

Sustainable Housing Development In Nigeria

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ABSTRACT

Sustainable housing development has emerged as a critical aspect of modern urban planning, focusing on creating environmentally conscious residential constructions that minimize ecological footprints while enhancing the quality of life for inhabitants. This approach integrates innovative architectural designs, eco-friendly materials and cutting-edge technologies to reduce energy consumption, conserve natural resources, and promote sustainable living practices. By adopting sustainable housing development strategies, communities can mitigate the impacts of climate change, improve public health, and foster economic growth. This paper explores the principles, benefits and challenges of sustainable housing development, highlighting successful case studies and best practices that can inform policy decisions and guide future developments in the field.

INTRODUCTION

Housing is important to the development of any society, and it has both economic and welfare effects. Economically, investment in housing contributes to fixed capital formation, employment and substantial backward and forward linkages with the rest of the economy. Its welfare effects include shelter for the populace, access to health and educational facilities. Improved access to health and education services as well as employment opportunities may lead to higher productivity and income for poor families (Ezeigwe, 2015; Dimuna & Olotuah, 2020).

Housing deficit, when left unabated, could lead to increase in crime, outbreak of diseases, unaffordable house prices, poor standards of living as well as high mortgage payments. Due to this, the United Nations (UN) advocated for the adoption of Goal 11

globally. Goal 11 was targeted to capture a holistic perspective of the housing sector, with a view to achieving quality and affordable housing units for all by 2030 (Olutuah, 2015). Housing (Shelter) is unarguably one of the basic necessities of man. It used to be ranked second after food in the hierarchy of man's needs but according to (Enisen & Ogundiran, 2013). It is the first and most important of all rights, and since it embraces all social services and utilities that go to make a community or neighbourhood a livable environment, it is now a right (Efina & Finmark, 2010).

The demand for housing increases in response to several factors, notably urbanization and population growth. A high population growth will have significant effect on resource allocation such as housing and this could pose a big problem to the Nigeria housing and national development. Thus, urbanization and population growth if not adequately handled can put excessive strain on available housing which could negatively affect the attainment of sustainable development in Nigeria (Igwe *et al.*, 2017).

Nigeria's housing situation is gradually becoming critically bad and could make Nigeria fail in the sustainable development plans and goals. Hence, there is need to cushion housing challenges in Nigeria towards the attainment of sustainable development. The link of housing provision to sustainable development is hinged on its multidimensional impact on the promotion of quality of life, health, education, safety and security of individuals, households, communities (Ibem & Aduwo, 2013). Access to adequate and comfortable housing both in quality and quantity is fundamental to man's need, because such factor is indispensable to individual's psychological, physical, economic and social well-being. Following the position of Maslow's hierarchy of needs, several authors have confirmed the acceptance of housing as essential ingredients for individual's existence; after food thereby ranking second in man's pyramid of needs (Noonan, & Watson, 2017; Manomano & Tanga, 2018). Consequently, the position of United Nations on adequate housing been a universal human right has caused housing provision to become a key point of urban policies in diverse government's agenda (Rolnik, 2014; Wells, 2018; Ojeifo & Eseigbe, 2012).

Effectively dealing with urban housing problems in Edo state demands that suitable housing is not only available but also affordable to those for whom it is provided. However, rising housing costs amid expanding urban population and relatively low incomes have continued to make access to decent and affordable housing (which has been a key objective of Nigeria's housing policies) elusive to the majority of urban households (Onaiwu, 2015). Housing affordability problems are not limited to Benin City but the entire Edo State, Nigeria

as many parts of the state experience rising real housing prices, declining urban housing have been such a concern that housing affordability has become a central issue in housing policy debates. Consequently, measuring housing affordability has increasingly become an important area in housing studies and a necessary element in the formulation of housing policies and programmes (Oladokun & Komolafe, 2017).

In order to have policy response with appropriate intervention programme to achieve Nigeria's housing policy goals, a deeper understanding of housing affordability situations of households is essential. However, the body of literature on the subject of housing affordability focused on Nigeria, and particularly with respect to homeownership is scanty. In particular, it is important to have empirical knowledge of the housing affordability situations of households and the determinants of affordability. As government housing policies and programmes have focused mostly on access to homeownership in urban areas and homeownership is the dream of most Nigerians, it is more useful to focus on housing affordability investigations on urban homeownership. This will provide a framework for problem – solving in housing affordability and empirical support for housing policy reforms (Isiwele *et al.*, 2018). However, if such policy reforms would reflect the interest of the people for whom they are made, as is fundamental in formulations, then the investigation has to be tailored to the context of Nigeria's usual housing market practices.

