

Comparison of Residential Satisfaction among Young Households in Three Unplanned Neighbourhoods in Kano Metropolis, Nigeria

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Abstract: This study compared residential satisfaction among young households in three unplanned neighbourhoods namely; Wailari, Dorayi Karama and Gama E in Kano, Nigeria. The data for the study was collected randomly from 364 respondents in the neighbourhoods, using self-administered questionnaire and was analysed using descriptive statistics and One-way analysis of variance (One-way ANOVA). The result showed that the overall residential satisfaction of the young households was moderate in all the neighbourhoods. The households were most satisfied in Gama E followed by those in Wailari and the least satisfied those in Dorayi. One-way ANOVA revealed that there were statistically significant differences in the mean satisfaction with housing features, neighbourhood facilities and neighbourhood accessibility among the respondents in all the neighbourhoods. The findings revealed that there was no significant difference in the mean of satisfaction with housing conditions in the neighbourhoods. Post-hoc comparison test indicated that satisfaction with neighbourhood accessibility differed among the respondents in the three neighbourhoods, while satisfaction with housing features, neighbourhood facilities differed between Wailari and Dorayi Karama and no difference was found between Wailari and Gama E. This finding suggests that policy makers and planning authorities should enhance residential satisfaction of young households by improving their housing and neighbourhood conditions as well as ways as their socio-economic situations.

Keywords: Household, housing, neighbourhoods, satisfaction, young,

I. Introduction

Assessment of residential environment is beyond the general assumption of physical and structural adequacy of a housing unit (Jiboye, 2009). Housing for people at all socio-economic class or group is more than mere shelter (Onibokun, 1974). It offers other services such as security, neighbourhood and social relations, community facilities and services, access to job and control over the environment (Vera-Toscano and Ateca-Amestoy, 2008). Housing is an essential aspect of individual's quality of life, wellbeing and a measure of individual's standard of living and status in the society (Jiboye, 2009; Jansen, 2014). Moreover, households spent most their working hours in buildings and most of their leisure time at home or in close by neighbourhood (Garcia-Mira et al., 2005). Households' opinion about their residential environment is fundamental to their quality of life (Caldieron, 2013). Residential satisfaction is households' judgment about their housing environment regarding their needs, expectations and achievements (Amérigo & Aragonés, 1997; Jansen, 2012). Thus, knowledge on factors that determine household's satisfaction with housing and neighbourhood is central to their quality of life and would be a guide for improving housing policies (Lu, 1999; Dunstan et al., 2005; Jiboye, 2010; Zanuzdana, 2012).

The concept of residential satisfaction has many definitions and applications depending on the context it occurs. It has been conceptualised as the difference between actual and preferred housing situations (Galster and Hesser, 1981; Galster, 1987). Individual assesses residential situations in accordance with his needs, desires and expectation (Amérigo and Aragonés 1997; Vera-Toscano and Ateca-Amestoy, 2008). If one is satisfied with his situations signifies lack of complaint with one's housing conditions and shows the extent of a match between actual and desired situations, while a mismatch between current housing and desired conditions could lead to dissatisfaction (Vera-Toscano and Ateca-Amestoy, 2008). Residents' satisfaction is central to model of 'Housing adjustment of residential mobility' developed by Morris and Winter (1975, 1978) who conceptualised 'housing deficit'. They claimed that households evaluate their housing situations in accordance with family and cultural norms which are unlikely to be congruent. This lack of congruence between the actual housing conditions and the housing norms leads to housing deficit which in turn produces housing dissatisfaction resulting to some form of housing adjustment or mobility. The households could make an in-situ adjustment by revisiting their housing needs; improve their houses through modifications or to undertake residential mobility (Mohit and Nazzyddah, 2011). Previous literature show that there is link between attributes of residential environment and residential satisfaction of the individual and households in various housing environments

(Vera-Toscano and Ateca-Amestoy, 2008; Zanuzdana, 2012; Ibem and Aduwo, 2013; Wu, 2010; Li and Wu, 2013; Jansen, 2014; Makinde, 2014).

