Housing Satisfaction in the Nigerian Cities: An Empirical Analysis of Residents in Core Area of Ado-Ekiti

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Abstract

Housing satisfaction connotes personal security, privacy and good housing conditions essential for people's health and well-being. This study analyzes the housing satisfaction of residents in the core area of Ado-Ekiti, Nigeria. The study adopted a mixed-method that combines quantitative and qualitative approaches. The study specifically investigated the socio-economic characteristics of the residents (income, type of buildings, and ages of buildings), their source of water and source of power supply, land-use conversion, and conditions of social amenities in the core areas and resident's level of satisfaction indices. Empirical research was explored for use, multiple sampling techniques was used to select 357 cases from a frame of 4,981 respondents who supplied information through the questionnaire instrument administered to three wards. Descriptive and inferential statistics were used to analyze the set -data collected. Data processed was analyzed using Statistical Package for Social Sciences (SPSS) version 20.0 and Microsoft excel. Analysis of data was discussed using frequency count and distribution, presented through the use of tables, figures, and percentages. Measurements of weight were attached to an element, hence used for the analysis. Based on the research findings, monthly income, type of building, and age of buildings determine the level of housing satisfaction. Ease access to public transport, proximity to work, and affordability determine resident satisfaction in the core city. The research recommends that, the government should develop strategies that will improve the condition of social amenities with a low relatively index of satisfaction. Public and private participation/partnership (PPP) in maintaining existing facilities and collaboration with the Benin Electricity Distribution Company to enhance stable power supply is advocated.

Keywords: *Ado-Ekiti, Core Area, Housing Satisfaction in Nigeria, Relative Index Satisfaction*

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Background to the Study
The core city is the central area of a major city or metropolis (Okosun, Anjorin, and Omole 2021). These areas tend to have higher population densities than outer suburbs, and it's often inhabited by aboriginals who were mainly the first settler and lower-income earner with poor housing conditions (Omole, 2001). Housing has been described as a major constituent of people's material living standards. It is essential to meet basic needs, such as shelter from weather conditions, and to offer a sense of personal security, privacy, and personal satisfaction. Good housing conditions are also essential for people's health (Olotuah, 2015). Housing conditions depend on the current satisfaction of inhabitants and their housing expectations (Wiesenfeld, 1992).

Several studies carried out on some specific sub-systems of housing include, housing quality, availability, cost, problems among others (Agbor and, Ukene 2014; Jiboye, 2012). Olawuni, (2006), examined the quality of housing and its associated problems in the three residential density areas in Osogbo, Nigeria using Geographic Information System (GIS). The study concludes that the high rate of urbanization has effects on the housing condition, due to the impact of urbanization and its attendant consequences of gross inequalities in terms of housing quality, the proliferation of slums areas, squatters, and general deterioration manifest in form of poor environmental and health condition of the people. Furthermore, Olujimi *et al* (2010) analyze the relationships of infrastructural facilities in the determination of rental values of residential properties in Akure, Ondo State. The study revealed that wall-fence and installed burglary proof are significant determinants of rental values of residential properties in Akure. The results call for the improvement from the developers to essentially ensure the provision of these two infrastructural facilities to attract higher rental values in this area.

Agbor and, Ukene (2014), examined residential housing satisfaction of the urban poor in the Calabar metropolis. The study concludes that the urban poor have a low level of residential housing satisfaction with variation existing between subgroups. This implies that housing policy formulators in Nigeria need to review the old tenement structures and include normative housing needs (infrastructure and amenities such as the quality satisfaction attributes) of the urban poor that have been overlooked over the years to articulate the overall integrated housing development framework in Nigeria. In a similar vein, Jiboye (2012) examined tenants' satisfaction with public housing in Lagos. This was accomplished by assessing the levels of housing satisfaction of the general population and the degrees of satisfaction of tenants living in selected public housing estates. Accordingly, he identify three major components; namely environment, dwelling, and management, and concluded that the level of satisfaction with the housing management was below average (unsatisfactory). He also shows that users' inputs and preferences should be strongly considered by planners and public housing agencies when planning and designing public housing projects. However, a review of recent studies shows that empirical analysis of the existing housing condition and resident's satisfaction in the core area has not been explored. Therefore, this study seeks to examine the extent to which housing condition affects residents' satisfaction in the core area of Ado Ekiti, Nigeria.