AIM

The aim of this work is to evaluate sustainable housing development in Nigeria. The objectives of the study are to:

1. clarify the concept of sustainable housing development
2. evaluate some dimensions of problem

LITERATURE REVIEW

Basic Concepts

The term sustainable simply refers to the ability to make long term progress without losses. In this regard, the Sustainable Development Goals (SDGs) were built on the eight Millennium Development Goals (MDGs). However, contrarily to the eight MDGs that were intended for action in developing countries only, The 2030 Agenda for Sustainable Development ("the 2030 Agenda") entails 17 Sustainable Development Goals (SDGs) and 169 targets which came into force on the 1st of January 2016.

The seventeen Sustainable Development Goals are as follows:

- i. end poverty in all its forms everywhere;
- ii. end hunger, achieve food security and improved nutrition and promote sustainable agriculture;
- iii. ensure healthy lives and promote well-being for all at all ages;
- iv. ensure inclusive and equitable quality education and promote lifelong learning opportunities for all;
- v. achieve gender equality and empower all women and girls;
- vi. ensure availability and sustainable management of water and sanitation for all;
- vii. ensure access to affordable, reliable, sustainable and modern energy for all;
- viii. promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all;
- ix. build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation;
- x. reduce inequality within and among countries;
- xi. make cities and human settlements inclusive, safe, resilient and sustainable;
- xii. ensure sustainable consumption and production patterns;
- xiii. take urgent action to combat climate change and its impacts;
- xiv. conserve and sustainably use the oceans, seas and marine resources for sustainable development;
- xv. protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss;
- xvi. promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels; and
- xvii. strengthen the means of implementation and revitalize the global partnership for sustainable development

(United Nations Women, 2015).

In relation to development, the United Nations Development Programme defined the term sustainable as the state of meeting the needs of the present, without compromising the ability of future generations to meet their own needs (UNDP, 2016). Sustainable Housing development is a major concern to the world and it formed the basic theme of the report “Our

Common Future” produced by Bruntland Commission for the United Nations (World Commission on Environment and Development 1987).

The report described sustainable development as development that meets the needs of the present generation without compromising the ability of the future generations to meet their own needs. The report also recognized that the environment is where we live and development is what we all do in attempting to improve our lot within that abode, and as a result the two are inseparable. The built and natural environment has a huge impact on the quality of life (Akintoye 2006). The main ideal behind this notion is to create an effective system of resource distribution and utilization with a long-term perspective in mind.

The achievement of sustainable development depends on meeting the following inter-dependent objectives: maintaining ecological integrity, attaining social self-sufficiency, establishing social equity and meeting human needs for food, shelter and health (UN, 1996). In shelter or housing provision, sustainable development explicitly relates to discussion of affordability, housing quality and issues of social equity and justice in terms of accessibility. This perspective requires the enumeration of provision over the life cycle of housing. Therefore, to be able to determine the challenges of affordable housing vis-a-vis sustainable urban development, three basic concepts require clarification and elaboration. These are housing affordability, housing quality and equity with regards to accessibility to housing.

The rationale for housing assistance is to improve housing affordability for those receiving the assistance (AHURI, 2004). Therefore, since the concept is an essential component of sustainable development, it is germane and central to the present discuss. Andrews (1998) defined the term “affordable housing” as that which costs no more than 30 percent of the income of the occupant household. This is the generally accepted definition of housing affordability. She also described severe housing burdens as 50 percent or more of household income. Families who pay more than 30 percent of their income on housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care (HUD 2005). ‘Affordability’ is concerned with securing some given standards of housing or different standards at a price or rent which does not impose an unreasonable burden on household incomes. In broad terms, affordability is assessed by the ratio of a chosen definition of household costs to a selected measure of household income in a given period (Maclennan & Williams, 1990). The Chartered Institute of Housing (1992) identified four key variables or items which will determine whether accommodation is affordable or not. These variables are:

- a. Rent levels which will have an impact on the ability of a tenant to afford accommodation.
- b. Household income.
- c. The type of household (that is Family makeup, whether couple, single parent, elderly, etc.)
- d. Whether the household is eligible for housing benefits. From the above, affordable housing may therefore be described as housing in which the occupant is not paying more than 30 percent of his or her income on. The 30 percent threshold is currently the most widely used and widely accepted indicator of housing affordability (Andrews 1998).