Studies on residential satisfaction focused on the perceptions of individuals and households living in a well-planned public or private housing developments in both developed and developing countries, while there was little concern on the households living in unplanned or informal neighbourhoods (Zanuzdana et al., 2012; Caldieron, 2011; Caldieron and Miller, 2013). Many of these studies also focused on households of all age group, while little was known on the level of residential satisfaction among young households with children living in unplanned neighbourhoods whose housing and neighbourhood needs differ from other age groups such as young couples without children and older couples with shrinking households (Clark and Onaka, 1983). Young households with children have special housing and neighbourhood preference for spacious housing with many rooms, services and with neighbourhood free from crime as well as access to facilities (Clark and Onaka, 1983; Wu, 2010; Abdu, Hashim, Abu Samah & Salim, 2014). Unplanned neighbourhood provides housing for significant proportion of urban dwellers in developing countries, especially for the poor and low income, especially young household (Kironde, 2012; Khalifa, 2011). This residential environment is the cheapest means for owning house or renting these residents. This housing environment suffered inadequate provision of facilities as a result of its haphazard development. For instant, most traditional cities in Nigerian lack adequate urban facilities and services and sometimes variation in the provision of facilities exists among neighbourhoods (Muoghalu, 1991, Bashir, 2003). This situation affects residential satisfaction of poor and low income households in unplanned neighbourhoods. To address the problem of unplanned residential development in urban centres in Nigeria through provision of planned housing, there is need to assess the views of these households about their residential situations and future needs. One of the criteria used for assessing actual residential conditions and needs of the household is residential satisfaction.

Based on these arguments, this paper aimed at comparing and determining residential satisfaction of young households in three unplanned neighbourhoods in Kano, Nigeria namely Wailari, Dorayi Karama and Gama E. The objectives were to compare level of satisfaction with residential components among the respondents and to determine relationships and contributions of satisfaction with each component to the overall residential satisfaction of the respondents in the neighbourhoods.

1.1 The concept of unplanned Neighbourhood

A projection by UN has estimated that more than 50% of the world population will live in unplanned areas by the year 2035 (Horwood, 2007). Unplanned neighbourhoods are informal residential area characterised by non-compliance to planning and building laws regulations (Khalifa, 2011). The umbrella concept of all informal areas is "slum" which comprises of several settlements such as decaying inner-city tenements, squatter settlements, informal settlements and shantytowns (Khalifa, 2011). The world Bank and UNHS (Habitat), (2000) refers to it as informality. Khalifa (2011) stated that informality indicates substandard, illegal or disrespecting building laws and planning regulations. These areas are developed haphazardly, at times on marginal land, lacking in basic infrastructure, landowners have no certificates of title and their development is attributed to poor regulatory structures that put formal land and housing to poor households inaccessible (Kironde, 2012).

Significant proportion of urban households lives in unplanned areas in developing countries (Kironde, 2012). Numerous cities in these countries have large areas of unplanned developments (Busgeeth, Brits & Whisken, 2008), which are claimed to exceed the number of planned developments (Kombe, 2005). Planned areas are formal developments that have the legal basis of the planning agency and developed within the structure of government rules, controls and regulations (Sivam, 2003). Common spatial feature for unplanned areas include for example; non-compliance with planning standards or the absence of planned public open spaces (Weeks, Hill, Stow, Getis & Fugate 2007). The density of unplanned area was higher compared to low-moderate in planned areas, and the building sizes in unplanned neighbourhoods were smaller and substandard compared to larger building in planned areas (Kuffer and Barros, 2011).

