



Assessment of Housing quality in Katungu, Makurdi Benue State

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ABSTRACT

This study focused on housing quality in Katungu, Makurdi with the aim to assess the quality of residential housing in Katungu settlement and suggest a sustainable housing quality for the people therein. The study examined; housing conditions as well as the socio-economic status of sampled respondents in Katungu. Both primary and secondary data were collected. Quantitative and qualitative analysis were used. A total number of 150 questionnaires were administered using a Systematic random sampling method. The first building was sampled at random while the subsequent buildings were chosen systematically after every tenth (10th) building. The study employed both descriptive and inferential statistics for analysis. The result of the analysis shows that the quality of housing in Katungu is not encouraging and this is due to the low level of income been earned by the inhabitants, the highest number of respondents that earned between #5100 - #10000 is 30%. The study also recommends a way of improving housing quality in areas where there are dilapidated structures which may involve the use of micro-finance companies to grant loans to low income earners, and also the state and local government should embark on programmes that will encourage the provision of social amenities and facilities, this includes the provision of pipe-borne water, public toilet facilities, and effective waste disposal system.

Keywords: Assessment, Housing, Quality, Benue State, Nigeria

INTRODUCTION

The creation of a successful urban place is not only relevant to the effective functioning of our city centres but crucial to life in the cities which is hinged upon economic growth. Unfortunately, the built environment of urban centres in many developing countries like Nigeria is fast decaying (Ahianba, Ahianba, Dimuna & Okogun, 2008). While the spate of the decay is continually worsening, its spread varies in magnitude from city to city with consequential grave economic implications. Collapsing existing urban infrastructural facilities or complete lack of them in some urban centres, indiscriminate change of land uses, lack of land uses, abuse of land uses, which develops into slum, blight and decay of urban centres, unregulated development of urban

fringes, which lead into development of ghetto and squatter settlements are among the too-numerous evidences of the decay in Nigerian urban centres. Urban renewal involves the relocation of businesses, the demolition of structures, the relocation of people, and the use of eminent domain "government purchase of property for public purpose" (Chigbu, 2011). Therefore, the main objectives of urban renewal are: re-structuring and re-planning of concerned urban areas; designing more effective and environmentally-friendly local transport and road networks within the concerned urban areas; promoting the timely maintenance and rehabilitation of buildings in need of repair; preserving buildings, sites and structures of historical, cultural or architectural value; providing purpose-built housing for groups with special needs, such as the elderly and the disabled; and providing more open spaces and community/welfare facilities among others (Oluwaseyi, 2019). Housing Quality problems in Katungu which is the main focus of this study is qualitative and quantitative in nature and must be looked into so as to ensure maximum satisfaction of individuals. The act of providing shelter for inhabitants can be a step towards making life worth living and other features surrounding them. Hence, there is need to study the quality of dwellings in Katungu in order to establish different types of dwellings that exist in the study area as well as their quality. Ultimately, the goal is to transform the Katungu slums into a more livable and sustainable urban environment, thereby improving the quality of life for its residents and contributing to the overall development of the community.

Study Area

Makurdi, the state capital was established in the early twenties and gained prominence in 1927 when it became the headquarters of the then Benue Province. Being a river port, it attracted the establishment of trading depots by companies such as UAC and John Holt Limited. Its commercial status was further enhanced when the Railway Bridge was completed and opened in 1932. In 1976, the town became the capital of Benue State and presently serves also as the headquarters of Makurdi Local Government Area. In Makurdi, the wet season is oppressive and overcast, the dry season is humid and partly cloudy, and it is hot year-round. Over the course of the year, the temperature typically varies from 63°F to 94°F and is rarely below 57°F or above 99°F. The