Consequently, it is adopted in this study.

The literature on housing quality revealed the commonly used indicators of housing quality to include structural adequacy, neighbourhood quality, residents' perception of neighbourhood safety, level of public services provided, access to work and other amenities, room density and housing affordability (Okewole & Aribigbola 2006). In other words, the definition of the housing quality embraces many factors including the physical condition of the building and other facilities and services that make living in a particular area conducive. The quality of housing within any neighbourhood should be such that satisfies minimum health standards and good living standard, but should also be affordable to all categories of households.

Social view of housing relates to a situation in which all citizens have access to housing without limitations as to one's socio economic background or status in society. The relevance of this view to housing accessibility is in ensuring that housing provision is not focused on some 'chosen' segments of the society but all members of the community have equal opportunity to choose their own accommodation according to their means or affordability level (Okewole & Aribigbola 2006).

Problems of Sustainable Housing Development

There are four (4) major group of problems in sustainable housing development. These problems are as follows: Qualitative housing problem, Quantitative housing problem, Psychological housing problem and Socio-cultural housing problem.

- 1. Qualitative Housing Problem:** It is the most serious and visible problem among the problems enumerated above. This is because in many settlements, buildings are of poor and there is equally poor planning. There is the problem of lack of physical

infrastructural amenities like water supply access to road, electricity and telecommunication facilities as well as lack of socio infrastructure, such as hospital, clinic, schools and market etc. (Nwaka, 2005).

2. **Quantitative Housing Problem:** The problem as the name suggest has to do with the insufficient in the supply of housing compared to the food demand. This is when the number of housing supply fall short or insufficient compared with the population in question. It is the origin of housing shortage that in turn leads to other problems.
3. **Psychological Housing Problems:** There are the weight down problems that leads to frustration and inferiority complex. Some researchers have agreed that people living in the unplanned are areas of our cities most times feel bad about their living condition and in fact it gives them psychological problems for instance, people who are living in houses, under the bridges and abandoned primary school at night have psychological problem as per their place of abode (Igwe *et al.*, 2017).
4. **Socio-cultural Housing Problem:** These have to do with the taste, value attached to family house, tradition, culture, education and labour cost. As people move up vertically in their social and economic status, so do their taste for housing changes, hence, housing which is slightly in relation to changes in people's status perception in viable environment differs basically from person but in most cases, the educational level of individual tastes and value affects the perception of housing and the environment (Nwaka, 2005). For instance, a person that earn a better salary will prefer to live in a compound house (mansion) and in a peaceful area than a gateman with a low income that cannot carry him for feeding in a month; such people will like to live in the core areas where house rent will be cheaper, if not the cheapest.

Studies on Sustainable Housing Development in Nigeria

Several studies have been carried out on sustainable housing development in Nigeria. Igwe, *et al.* (2017) examined housing problems which lead to unwholesome environmental conditions. The method used is a review of academic articles, textbooks, internet materials, news articles and publicly available materials on housing problems. Result showed housing problems including overcrowding and congestion, poor accessibility, substandard and inadequate housing, high cost of building materials, high interest rate and lack of interest by financial institutions to facilitate loans to investors and uncoordinated policies by government.

Iheme, Effiong & Ekong (2015) examined that housing is one of the most important needs of individuals next to food and clothing and explored how housing needs for low income earners has reached an alarming stage in Nigeria. The objectives were to determine housing needs of the low income group in Nigeria and to determine the impact of government policies on affordable housing provision to the low income group. Survey method was used to collect data from 44 respondents through the administration of questionnaires which was analyzed with statistical tools. The findings from the study shows that insufficient fund is closely related to other finance related factors identified as barriers to the accessibility of public housing by the low income group who are non-public servants. Such factors as high interest rate, low per capita income, lack of security of income, lack of collateral and high cost of public houses. The study suggests the creation of a viable secondary mortgage market, improvement of land registration and allocation, compassionate urban renewal programmes, cost saving house designs amongst others.

Ibimilua & Ibitoye (2015) examined housing policy in Nigeria and opined that housing problem is peculiar to both rich and poor nations as well as developed and developing countries. Furthermore, They also investigated some certain problems are associated with housing worldwide which include shortage of housing (qualitatively and quantitatively), homelessness, government shortsightedness about the needs of the people, access to building land, house cost in relation to specification and space standard, as well as high interest rate of home loans. Additionally, they reported that the reasons for shortage of housing in Nigeria include poverty, high rate of urbanization, high cost of building materials, as well as rudimentary technology of building.