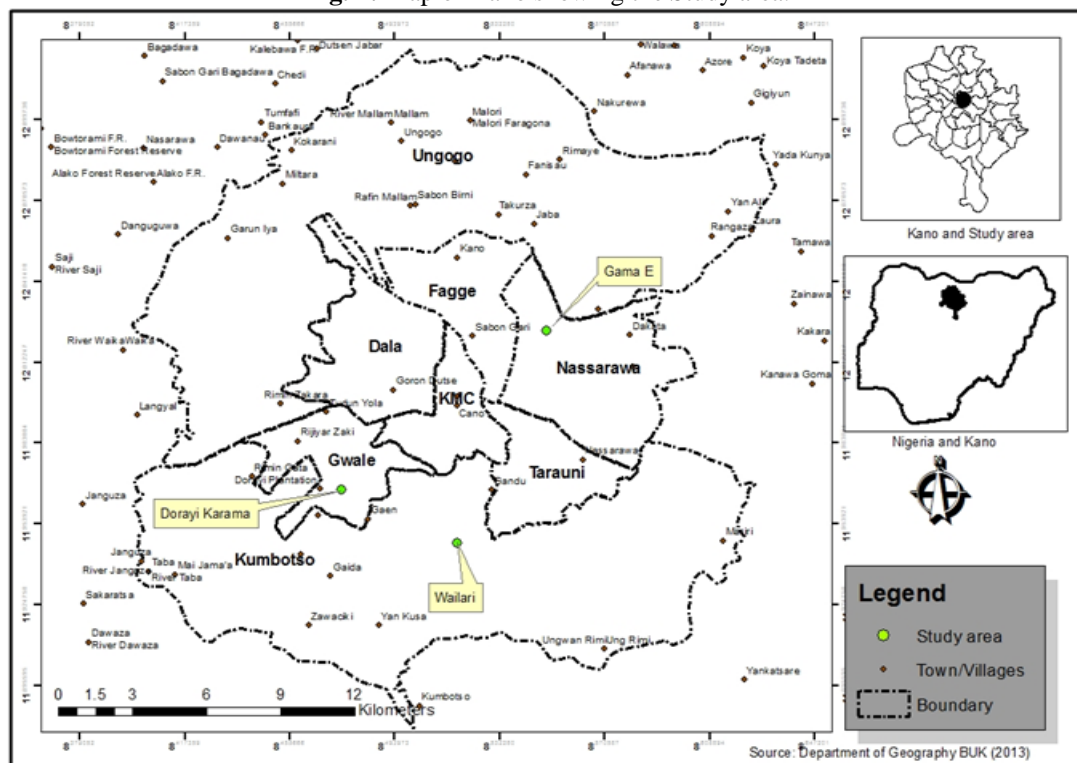
1.2 Background of the study Area

Kano Metropolis is one of the largest cities in Nigeria and a capital city of Kano State. It is located between latitude 11° 55' 23.93" N to 12° 3' 53.10" N and longitude 8° 27' 42.26" E to 8° 36' 41.62" E and is 1549 feet above sea level (Dankani, 2013). The metropolis comprises eight out of forty-four Local Governments Councils in Kano State and the first largest commercial and industrial centre in Northern Nigerian and the second in the whole Nigeria (Mustapha, Abdu & Geidam, 2013). Kano has been experiencing higher population growth and rapid urbanization, since independence in 1960 (Nabegu, 2010; Dankani, 2013; Muhammad and Bichi, 2014). For instance, in 1932, the population of Kano was estimated to be only 83,000, by 1952, it was estimated at 127,000, while it had increased to 295,432 in 1963, 760,000 in 1973, 1.6 million in 1991 and 2.84 million in 2006 census, and its current growth rate was estimated at 5.5% per annum (Mustapha & Yakudima,

2008; Mustapha and Abdu, 2012; Dankani, 2013). The growth has manifested in the high proportion of young households in Kano city. According to National Population Commission (NPC, 2009), Kano has over 772 850 young households whose age was between 25 and 44 years accounting for 6.15% of the national figure. The current population growth of Kano metropolis leads to increase in the demands for urban facilities and services including housing which is currently inadequate both in terms of quantity and quality (Muhammad and Bichi, 2014). This situation resulted in the emergence of slums and unplanned residential areas within the metropolis which are growing faster than the planned residential areas (Dankani, 2013; Muhammad and Bichi, 2014). Home (1986) argued that over two – third of the built-up areas within the metropolitan Kano were unplanned. Housing situations of these unplanned areas in the metropolis include overcrowding, lack of drainages, poor access roads, inadequate water and electricity supplies and had become sources of concern (Muhammad and Bichi, 2014). They pointed out that Kano State Government realised the dangers of such situations and instantly banned new illegal housing development in these unplanned areas. The current study areas are among these unplanned neighbourhoods located at different sections of the metropolis: Dorayi is located at the western part, Wailari at the south, Gama E at the eastern part, and the neighbourhoods are medium density areas (fig.1). Houses in these unplanned areas included single family attached houses, traditional compound houses, two storey houses and Bungalow houses, self-built haphazardly of different sizes and qualities (fig. 2).

House plans for single house (attached) in the neighbourhood are not similar with one another as everyone built his own house using the services of some architects and local builders. A typical single family attached house (fig. 3 & fig. 4) had two self-contained sections and each has a bedroom with a living room, a toilet, a bathroom and a kitchen. Figure 4 is compound houses with shop outside, a toilet and a foyer as entrance to the house with three living rooms, four bedrooms, three kitchens, three toilets and a court yard.

Fig. 1: Map of Kano showing the Study area.