Literature Research

Housing is defined as buildings or structures that individuals and their families may live in to meet certain federal regulations (Business Dictionary, 2015). Listokin, (2007), defined housing as a permanent structure for human habitation. It is also referred to as the house and defined as a home, building, or structure that is a dwelling or place for habitation by human beings. The term "house" includes many kinds of dwellings, ranging from rudimentary huts of nomadic tribes to free-standing individual structures (Wikipedia, 2011). Williams (2007) refers to it as a dwelling place, constructed as a home for one or more persons. It is any type of permanent shelter for a man, which gives him an identity (Jiboye, 2009).

Government intervention in Housing delivery in Nigeria

A brief review of past housing policies and programmes in Nigeria highlighted four periods of official intervention in housing delivery. These include; the colonial, post-independence, second civilian administration, and Post Second Republic periods till the present date (Oladunjoye, 2005).

i.   Colonial period

Official intervention in housing in Nigeria began in the colonial era. During the early colonial period, the housing activities and policies of the government in Nigeria focused mainly on the provision of quarters for expatriate staff and selected indigenous staff in some specialized occupations like railways, police, etc. This marked the advent of Government residential areas (GRAs) in Nigeria. The basic idea in the GRA policy was to provide habitable housing and housing environment for those expatriate administrators comparable to the best in their respective countries. Their housing quarters were well planted, with all the possible comfort, services, and amenities; including water, closed sewers, electricity, and an abundance of open space and recreational areas. The idea of housing reservation was thus initiated and implemented in Lagos and in the regional and provincial capitals throughout the country. In 1955, the concern for slum clearance brought the central Lagos slum clearance scheme into effect. The scheme opened up Apapa and later Victoria Island as high and low-density areas of Lagos. The Surulere housing scheme in Lagos, which was established in the late 1950s, was partly designed to provide temporary residential housing for the displaced people from the slum areas of central Lagos (Jiboye, 2012). The scheme however became permanent housing for such families as a result of problems associated with the re-allocation of redeveloped land in central Lagos.

ii. Post-independence period (1960-1979)

During this era, emphasis was placed on the five-yearly development plans as an instrument for economic growth. In the first two plans, the housing sector was virtually neglected. Further deterioration was witnessed in the housing situation during the civil war period, especially in the affected areas. The third plan period (1975-1980) introduced the most comprehensive and active intervention by the government in the housing sector. The period recognized the housing problems and aimed to increase the supply of housing to a substantial level through government participation.

iii. Second civilian administration period (1980-1983)

This period witnessed a steady increase in the interest and involvement of the public sector in shelter delivery and the importance of the shelter sector within the overall economy. Most of the strategies and activities during these periods may be seen to conform to the enabling concept; as public production of shelter remained their most common feature. The period witnessed huge failures, when the government allocated ₦1.9 billion for housing construction, in all the twenty states of Nigeria, including Abuja. By June 1983, ₦600 million (37.5%) had been spent to complete only 32,000 units, yielding an overall achievement level of just 20 percent. The period coincided approximately with the fourth national development plan period. It witnessed the continued increasing deficit on urban housing as well as its continuous deterioration in the rural areas. The beneficiaries of this program were identified as low-income earners whose annual income did not exceed ₦8000. It is pertinent to mention that this phase of the programme failed to take off in most states and that the shelter policy came to an abrupt end in December 1983, making way for a fresh look at the shelter sector which has culminated in the new National Housing Policy.