Isma'il, *et al.* (2015) examined urban growth and housing problems in Karu Local Government Area of Nasarawa State in Nigeria. Questionnaire survey was used to acquire primary data which was complemented with secondary data. The respondents for the questionnaire survey comprised of the residents, government officials, and other stake holders in urban and housing development in the area. A total of 300 questionnaires were administered using stratified and random sampling techniques. Data was analyzed using descriptive statistics and correlation analysis. Findings revealed a strong correlation between urban growth and housing problems in the area. The study also identified housing problems such as overcrowding and congestion, poor accessibility, substandard and inadequate housing, as well as insufficient basic amenities and infrastructural facilities in the area.

Sajini (2014) examined the impact of population growth on housing in Asaba, Delta State, Nigeria and opined that increasing population places a serious demand on the available facility. Result revealed that the rate at which facilities required are provided does not keep pace with the rate at which the population is growing, there is bound to be problem of deficit in the needed resources. Additionally, she stated that in different parts of the world, the explosive growth of the human population in the past few decades has been accompanied by a relatively slow rate of increase in housing, thus leading to housing problems. She concluded that the rapid rate of growth of both the urban and rural populations and inadequate funding has made it extremely difficult to provide sufficient housing for the ever-increasing population.

Enisan & Ogundiran (2013) examined challenges of housing delivery in metropolitan Lagos, Nigeria and opined that it is an obligation for any good government to provide affordable accommodation to its citizens. They also stated that there is need for the government of the nation to ensure affordable accommodation to citizen irrespective of their location in the country. Additionally, they reported that the statistics of homelessness is the best we deserve; currently many cannot afford a decent home, nearly half of Nigeria's population lives in urban and semi-urban areas, with majority living in slums and substandard accommodation. To this end, they concluded that Nigerian government and other players in the housing delivery are not treading the same path; other countries tread in meeting up the housing needs of their citizenry.

Onu & Onu (2013) assessed urban residential housing and low-income earners in Makurdi Metropolis, Benue State, Nigeria. They adopted the survey research design to determine the challenges confronting low income earners in urban residential housing areas in Markurdi Metropolis, Benue State, Nigeria. They utilized both primary and secondary data sources. Data obtained were analyzed using descriptive statistics. Findings showed that 57.8% of the respondents earn less than N10, 000.00 in a month, which made it difficult for them to afford decent houses. The study concluded that good urban government is necessary to promote increased access to land, credit and affordable housing that is environmentally friendly and conducive for the low income earners.

Toyobo, Muili & Ige (2013) examined the socio-economic characteristics of residents' types of houses, facilities and condition of buildings in Ogbomoso Township, Oyo State, Nigeria. A total of 204 questionnaires were administered using systematic random sampling techniques. Data were further analyzed with the aid of simple descriptive analytical

technique. The hypothesis was tested using Analysis of Variance (ANOVA). The study showed inadequate provision of facilities such as pipe – borne water, erratic power supply, poor solid waste management and presence of substandard houses in the study area.

Ugonabo & Emoh (2013) examined the major challenges militating against housing development and delivery in Anambra State, Nigeria. The study has identified a multiplicity of factors inhibiting effective housing development and delivery in Anambra State to include lack of secure access to land, high cost of construction, limited access to finance, bureaucratic procedures, high cost of land registration and titling, uncoordinated policies and implementation at Federal and State levels, ownership rights under the Land Use Act, lack of critical infrastructure, affordability gap, inefficient development control, youths harassment of developers, inelegant revocation and compensation process among others. In order to comprehensively address the challenges the study recommended the need for a holistic approach to housing development and delivery that will involve the Federal Government, the State Government and the private sector (both formal and informal). In view of the fact that the private sector has displayed greater flexibility and potential for housing production, we are of the opinion that in line with the provisions of 2012 National Housing Policy, government should provide the enabling environment for the private sector to provide safe, adequate and affordable housing for the citizens.