Source: Department of Geography, Bayero University Kano, Nigeria (2013)

Figure 2: Single family (attached) house in unplanned neighbourhood



Source: Fieldwork, 2013

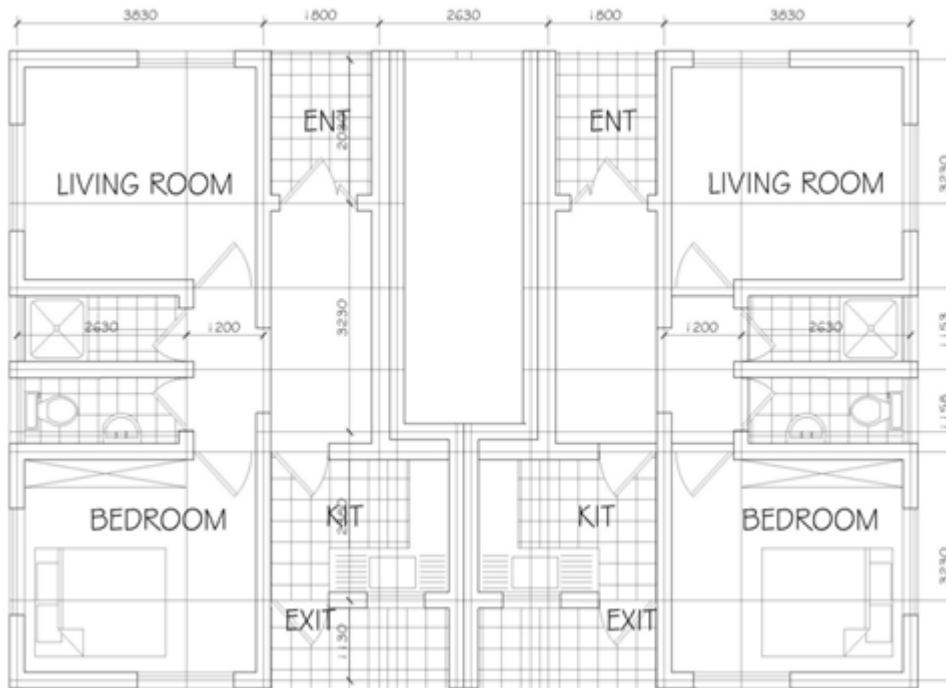


Figure 3: Plan for single family (attached) house.