iv. Post Second Republic periods till the Present date (1984 to date)

Many activities in the area of housing were not done at the onset of this period as it has been very much a transitional one, in which the Federal Government was preoccupied with the preparation of a new and more relevant National housing Policy. This policy was finalized and launched in February 1991. The policy has since become operational as the detailed modalities for its implementation have been put in place. The poor performance of the National Housing Policy in meeting its set goals and objectives led to a comprehensive review, which culminated in the Housing and Urban Development Policy of 2002. The new National Housing Policy was proposed in 2002, and its first draft came into publication in January 2004. The major thrust of the Housing and Urban Development Policy is to meet the quantitative housing needs of Nigerians through mortgage finance. The policy was revised in 2004 entailing strategies for housing provision and the institutional framework for it. As proposed by the Presidential Technical Committee on Urban Development and Housing, the framework for its operation involved restructuring of existing structures and the creation of new ones, and the promulgation of new laws. These include the Employees Housing Scheme (Special Provision) Act (Cap107); Land Use Act 1978; Mortgage Institutions Act, 1989 (Cap 231); Federal Housing Authority Act, 1990 (Cap 136); and National Urban Development Policy of 1997, among several others. The housing reforms also involved the establishment of the Federal Ministry of Housing and Urban Development in July 2003 which was saddled with the responsibility of adequately addressing the complex problems of the urban sector. However, as part of the efforts to bring about a further restructuring of existing structures, a new Federal Ministry of Works and Housing was created (Olotuah and Bobadoye, 2009).

Conceptual Framework
Concept of Sustainable Housing Development
The concept of sustainable housing development in City Planning and Management came to the fore during the two world conferences in Stockholm in 1972 and Rio de Janeiro, Brazil in 1992. It has three dominant elements, namely: Environmental sustainability, Economic sustainability, and Social sustainability.

Concept of Sustainable Liveability

This is the concept that emphasis on sustainability and liveability. The concept of liveability is a broad term with no precise or universally agreed-upon definition. The concept embraces cognate notions such as sustainability, quality of life, the "character" of pace, and the health of communities. Liveability is an "ensemble concept" (Myers, 1988; Andrews, 2001) whose factors include many complex characteristics and states. Like the Bruntland Commission's definition of sustainability, the idea of liveability includes the ability of a community to meet "the needs of the present without compromising the ability of the future generations to meet their own needs (World Commission on Environment and Development, 1987). This focus on ecologic, economic, and social sustainability, argues that "liveable cities – easily navigated by foot and bicycle – foster happy, healthy, fit communities of people" while fostering growth in the economy and entrepreneurship. It's a concept in the minds of urban planners, developers, and green builders around the world. Liveable cities enhance the lives and well-being of their citizens, encouraging community and public participation through urban design that brings people together. Additionally, liveable cities embody sustainability ecologically, economically, and socially. There is a lot of rhetoric from folks who argue that liveable cities impede personal freedom. These individuals view personal freedom through their connection to their vehicles and ability to drive where they want when they want. With people out of their homes and vehicles and populating the streets and local shops, an amazing thing begins to develop – a comfortable community. A growing urban centre can have as strong a sense of community as a one-road town.

Sustainability underscores the demand for intergenerational equity and recognizes the limits set by ecological conditions such as the finite nature of certain natural resources like fossil fuels. Liveability encompasses broad human needs ranging from food and basic security to beauty, cultural expression, and a sense of belonging to a community or a place. "Quality of life" emerged as a concept within the social indicators movement of the 1960s and questioned basic assumptions about the relationship between economic and social well-being and the complex nature of individual and social material and immaterial well-being. Quality of life might refer to a citizen's satisfaction with residential environments, traffic, crime rate, employment opportunities, or the amount of open space (Myers, 1988). Alternatively, the phrase might refer to less tangible qualities such as freedom of expression and social justice (Land, 1996). The character of places considers some of these same attributes as bundles of features linked to particular places (e.g., how a community's health is affected by air quality or access to health services). Together, the concepts of residents of a place, and how the activities and choices of these individuals will impact the lives of future generations. A sustainable community would not be built on consumptive practices that cannot be maintained over two generations; one liveable community cannot be maintained at the expense of its neighbours (a socially costly example of environmental injustice is the sitting of waste facilities in economically disadvantaged areas). Many communities post their choice of indicators, and these can serve as examples for other communities. For the purpose of this research, the basics indicators are, aesthetic residential environments, traffic, low crime rate, and employment opportunities.