Dimuna & Olotuah (2020) examined the satisfaction levels of residents with housing and neighbourhood /building environment of six occupied housing estates in Benin City, Edo state, Nigeria. Data were collected in 2018 from six (6) housing estates located at; Oluku, Ugbowo, Oregbeni, Ikpoba Hill, Iyekogba-Ebo and Evbuoriararia. The data was obtained from sources within the study area using questionnaires, personal interviews and physical observations. The statistical tools used for analysis of data include: means, standard deviations, and categorical regression analysis. The results showed that there are variations in Relative Satisfaction Index (RSI) scores across the environmental dimensions examined for both the older and relatively newer estates. For the relatively newer estates such as Iyekogba, Oluku and Andrew Wilson, results revealed that the residents are quite satisfied with Allocation for Recreation Centre (RCT) and Condition of Overcrowding (CO) with RSI scores ranging from 3.00-4.711; while those for the older estates such as Ikpoba Hill, BDPA and Oregbeni also appeared fairly satisfied 3.00-3.5. Regarding Condition of Overcrowding (CO), Refuse Disposal (RD), Level of Noise Pollution (LNP), Clean Kept Surrounding (CKS), Erosion Effect (EE), and Quality of Water (QW). Findings further revealed that RSI

scores for the residents in Iyekogba, Andrew Wilson and Oluku are ranked higher indicating better satisfaction levels when compared to the RSI scores for the older estates. The results of Categorical Regression Analysis revealed that the estates environmental indicators impact positively and significantly at 5 percent ($p= 0.003$) on the satisfaction levels of residents. Hence efforts at improving environment of the state will directly influence residents' satisfaction.

Uma, Nwaka & Enwere (2013) investigated the need to reform solid waste management and housing problems as among the factors for the economic development of Nigeria. This is based on authors' perception that decent housing and environment ensure quality of life and by extension a measure of development. The authors unraveled that housing and solid waste problems in Nigeria stemmed from increasing population, insufficient funding, lack of better condition of living in rural areas, thus leading to rural-urban migration. Consequently, there is a high concentration of people in Nigerian urban places and the insufficient availability of housing has compelled Nigerians to live in slums and shantytowns. This has raised the solid waste generated by households, businesses, artisans and markets thereby reducing the living standard. The efforts put in place by the government over the years to manage the situation have failed to achieve much, hence adversely affecting economic development.

Aloko (2012) examined the impact of poverty on housing condition in Mushin Local Government of Lagos State, Nigeria. The study adopted both primary and secondary data. The survey covered the ten wards in Mushin Local Government Area of Lagos State. Stratified random sampling technique was used in the administration of questionnaires based on the income of respondents that is, high, middle and low income area. The respondents consist of 187 males and 213 females. The questionnaire addressed issues concerning respondents' socio-economic characteristic, physical environment and level of infrastructural facilities. Sixty questionnaires were administered in high income area, 100 questionnaires to middle income area, and 240 questionnaires to low income area. A total of 400 questionnaires were administered and the data obtained were analyzed with the use of both descriptive and simple statistical analysis. The findings revealed that poverty result in the poor health of the residents due to exposure to pollution of different forms. It also has adverse impact on the lives of people and housing condition. Among suggestions made were poverty alleviation programmes, provision of an effective loan scheme, partial upgrading, effective urban development policy, and improvement of sanitary conditions and enforcement of housing and

building codes. If all these suggestions were adhered to there could be tremendous improvement in the standard of living and housing condition.

Amao (2012) examined the housing quality in Nigeria cities and the impacts of urbanization on environmental degeneration of urban built environment in Nigeria. The study identified the problems that have aided the degeneration to: Inadequate basic infrastructural amenities, substandard housing, overcrowding, poor ventilation in homes and work places, and noncompliance with building bye-laws and regulations. In order to examine the above mentioned problems, the study included secondary data. The secondary data involved available census data, official documents and other relevant secondary data were obtained from existing literature, on books and journals. The paper finds that the poor housing quality has serious adverse effects on environment and the health of city residents. Strategies for improving the built environment for sustainable living are suggested.

Makinde (2012) examined factors responsible for high housing pricing trends, it state the constraints and challenges in accessing housing in Nigeria. A research methods was adopted for the study which includes interviews and analyses of data collected during the field investigations. The data required for this study were obtained primarily from secondary source and personal observations. The paper ascertains guiding principles for implementation towards quality housing delivery, and it identifies the various housing delivery mechanisms in current practice and suggests a holistic programme to address the huge housing shortage in Nigeria. Also, it addresses the problem of housing delivery systems, the supply and the demand issues with a view to inform policy on housing provision structure, want and request towards improving the level of delivery in Nigeria. Findings revealed that policy measures that can sustain future planning of housing provision in Nigeria to conform to what is obtain in other part of the world.

