COMPARATIVE ANALYSIS OF URBAN RESIDENTIAL HOUSING SATISFACTION OF VARIOUS SOCIO-ECONOMIC GROUPS IN ENUGU

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ABSTRACT

Urban housing delivery system in Nigeria has not adequately matched consumer's intrinsic needs, leaving a critical mass of urban dwellers to be trapped in houses and within neighbourhoods that do not satisfy their needs and desires. Housing satisfaction has been conceived as an occupant - dwelling - environment - management interaction system. Central to this interaction system is the occupant subsystem, as the housing consumer who is the recipient of all the feedbacks from all other subsystems is the arbiter of what constitute satisfaction.

This research is an attempt at examining the inter-relationship between and within these satisfaction subsystems relative to sets of consumers from different socio-economic groups. The aim of this study is to determine the major differences and similarities in the relative residential housing satisfaction of different socio-economic groups within the study area. To effectively guide the course of this study, seven research questions and a hypothesis were formulated.

Although, extensive data collection techniques were employed in the course of this study, only primary data were used in the test of hypothesis. Random stratified sampling and random systematic sampling techniques were adopted in sampling a population size of 443 household heads across 8 neighbourhoods. Seventy-three per cent success was recorded as 323 duly returned and properly filled questionnaires were collated for test of hypothesis and all other subsequent analyses that were carried out in this study.

Three major quantitative tools were employed in this study. Principal Component
Analysis (PCA) was used to reduce the number of both the dependent and the independent variables to allow for a more meaningful analysis. The reduced variables were then analysed simultaneously using the Analysis of Variance technique (ANOVA). Relative Satisfaction Score Indices (RSSI) model was developed to evaluate the degree of relative housing satisfaction of various socio-economic groups. These groups as isolated in order of hierarchy are the high, upper-middle, lower-middle and low socio-economic group (SEG).

The research findings show that there are significant satisfaction differences between these identified groups, thus exposing the pervasive nature of the current housing problems. Although it is only the low SEG that could be technically adjudged as being overwhelmingly dissatisfied with their housing, all the other SEGs including the high SEG have mere marginal relative housing satisfaction while contending with enormous housing problems.

Major policy implications of this study include the urgent need to incorporate clearly defined housing satisfaction policy objectives and strategies which are responsive to the housing needs and aspirations of various SEGs, into the overall national housing policy framework. There is also the need to isolate the middle SEGs as another group that needs special and immediate attention as the low SEG, in order to stem their progressively deteriorating housing condition. The study generally underscored the need for vigorous and sustained research efforts with the view to developing an adequate data base system. This study will consequently enhance the accurate definition, prediction and development of appropriate, affordable and acceptable housing for all in the nearest possible future.