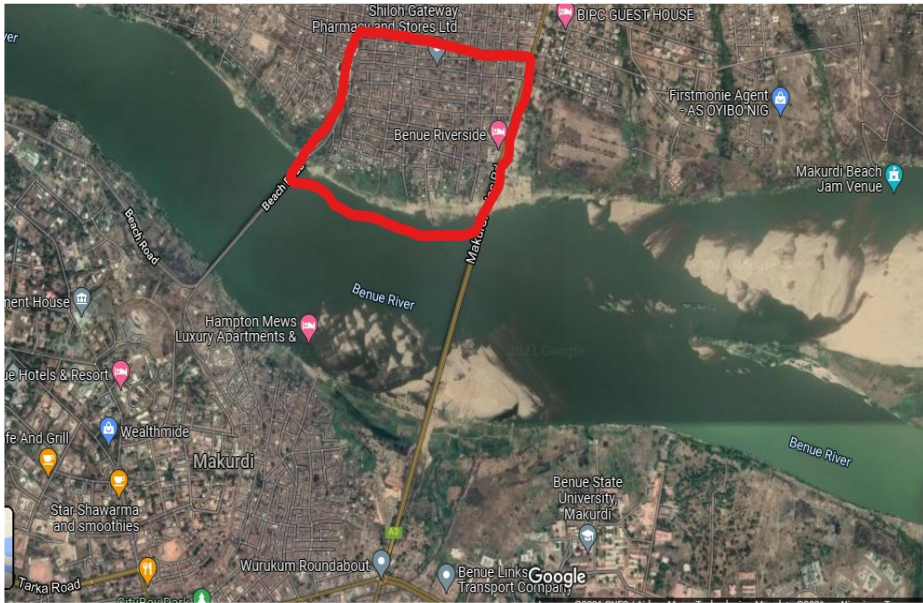
geographical coordinates of Makurdi are 7.734 degree latitude, 8.521 degree longitude, and 302 feet elevation. The topography within 2 miles of Makurdi contains only modest variations in elevation, with a maximum elevation change of 233 feet and an average elevation above sea level of 282 feet. Within 10 miles also contains only modest variations in elevation (433 feet). Within 50 miles contains only modest variations in elevation (1,519 feet).

Research Method

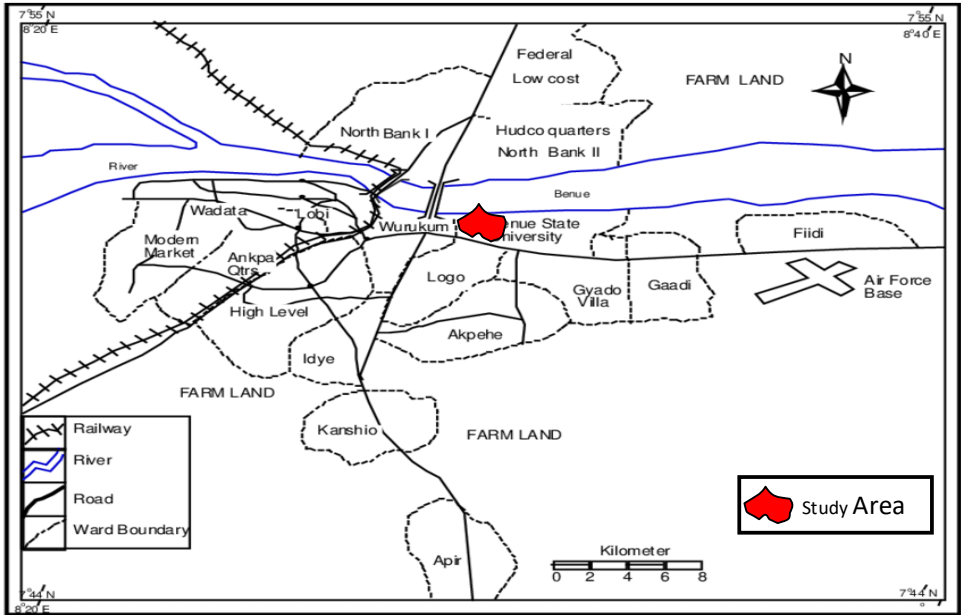
A case study research design was adopted for this study, and both qualitative and quantitative data collection methods were used. The collection of qualitative data was non-participant observation, while quantitative data were collected using structured questionnaire. The field work was carried out by the researchers in June 2023 in the study area. The data collection of the project was done through oral interviews; the interviews which were on one-on-one basis were conducted based on questions drawn from prepared interview guide. The questionnaire was issued in the study area which covered the demographic, socio economic, housing quality, waste management. For this study, a total number of 150 questionnaires were administered in all.