Concept of Habitability

The concept of habitability explains the level of satisfaction derived by the tenants or residence from their abode. It reveals that housing is more than a shelter. The component of housing the people, include the shelter, the institutional arrangement, and the environment (Omole, 2000). These four components interact to produce the level of satisfaction, which eventually determines the level of housing needs in a given place. However, habitability varies in some circumstances, as such the habitability of housing at a particular point in time can be defined meaningfully in the relative rather than in the absolute sense (Jiboye, 2012).

Urban Sustainability Theory

It is used as a guide for sustained, multi-faceted efforts over an indeterminate period. It demands a long-term, comprehensive, and integrated perspective. For many people, including some politicians and public officials, these are new and difficult ideas, and they constitute an approach to urban management that does not fit well with traditional political and administrative systems (UN-Habitat, 2007). An issue of long-term, fundamental importance can easily be obscured by the urgent immediate problem if sustainability is not borne in mind. The concept of housing satisfaction refers to an individual's evaluation of their housing environment, subjects to their needs, expectations, and achievements (Hui and Yu, 2009). The concept of residential satisfaction was developed based on the premise that the gap between the desired housing by occupants and the exact neighbourhood's conditions is determined (Galster and Hesser, 1981; Mohit, 2010, Okosun, Anjorin and Omole, 2021). Residential decisions by the household are being made based on their needs and aspirations. The Absence of complaints suggest residential satisfaction at the equilibrium point of needs and aspirations, and would likely feel dissatisfied if their housing and neighbourhood do not meet their needs and aspiration. The conceptual model of the paper is based on the view that residential satisfaction is a complex construct of the indices of satisfaction that respondents perceive with dwelling unit features, dwelling unit support services, public facilities, social environment and, neighborhood facilities. According to Amerigo and Aragones (1997), objective attributes of the residential environment, once they have been evaluated by the individual, it become subjective, giving rise to a certain degree of satisfaction. Subjective attributes are influenced by the subject's of socio-demographic and personal characteristics as well as residential quality pattern; a normative element compares individuals to real and ideal residential environment. Having review some of the previous work on housing satisfaction, and the conceptual framework emanated from it. This research intends to analyze the existing housing condition and residents' satisfaction in the core area of Ado Ekiti, Nigeria. Theoretically, this research will offer workable solutions on how to improve the housing situation in Nigerian cities.

The Study Area

Geographically, Ado-Ekiti is the capital city and administrative centre of Ekiti State, Nigeria. The land expanse of the study area is about 3.4 square km with estimated population figures of 123,045 inhabitants (Okosun, 2021). The town continued to enjoy political relevance until 1996 when it became the state capital. The land -use in the area is largely residential. The 2006 census report gave an estimated population of approximately 308,621 for Ado-Ekiti. The

population of the town was derived from twelve (12) geo-political units known as wards. Three zones existed in Ado-Ekiti, namely: urban core, the traditional zone, and urban peripheral. The urban core of Ado-Ekiti accounted for 50.0% of the entire population which made up of four wards (Idofin, Ijigbo, Irona, and Oke-ila), out of twelve (12) existing wards that made up of Ado-Ekiti LGA, the study area falls within three (3) major ward, which are ward 1, 5, and 10 namely; Idofin 1, Ijigbo V and Oke-ila X. This research, therefore, concentrated on an inner residential core area of Ado-Ekiti. The research focused purposely on these areas in order to examine the existing housing condition and resident's satisfaction to ameliorate the present and the future housing satisfaction of the inhabitants in Ado-Ekiti.