Lanrewaju (2012) examined housing quality in Nigeria cities and the impacts of urbanization on environmental degeneration of urban built environment. The study identifies the problems that have aided the degeneration to: Inadequate basic infrastructural amenities, substandard housing, overcrowding, poor ventilation in homes and work places, and noncompliance with building bye-laws and regulations. In order to examine the above mentioned problems, the study included secondary data. The secondary data involved available census data, official documents and other relevant secondary data were obtained from existing literature, on books and journals. The paper finds that the poor housing quality has serious adverse effects on environment and the health of city residents.

Isiwele, Adamolekun & Akhimien (2018) examined the assessments of those constraints to housing affordability in Benin City, Edo State. The methodology used for the study involves both primary and secondary sources of information. These include: information from textbooks, journals, conference papers Newspaper and internet. Data was collected from questionnaire administered to respondents in the study area. From the data analysis and other information gathered. The findings showed that high rate of urbanisation, lack of finance, as a result of non-access to mortgage loans, high cost of building materials and high level of unemployment, are mostly the constraints to housing affordability.

Oladokun & Komolafe (2017) examined the drivers of housing development in Ebele community area of Benin City, Nigeria. The study inquired into the housing finance structures and evaluated factors influencing housing development and infrastructural needs in the rural housing sector. The study made use of 30 residents' samples from each of the five villages in the study area which are Eguare, Ologhe, Okuta, Idumowu and Okpujie. Using frequency counts and mean values. The result revealed a considerable gap on the level of satisfaction of the existing housing system. The challenges faced by the rural dwellers were majorly infrastructural deficits and shortage of capital for housing provision since innovative housing finance strategies were lacking. Cultural, ethnic, neighbourhood and infrastructural factors were the most important factors influencing the rural dwellers' housing choice.

Onaiwu (2015) examined the quality of housing in an emerging urban region of Auchi, Edo State. The study is based on field survey of 886 sampled respondents of Auchi Region, Edo State using the questionnaire instrument. The Region was divided into three zones that were further subdivided into 24 sampling units. The indicators of occupancy, building materials, age, and basic facilities were analysed descriptively; attributes of housing such as age, wall material, condition of dwelling units, general condition of housing were inferentially analysed in terms of spatial variability. Apart from quality of construction materials, other indicators of housing quality performed low (the indicators of age, facilities, and general condition of housing are significant, but with generally low Eta values). Landlords are urged to carry out a routine maintenance of their houses to prevent deterioration. Town Planning Authorities are also to monitor building developments to prevent space not being crammed up by illegal structures. The result showed that housing is not merely the shells which people live in, but a bundle of services, such as, amenities, privacy, security, location and so forth.

Omoyibo & Odia (2014) examined the socio economic implications in mitigating housing challenges in Ikpoba-Okha Local Government Area of Edo State, Nigeria. The population of study include, housing developers, intending developers and tenants in the area of study. A sample of 360 respondents was drawn from 12 selected urbanizing centers in the study area. The instrument used for the study is the questionnaires and the analysis adopted is the simple percentages. The study revealed that the investment prowess of housing developers, prospective developers and tenants is low due to cost of housing. This was the view of 80 percent of the respondents, 17.5 percent of the respondents were opposed to this view, while 2.5 percent were undecided. The result revealed that 72.5 percent of the respondents were of the view that having efficient and affordable housing in place will enhance development; 15 percent of the respondents were opposed to this view while 10 percent of the respondents were undecided.

Ojeifo and Esegbe (2012) examined the urbanization process of towns in Urban Centres in Edo State. The major objectives were to determine the causes of urbanization of settlements in Edo State and also to categorize the urban centres according to their sizes. Data for the study were collected from secondary sources including published books, articles in journals, student's thesis, and the census data of the National Population Commission. The data obtained by this means, were presented in tables. The result revealed that there has been a multiplication of urban centres in Edo State in the last 20 years, especially since 1991 and the creation of more local government councils and headquarters was responsible. It was also revealed that, the centres are urbanizing and population was the major factor of urbanization. Although, all the centres were urbanizing, the level of urbanization was found to vary among the centres, and it is upon this that the centres were categorized. Three categories of urban centres were identified for the state according to their population, they are, first, second and third order urban centres. The problems confronting the urban centres were identified to include, housing shortages, traffic congestion, decaying infrastructure and invasion of agricultural land.

Conclusion

Sustainable housing development remains an important aspect of sustainable architecture. From the review, it was uncovered that there are four (4) major dimensions of sustainable housing problems. These problems cover: qualitative housing problem,

quantitative housing problem, psychological housing problem and socio-cultural housing problem.

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