Method of Data Analysis and Presentation

Questionnaires were designed to include closed and open questions, in the structured questions; respondents supplied other answers in some cases where the pre-determined options on the body of the questionnaire was insufficient. After this data were sourced, several analytical techniques were employed in the analysis and presentation. In analyzing the data collected from the field for this research, the information was processed from the questionnaire, summarized and presented in tabular forms. Descriptive and inferential statistical methods such as percentages and pie charts were used.



Aerial Photograph of Katungu in Makurdi, Benue State



Collected

Data

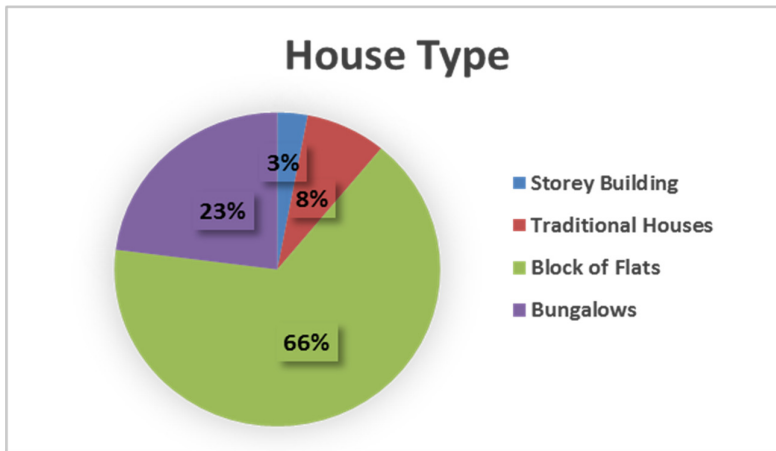


Figure 1: Housing Type in Katungu

Figure 1 shows that (3%) of the sampled houses in Katungu are Storey building while Traditional Houses accounted for (8%). Block of flat and Bungalow respectively has (66%) and (23%).

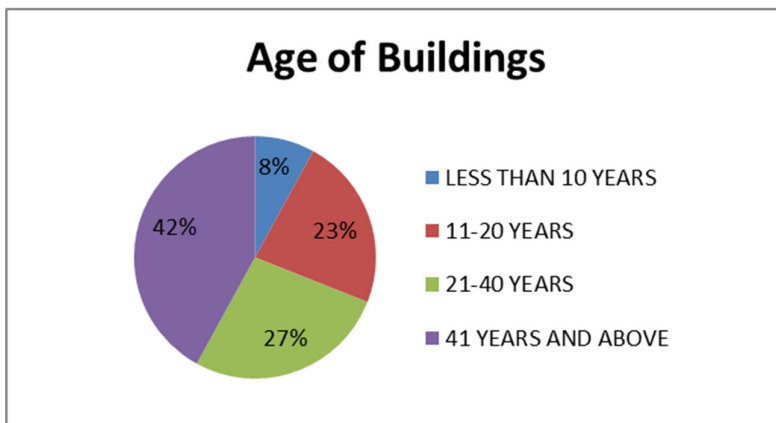


Figure 2: Age of Buildings in the Study Area

Figure 2 shows that buildings less than 10years claim 8%, those between the ages of 11-20years, 21-40years and above 40years claim 23%, 27%, and 42% respectively. This implies that most of the buildings in the study area have been built for over decades. Hence the reasons we have archaic looking houses and also contribute to degenerating state of quality therein.