Research Methodology
The survey research design was adopted for this study. The research methods include in-depth fieldwork, observation, questionnaire administration, interviews, and processing of field data. Two sources of data were explored; (i) primary and (ii) secondary sources. However, a multi-stage sampling technique was adopted for this research. Firstly, a reconnaissance survey was carried out, thereafter, the delineation of the study area; in this case, the study area is divided into wards using the stratified sampling method. Secondly, a random selection of wards was embarked upon. Thirdly, the simple random sampling was employed to select buildings where questionnaires were administered. Three wards were investigated for the study, namely, Idofin ward I, Ijigbo ward V, and Oke-ila ward X, questionnaires were administered to the residents in the study environment. These wards have an estimated total of 1579 households in Idofin I, 1402 households in Ijigbo V, and 2000 households in Oke-ile ward X. Totaling, 4981 residential buildings in the study area, a total of 357 residents in the residential household/building constituted the sample size, thus representing 14% of the entire population who supplied information on housing satisfaction indices through the questionnaire instrument using three wards to revolutionize the present and the future housing satisfaction of the inhabitants. Those include 113 for Idofin ward I, 101 for Ijigbo ward V, and 143 for Oke-ila ward X.

Table 1: Sampling in the study area

| No	Selected ward(s)	Total number of residential houses	Percentage sample (proportional)	Sample size (proportional)
1	Idofin	1,579	32%	113
2	Ijigbo	1,402	28%	101
3	Oke-Ila	2,000	40%	143
	Total	**4,981**	**100%**	**357**

Based on the peculiarity and homogeneity of the population, it can be used to make general assumptions for the overall study population (Okosun, *et al.,* 2021). Hence, appropriate for the research, since the study area focuses on residents and buildings in the core area of Ado-Ekiti. Descriptive and inferential statistics were used to analyze the set -data collected. Data processed was analyzed using Statistical Package for Social Sciences (SPSS) version 20.0 and Microsoft excel. The analysis of the data was discussed using frequency count; distribution

and such information were presented through the use of tables, figures, and percentages. Measurements of weight attached to an element by all the dwellers were taken together, hence were used for the analysis (Level of satisfaction in the core area of Ado-Ekiti) to ascertain the dissatisfaction or satisfaction of a relative weight index. It was represented as $n1$ = No of respondents for very poor, $n2$ = poor, $n3$ = fair, $n4$ = good, $n5$ = very good and N = Total no of respondents. For this study, the variables were graded according to the diminishing order of their relative satisfaction index. Therefore, the more RIS approaches 1, the more the contribution of the variable to the satisfaction for the dwellers.

Results and Discussion

The results as depicted in Figure 1 show that the majority (65.8%) of the residents in the core area earned below ₦30,000 thousand per month, followed by ₦30,001 and ₦40,000 thousand (23.5%). Lower percentages (7.3%) of the residents' monthly income were between ₦40,001-₦50,000 thousand. The least percentage (3.4%) received more than ₦50,000 thousand monthly. This result corroborates the income classification of the residents in the study area on the quest for cleaner household electric energy in residential estates of Ado-Ekiti (Okosun, et al, 2021), which shows that majority of the residents in the core area of Ado-Ekiti where low- income earners. However, a majority (52.9%) of the residents in the core of the city reside in a bungalow; this was closely followed by residents who reside in story buildings (27.7%), while the remaining (19.3%) resides in terrace buildings as shown in Figure 1. The building typology reveals that the bungalow was the dominant building type in the study area. The age of the building where some of the residents lived may serve as a determinants level of their housing satisfaction. From the findings, the age of buildings varies from 1-5years (6.7%), 6-10 years (16.8%), and 11-15 years (18.5%). The majority of the dwellers in the core area opined that, they reside in old buildings which were above 15years (58.0%). This implies that the majority of the buildings in the core area of Ado-Ekiti are old, and some are dilapidated. It further shows the poor living condition of the area as a result of natural aging of the buildings, lack of maintenance and neglect, and the low living standard of the people hence, lower satisfaction exist.

