)
Diamond Estate	Occupation:	2.2762	.82620	28.231	2.27619	.000
	Income level monthly	3.1714	1.46404	22.197	3.17143	.000
Jakande Estate	Occupation:	2.0095	.70021	29.408	2.00952	.000
	Income level monthly	2.8381	1.57580	18.455	2.83810	.000

Source: Researcher Field work, 2022

The Independent T-test was used to test if a significant difference exists between the socio-economic status of residents and residential quality in the sampled estates. The result therefore, reveals all the sampled variables are statistical significant, as the analysis reveal (t=28.231, t=22.197, t=29.408, t=18.455; p= <0.05). The analysis presented shows the variables are statistically significant in the sampled estates, it is, therefore, pertinent to reject the earlier stated null hypothesis, it can therefore be concluded that a relationship exists between the socio-economic status of residents and residential quality in the sampled estates.

Hypothesis Two-

H0: No disparity exist in the property features of the sampled estates

Estates	Variables	Mean	Std. Deviation	t-test	Mean Difference	Sig.(2-tailed)
Diamond Estate	Types of Property/ Property features	2.7905	.95771	29.856	2.79048	.000
Jakande Estate	Types of Property/ Property features	2.6000	.96676	27.558	2.60000	.000

Source: Researcher Field work, 2022

The Independent T-test was used to test if a significant difference exists between the property features of the sampled estates. The result, therefore, reveals all the sampled variables are statistically significant, as the analysis reveal (t=29.856, t=27.558; p= <0.05). The analysis presented shows the variables are statistically significant in the sampled estates, it is, therefore, pertinent to reject the earlier stated null hypothesis, it can therefore be concluded that disparity exists in the property features of the sampled estates.

Hypothesis Three-

H0: The property management strategies does not determine sampled property condition

Estates	Variables	Mean	Std. Deviation	t-test	Mean Difference	Sig.(2-tailed)
Diamond Estate	Property management system has positive impact on the well-being of residents in the Estate	2.0571	1.14210	29.856	2.79048	.000
Jakande Estate	Property management system has positive impact on the well-being of residents in the Estate	2.6000	.96676	18.457	2.05714	.000

Source: Researcher Field work, 2022

The Independent T-test was used to test if a significant difference exists between the property management strategies and the property condition. The result, therefore, reveals all the sampled variables are statistically significant, as the analysis reveal (t=29.856, t=18.457; p= <0.05). The analysis presented shows the variables are statistically significant in the sampled estates, it is, therefore, pertinent to reject the earlier stated null hypothesis, it can therefore be concluded that the property management strategies determine sampled property condition.

SUMMARY, RECOMMENDATIONS AND CONCLUSION

5.1 SUMMARY OF FINDINGS

After proper appraisal of both estates under study, the research thus revealed that privately owned estate has a more effective method of waste management compared to their publicly owned counterpart. The research also reveals that privately owned estates are well-ventilated, while publicly owned have been clumped up by temporary structures for commercial activities, thereby inhibiting their ventilation. The two estates under study do not have a general source of water, as they both depend on individual pipe-borne water.

The setback at the public estates has also been taken over by temporary structures which are used for commercial purposes. The power supply in the two estates is relatively good; however, there is no alternative source of energy in the estate as an individual depends on their generator for power supply. It is evident from the research the public housing estate lacks periodic facilities maintenance compared to its private housing estates which are properly maintained, and there is a facility manager in charge of the estate.

The study further reveals that privately owned possess better security arrangements compared to government-owned estates. The study further reveals a significant variation in infrastructural facilities such as roads, and power supply in the two estates, as it reveals the privately owned estate has better infrastructural facilities and better infrastructural maintenance culture compared to its government counterpart.

5.2 RECOMMENDATION

1. It is necessary to have an establishment of local housing trust funds for the development of affordable housing in the State and the nation at large;
2. Inclusionary zoning should be encouraged, aimed at preserving a specific percentage of housing units for lower-income households in new developments, which should also be at an affordable rate;
3. Employers should assist the national housing programmes through employee home ownership incentives;
4. Direct government provision of housing should also be encouraged, to cater for low-income and disadvantaged groups;

5. The mortgage institutions must operate with low interest to enhance people's interest in mortgage loan processing;
6. Land ownership policy and land documentation process should be reviewed to encourage investment in housing properties;
7. Upgrade of social facilities in the estates should be frequently embarked upon;
8. Effective Waste management practices should be considered for the estates;
9. Effective monitoring should be carried out by government authority to sustain housing maintenance and test the integrity of building structures;
10. There is a need to augment the qualities of amenities and social infrastructure such as pipe-borne water, roads, and electricity among others within the estates.

5.3 CONCLUSION

According to the research findings, the overall perception of residential quality varies among the sampled estates. The comparative analysis of the two estates type, Government owned (Jakande Estate) and privately owned (Diamond Estate) reveals a significant variation among the estate types. The research established that disparities recorded are connected to the maintenance disparity among the estates. A lot of neglect is observed in the public housing estate, which is further culminated by individual wrong perception about government property, as it is believed government-owned property should be maintained by the government. It is therefore important to note that, the government has commissioned most of these estates, and sometimes takes up the responsibility of maintaining the estate for a few years, when attention is shifted from one estate to another, depreciation sets in, and dilapidation begins to manifest.

It is important to note that housing condition is a significant source of environmental inequality in the sampled estates, it is important to state that the public housing estate needs to be upgraded by the government to make them aesthetically appealing and more habitable. There is also a need for public participation from the preliminary stage of designing to the implementation stage, this is to prevent the failure of any developmental scheme programme, there is, therefore, there is need to consult the beneficiaries and be part of every phase of implementation and development of housing programme.

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