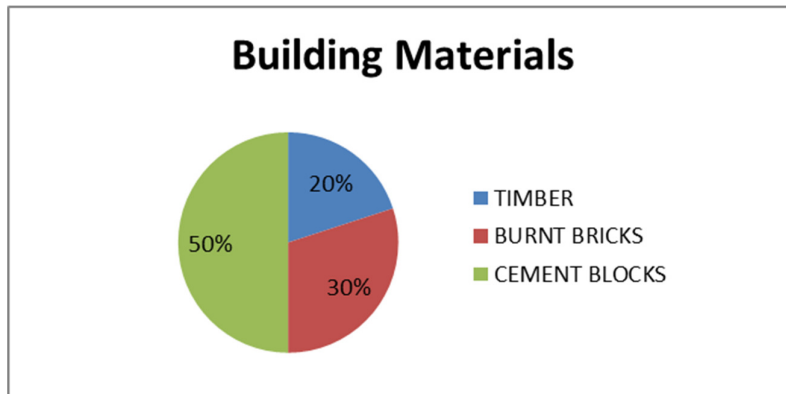


Figure 3: Construction Material of Buildings in the Study Area

Figure 3 shows that houses made of cement block dominates the study area with 50%, following closely are those built with burnt bricks which accounts for 30%, and lastly are those built with timber accounting for 20%.

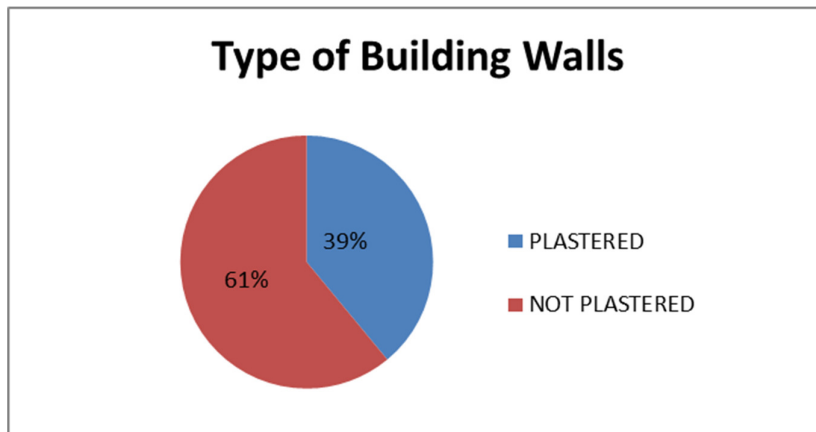


Figure 4: Wall Types of Buildings in Katungu

Figure 4; here, it is observed that houses with plastered wall accounts for 39%, while those that are not plastered are just 61%. Also, the walls been plastered did not conceal the great deal of decadence of the structural wall quality of houses in the study area. It could also be attributed to the ages of the building.

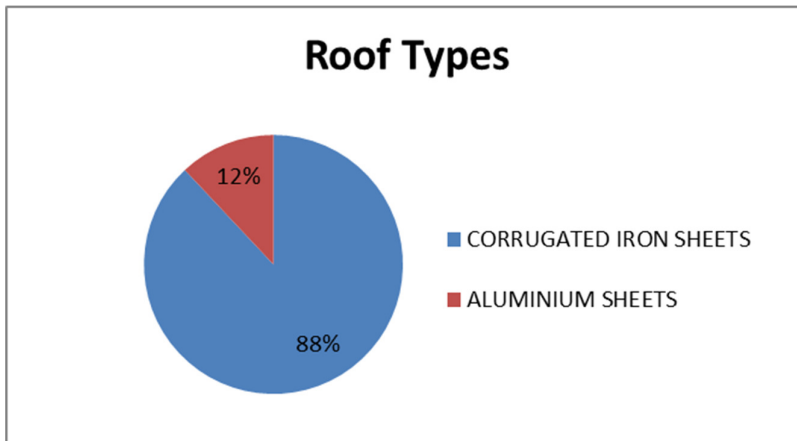


Figure 5: Roof Types in Katungu

Figure 5 shows that corrugated Iron sheet dominates the type of roof being used for houses in Katungu with a percentage of (88%). Aluminium sheets takes a smaller percentage of (12%).