Figure 1: Main socio-economic characteristics of residents in the core area of Ado-Ekiti
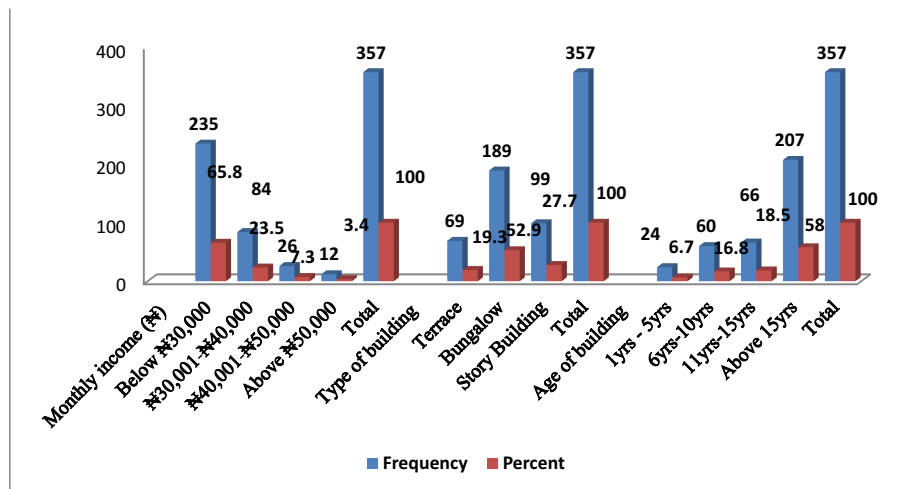
According to the data gathered, it was established that the source of water in the area includes well, bore-hole, water vendors, and public water supply. It was discovered that the majority of the houses in the study area get their source of household water from the well with 66.9% of the total number of houses that were sampled in the core of Ado-Ekiti. This was followed by bore hole and water vendor which accounted for 14.8% and 12.6% respectively. Only 5.6% of the respondents rely on the public water supply as their source of water.

Table 2: Major sources of water in core area of Ado-Ekiti

Source of water supply	Frequency	Percent
Borehole	53	14.8
Well	239	66.9
Waters Vendor	45	12.6
Public water supply	20	5.6
Total	357	100.0

It was further observed in table 3 that, the major source of power supply was the Benin Electricity Distribution Company (BEDC) accounting for 71.4%, while 5.0% represented the number of houses that make use of the generator, 6.7% households in the core area of Ado-Ekiti make use of solar energy with other sources. However, 16.8% of the household make use of combined sources of power supply which include public electricity supply (BEDC), generator, and solar system. From the source(s) of power supply of the households in the core area of Ado-Ekiti, it was revealed that the majority of the residents depend on epileptic power supply from BEDC and they could afford other sources (s) of power supply due to their status as low-income earners.

Table 3: Source of power supply in the core area of Ado-Ekiti

Source of power supply	Frequency	Percent
BEDC	225	14.8
Generator	18	66.9
Solar Inverter/panel	24	12.6
Combined sources	60	5.6
Total	**357**	**100.0**

As observed in table 4, the majority of the respondents (71.4%) opined that there has been land-use conversion, while only 29.0% of the respondents stated otherwise. The findings reveal that most of the residential buildings are being used for both residential purposes, commercial and some have been converted. This is as a result of the study area is a commercial hub of the city.