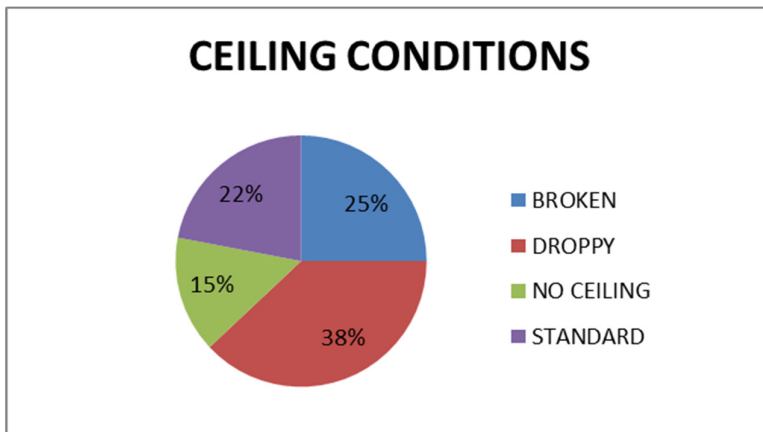


Figure 6: Ceilingcondition in Katungu

Figure 6 shows the ceiling condition of the sampled houses in Katungu. The ceiling conditions found are broken with (25%) while Droppy, No ceiling and Standard have a percentage of (38%), (15%) and (22%) respectively as the condition of the ceiling. However, the ceiling type used by houses in Katungu is PVC ceiling.

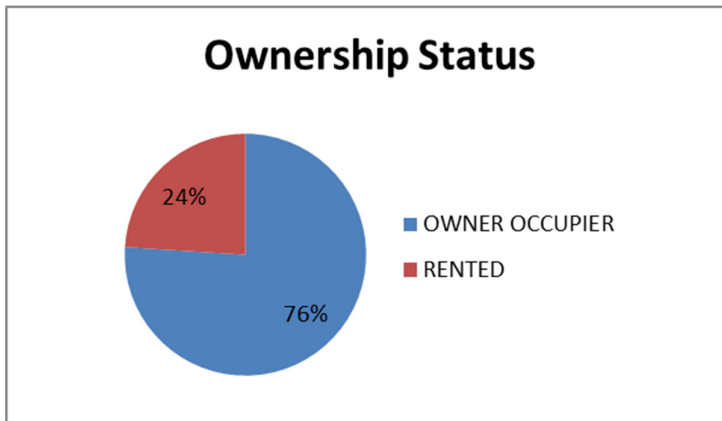


Figure 7: Ownership Status of Houses in Katungu

Figure 7 shows the ownership status of houses in Katungu. It could be seen from the sampled houses that owner occupier has the highest percentage with (76%). Rental had (24%). It can then be deduced that most of the inhabitants of the area own their buildings.

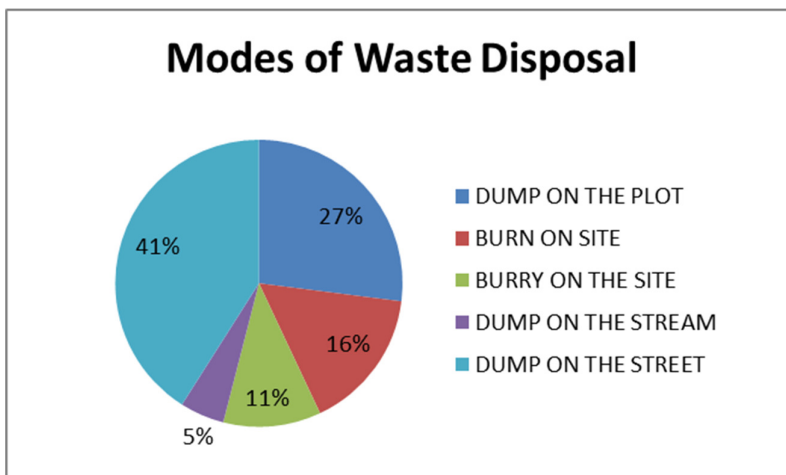


Figure 8: Mode of waste Management in Katungu

Figure 8 shows the management of waste generated in Katungu. It could be seen from the sampled houses that Dump on street had the highest percentage with (41%) while dump on empty plots accounted for (27%). Burn on site, Bury on the Site and Dump in the stream respectively had (16%), (11%) and (5%). It can then be deduced that the study area has an issue of waste management.

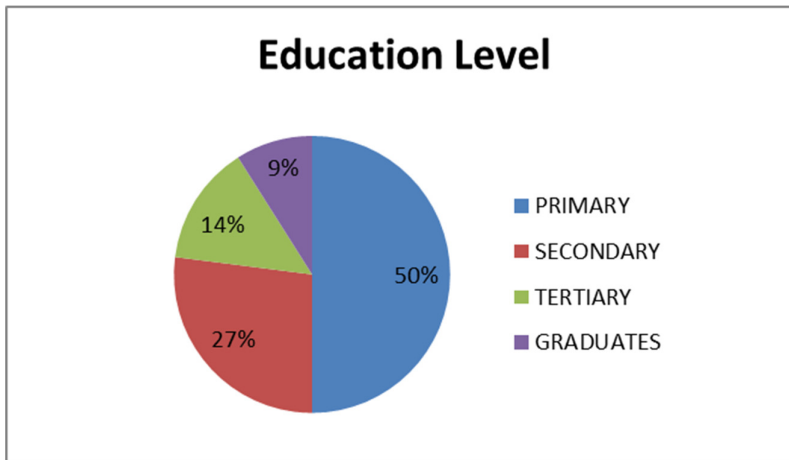


Figure 9: Educational Status of Respondents

Figure 9 reveals the level of education as one of the variables used to assess the environment of the respondents revealed that respondents' with primary education accounted for 50%, while Secondary, Tertiary and graduate were 27%, 14% and 19% respectively. As seen that respondents with primary education dominated the area hence accounted for some of the nonchalant attitudes of caring for the house quality. Unlike where we have people with least secondary school education or better still, with tertiary education that is expected to facilitate a quality house. Note that limited education at primary level also causes poverty, so it has a chain effect.

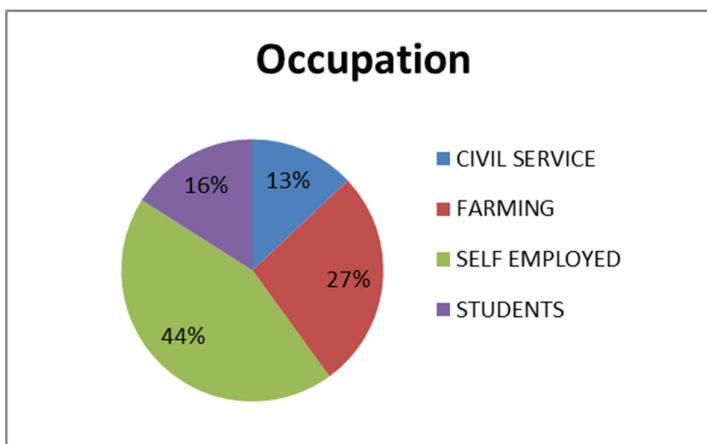


Figure 10: Occupational Status of Respondents

Figure 10 can be seen that people who are self-employed were (44%) out of the whole lot of 150 questionnaire frequency, following closely are Farmers who accounted 27%, although most of them are self-employed,

they lack sufficient funds to make ends meet. Next are the civil servants and students accounted for 13% and 16% respectively? All these factors stated go a long way to determine the economic status of quality of housing

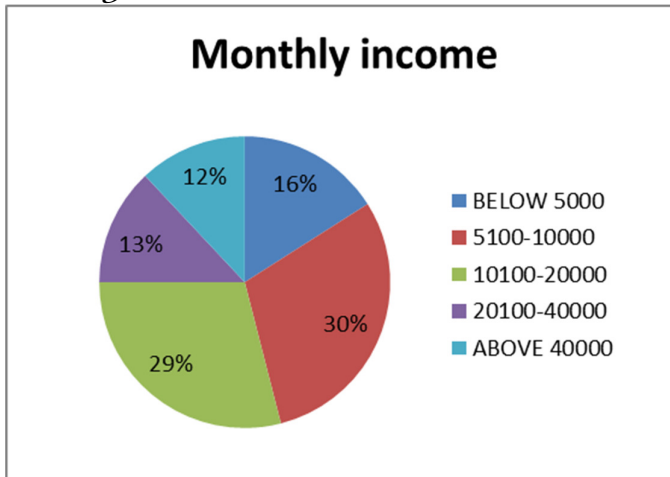


Figure 11: Monthly Income of Respondents

Figure 11 shows the monthly income status of the residents in the study area that the highest number of respondents falls within the income bracket of ₦5,100 - ₦10,000 which is 30%, with those between ₦10,100 - ₦20,000 following closely with 29%, while those that earn below ₦5000, between ₦20,100 - ₦40,000, and above ₦40,000 accounts for 16%, 13%, and 12% respectively. This goes a long way to tell the high level of poverty in the study area. Hence the reason, a vast majority cannot afford decent quality house.