Table 4: Land use conversion in the core area of Ado-Ekiti

Land-use conversion	Frequency	Percent
Yes	255	71.4
No	102	29
Total	357	100.0

Variables as depicted in table 5, reveals that, the social amenities with the poorest condition indices in the study area were educational (3.7815), street light (3.6499), drainage (3.5826), market (2.8235), and power supply (2.6555). The amenities with the lowest level of indices (poor condition) reduce the level of satisfaction derived by the residents in the core city from such facilities. The aforementioned social amenities have negative implications on the health and physical development of the residents in the core area of Ado-Ekiti. This trend will make development control by Town Planners cumbersome. In line with this submission, residents' satisfaction with housing conditions receives a boost when there is an available neighbourhood with infrastructural facilities in their functional state (Onibokun, 1974; Okosun, 2021).

Table 5: Condition(s) of social amenities in the core Area of Ado-Ekiti

Social amenities	N	Sum	Mean	Std. Error	Std. Deviation	Variance
Condition of Power	357	948.00	2.6555	.07307	1.38067	1.906
Condition of Market	357	1008.00	2.8235	.08349	1.57748	2.488
Condition of Drainage	357	1279.00	3.5826	.11039	2.08581	4.351
Condition of Street Light	357	1303.00	3.6499	.11785	2.22677	4.959
Condition of Educational	357	1350.00	3.7815	.07748	1.46395	2.143
Condition of Water	357	1378.00	3.8599	.10447	1.97384	3.896
Condition of Health facility	357	1389.00	3.8908	.06327	1.19543	1.429
Condition of Waste management	357	1441.00	4.0364	.09506	1.79616	3.226
Condition of Access road	357	1465.00	4.1036	.10341	1.95394	3.818
Condition of Playground	357	1660.00	4.6499	.09069	1.71349	2.936
Condition of Police post	357	1790.00	5.0140	.07341	1.38707	1.924

Table 6 depicts the mean for variables that determine the level of satisfaction in the study area. From the table, variables such as ease access to public transport (1.4454), and proximity to work (1.5098) show the level of satisfaction indices attained by the respondents. This is followed by affordability (1.5406), proximity to place of worship (1.6751), closeness to relatives and kinsmen (1.6751), availability of basic facilities (1.7087), nearness of house to police station (1.7675), level of privacy in the house size of compound (1.7815), proximity to children school (1.7815), social status (1.7955), safety/security (1.8039), business opportunity (1.8487), aesthetic appearance (1.8543), frequency of house maintenance (1.8543), observance of setbacks (1.8571), quality of buildings materials (1.8627), cross ventilation (1.8852), nearness of house fire station (1.9160) and quality water (1.9216). However, the lowest level of satisfaction is indicated by the variables of availability of parking space (1.9216), government contribution (1.9440) and, nearness of house to hospital (1.9496). Thus, the provision of infrastructure in any estate/community should not only be adequate in meeting residents' needs, but also functional (Okosun and Olujimi, 2016).

Table 6: Respondent's Opinion on level of satisfaction using housing satisfaction indices