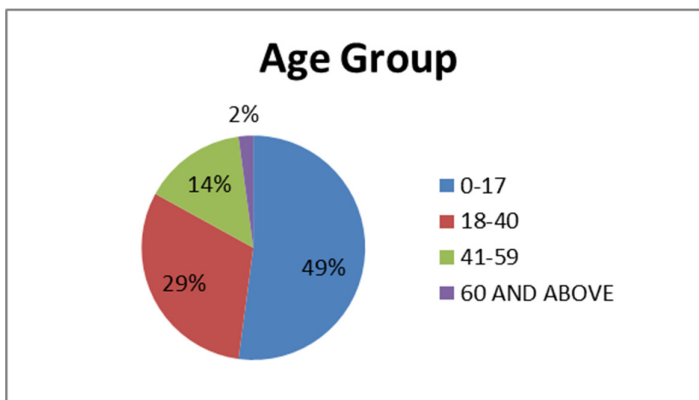


Figure 12: Age of Respondents

Figure 12 shows the age distribution of the respondents in the study area shows that people between the ages of 0 - 17yrs are 49%, 18-40yrs are 29%,

41 - 59yrs are 14%, while those between the ages of 60yrs and above are 2% respectively. This means that majority of the respondents are young people, therefore their inference about the physical quality are valid as they are inherited most of the buildings from their parents of whom most have died.

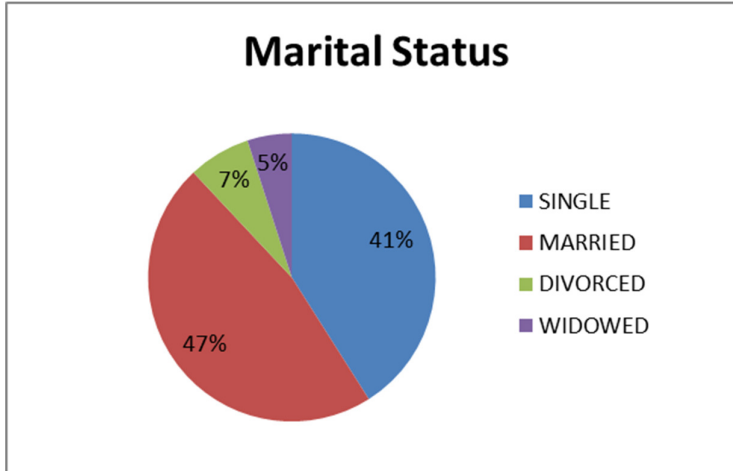


Figure 13: Marital status of Respondents

Figure 13 shows that Married people dominated the sampled houses in Katungu with a percentage of 47%, 41% were single, 5% were widowed, while 7% of the respondents were divorced. It could therefore be deduced from the gender and marital status that a higher percentage of married stay at home and were interviewed.

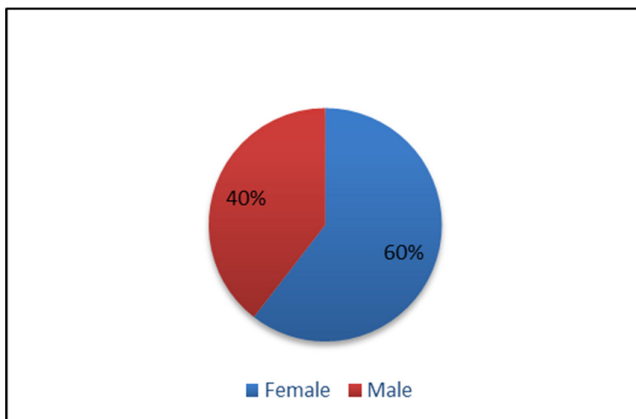


Figure 14: Sex of Respondents

Figure 14 shows the gender characteristics of the residents in the study area, 40% of the respondents were Male, while 60% were Female. Hence,

this means that there is a short fall in Males carrying out the responsibility of Provision of Housing Quality and Facilities.

Table 1: Condition of Buildings in the Study Area

Condition of buildings	Variable	
	Frequency	Percentage (%)
Very good	21	14
Good	28	19
Fair	36	24
Poor	65	43
Total	150	100

Source: Author's Field Work, 2021

Table 1 reveals that the buildings in very good condition claim just 14%, buildings in good condition account for 19%, those that are fair, 24%, while those in poor condition accounts for a whopping 43%. This can be attributed to the old age of the buildings in question.

DISCUSSION

From the result of the analysis, it was shown and clear that the quality of housing in Katungu is not encouraging and this is due to the low level of income been earned by the inhabitants, the highest number of respondents falls within the income, is 30%. This goes a long way to tell the high level of poverty in the study area. Hence the reason, a vast majority cannot afford decent quality house. This was observed and based on the evaluation of the characteristics of houses in the Katungu like the housing type, the structural quality of the houses like the type of wall materials and the roof type; also waste management. The analysis shows that majority of the respondents in Katungu lives in Block of flat and Bungalow having (66%) and (23%) respectively. 88% Majority of the buildings uses Corrugated Iron sheet as roof. It is also seen from analysis that most of the buildings are in poor condition. Moreover, result from findings shows waste management techniques that can cause both health and environmental damage were used like; Dump on street had the highest percentage with (41%) while dump on empty plots accounted for (27%). Burn on site, Burry on the Site and Dump in the stream respectively had (16%), (11%) and (5%). From the findings, eradicating

waste by burning which causes pollution to the environment and affected the ozone layer and also from the result acquired it can be derived that the overall housing condition in Katungu is deteriorating and there is need for renewal to be carried out within the study area.

CONCLUSION

Housing is one of the basic necessities of life; everyone wants to have a place of abode which is very conducive and suitable for human habitation. Housing quality has to do with the physical conditions of the housing units in a particular area in terms of their structural soundness or fitness, ventilation, natural and artificial lighting as well as essential facilities such as water, electricity, telephone services, toilet, bathroom, kitchen among others. In summary, housing quality refers to bundle of services which the house offers or is expected to offer to the household – such as shelter, independence, privacy status (including tenure), and comfort (i.e. accessibility to supporting services, facilities and utilities, convenience, safety and healthy environment). Katungu shows that many houses are substandard; and this is due to the low level of Income been earned by the inhabitants. Policy recommendations have been put forward such that if taken and implemented would alleviate the problems enumerated above. All these positive steps and many of such would go a long way in solving the qualitative housing problem in Katungu. This would greatly improve the health and living condition of people in Katungu and it's environ.

RECOMMENDATION

Based on the summary of findings, the following suggestions and recommendations are made to improve the existing stock of housing quality and general development in Katungu.

- i. The important way of improving housing quality in areas where there are dilapidated structures may involve the use of housing micro-finance which consist mainly of giving loans to low-income earners. The loans can be granted by Government Agencies, Credit Cooperatives, Non-Governmental Organizations with an urban poverty focus, and Microfinance Institution and the loans will be repayable between 2–24 months for home improvement, and 2–5 years for land purchase of construction.

- ii. Town planning authority should be more efficient in its development control measures. They should ensure that plans conform with the planning principles before approval is made.
- iii. Both the state and the local government should embark upon programmes that will encourage the provision of social facilities in different areas. This should include among others pipe borne water, public toilet facilities and drainage system.
- iv. People should make sanitation part of their day to day activities and they should see their environment as a living organism which when altered will have a negative effect on them.
- v. The government in collaboration with health council should provide dust – bins and organize adequate and effective waste disposal systems in different areas in Katungu. A waste disposal board should be inaugurated and organized to educate and enlighten the public about the danger of unhealthy environment

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