Indicators	N	Sum	Mean	Std. Error	Std. Deviation	Variance
Ease access to public transport	357	516.00	1.4454	.02634	.49771	.248
Proximity to work	357	539.00	1.5098	.02931	.55388	.307
Affordability	357	550.00	1.5406	.02641	.49905	.249
Proximity to place of worship	357	598.00	1.6751	.02482	.46901	.220
Closeness to relatives and kinsmen	357	598.00	1.6751	.02482	.46901	.220
Availability of basic facilities	357	610.00	1.7087	.02408	.45501	.207
Nearness of house to police station	357	631.00	1.7675	.02239	.42301	.179
Level of privacy in the house	357	636.00	1.7815	.02190	.41380	.171
Size of compound	357	641.00	1.7955	.02138	.40389	.163
Proximity to children school	357	644.00	1.8039	.02450	.46288	.214
Social status	357	644.00	1.8039	.02450	.46288	.214
Safety/Security	357	656.00	1.8375	.01955	.36939	.136
Business opportunity	357	660.00	1.8487	.02276	.43002	.185
Aesthetic appearance	357	662.00	1.8543	.01870	.35326	.125
Frequency of house maintenance	357	663.00	1.8571	.01855	.35042	.123
Observance of setbacks	357	665.00	1.8627	.01824	.34460	.119
Quality of buildings materials	357	668.00	1.8711	.01776	.33551	.113
Cross ventilation	357	673.00	1.8852	.01690	.31928	.102
Nearness of house to fire station	357	684.00	1.9160	.01470	.27783	.077
Quality water	357	686.00	1.9216	.01425	.26923	.072
Availability of parking space	357	686.00	1.9216	.01425	.26923	.072
Government contribution	357	694.00	1.9440	.04073	.76965	.592
Nearness of house to hospital	357	696.00	1.9496	.01160	.21912	.048
Proximity to market	357	744.00	2.0840	.11176	2.11168	4.459

Pearson product- moment correlation (PPMC) was used to test this hypothesis 1 (Table 7). Variables for this hypothesis were questions on income, household size, and level of satisfaction indices in the study area. The correlation coefficient in table shows that the $P = 0.020$ (two- tailed) < 0.05 the r- value is 0.875 the level of significant is at 0.02. This shows that there is a significant relationship between the socio-economic characteristics of the residents and their housing satisfaction. Therefore, the H_i is accepted. It could be deduced that the socio-economic characteristics of the respondents such as monthly income, household size, type of building, age of buildings determine the level of housing satisfaction.

Table 7: Correlation result of the survey on socio-economic (income) characteristics of the residents and their housing satisfaction.

Correlations		Income	Level of satisfaction
Income	Pearson Correlation	1	.875[*]
	Sig. (2-tailed)		.020
	N	357	357
Level of satisfaction	Pearson Correlation	.875[*]	1
	Sig. (2-tailed)	.020	
	N	357	357

**. Correlation is significant at the 0.05 level (2-tailed).

Table 8: Correlation result of the survey on satisfactory housing attributes and residents' satisfaction in the city core area

Correlations		Housing attributes	Residents satisfaction
Satisfactory housing attributes	Pearson Correlation	1	.649[*]
	Sig. (2-tailed)		.030
	N	357	357
Residents satisfaction	Pearson Correlation	.649[*]	1
	Sig. (2-tailed)	.030	
	N	357	357
	R-value 0.65		
	Sig 0.03**		

**. Correlation is significant at the 0.05 level (2-tailed).

From the results, a significant relationship between satisfactory housing attributes and residents' satisfaction in the city core area exist. Therefore, the H_i is therefore accepted. It can be deduced that satisfactory housing attributes such as ease access to public transport, proximity to work, and affordability determine the occupant or resident satisfaction in the study area.

Recommendation and Conclusion
It is evident from the empirical work carried out in this study that monthly income, type of building, and age of buildings determine the level of housing satisfaction. The satisfactory housing attributes such as ease access to public transport, proximity to work, and affordability determine the occupant or resident satisfaction in the study area. Based on the findings of this study, the following recommendations were offered as sustainable strategies geared at

improving residents' satisfaction in the study area. The Government should endeavour to work and collaborate with the Benin Electricity Distribution Company (BEDC) to assist in stable electricity supply, to reduce the residents cost on other sources of power supply, such as generators and solar systems. More social amenities with a low relative index should be provided in order to meet the need of the growing population in the study area. Government should put in place strategies that will improve the existing social amenities with a low relatively index of satisfaction. Public and private sector partnership is advocated, in order to create an enable healthy environment with a maximum practicable degree of an authentic, convenient and sustainable city. Stakeholders' involvements to maintain existing facilities are required to improve the condition of amenities.

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