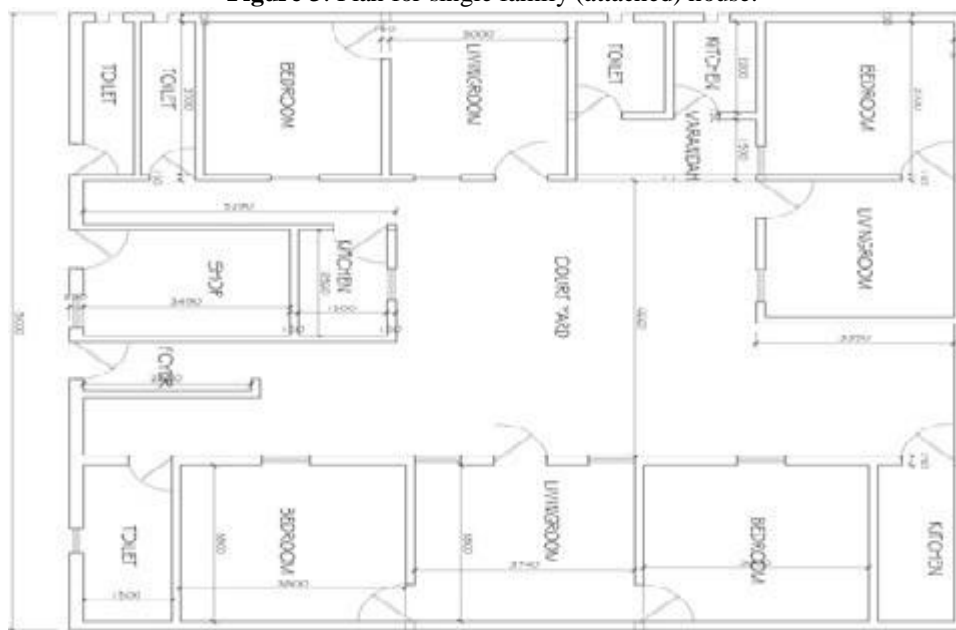


Figure 4: A plan of traditional compound houses in the unplanned neighbourhoods

II. Methodology

2.1 Data Acquisition

This study was conducted in three unplanned neighbourhoods in Kano, Nigeria namely Wailari, Dorayi Karama and Gama. Data from this study was obtained through a questionnaire survey of the three randomly selected unplanned neighbourhoods between 24th November, 2013 and 5th February, 2014 on the heads of young households in the neighbourhoods. The young households selected were those whose heads were less than age of less than 35 years. Sample size of 368 of the respondents was determined using Krejcie & Morgan (1970) criteria out of population of 9,164 young households in the unplanned neighbourhoods. The determined sample size was at $\alpha = .05$ level of significance (95% confident interval). Multi-stage cluster sampling technique was employed for selecting the neighbourhoods and systematic sampling was employed in selecting the heads of young households (respondents). The selection of the respondents was conducted using random start as well as sampling interval of 5th house from prominent street) in the survey neighbourhoods. On the multi-stage cluster sampling, Hankin (1984) argued that with two or more levels of sample selection, multi-stage cluster sampling is most suitable for sample size determination. At the first stage, there were five identified Local Government Councils in Kano metropolis Kumbotso, Dala, Gwale, Fagge and Nassarawa with peripheral unplanned neighbourhoods and three were randomly selected including Kumbotso, Gwale and Nassarawa out of the five councils and then the three neighbourhoods (Dorayi Karama, Gama and Wailari) were randomly selected one from each of the three selected councils. Wailari was selected from Kumbotso, Dorayi Karama from Gwale and Gama E from Nassarawa local councils. Wailari was located at southern part of Kano metropolis and relatively new, less crowded because it was less populated and had large number of single houses compared to neighbourhoods and its residents were mostly employed in public services, although farthest from the city centre. It was an area that attracts young households because of its proximity to educational institution, to source of water supply for the city and to the largest fruit market in Northern Nigeria. Houses commonly seen in the neighbourhood were modern made up of cement blocks with few traditional houses made up of mud bricks and plastered with mixture of sand and cement built by local builders in the neighbourhood. Dorayi was a neighbourhood located at western part of Kano metropolis and attracted large number of households because of its proximity to core city of Kano (Birni), to industries and factories and it was an overcrowded area with few amenities and poor accessibility. Houses in the neighbourhood are similar to Wailari but the sizes were smaller in Dorayi Karama. Lastly, Gama E was located at the eastern part of Kano metropolis and the oldest, moderately closer to city centre. It was overcrowded because it had the highest population among the neighbourhood and had access to police and health services, while it lacked adequate water supply and had poor access to schools. Houses in the neighbourhood were also both traditional and modern houses but traditional houses were commonly seen. These neighbourhoods were unplanned with almost similar socio-economic status but differed in terms of their locations, population, age, types of amenities and facilities and their proximities within the city.

Using population proportionate to size procedures, the actual numbers of young households were determined for the survey in the three neighbourhoods. Of the total sample of 368, the determined sizes for Wailari was 78, Dorayi was 136 and for Gama E was 154 respondents. A set of questionnaire was employed as an instrument for data collection on 368 respondents with the help enumerators of which 364 were successfully retrieved (4 from Gama E were invalid). The 364 set of questionnaires were used in the analysis and each set of questionnaire had two sections. The first section was on background characteristics namely; age, household size, household income, level of education, tenure status, types of house, and total number of bedrooms, total number of rooms and length of stay. Measurement on residential satisfaction was adopted from the available literature and adapted to suite the study areas. The second section encompasses questions on the level of satisfaction with four housing and neighbourhood components namely housing features (9 items), housing conditions (9 items), neighbourhood facilities (10 items) and neighbourhood accessibility (13 items) measured on five-points Likert scale options from "1" for very dissatisfied to "5" for satisfied. Satisfaction with each component was determined by the mean of all its items scores, while overall residential satisfaction was measured using the total levels of satisfaction with the four components and satisfaction the house and neighbourhoods as the dependent variable.

2.2 Data Analysis

The collected data for this study was analysed using descriptive statistics and one-way analysis of variance (One-way ANOVA) and multiple comparisons test using Tukey HSD. Descriptive statistics was used to describe the background of the respondents and level of satisfaction with housing and neighbourhood components and the overall residential satisfaction. One-way ANOVA was employed in the analyses to compare the significant differences in the mean level of satisfaction with four residential components (housing features, housing conditions, neighbourhood facilities and neighbourhood accessibility) among the respondents in the three unplanned neighbourhoods. Analysis of variance is used to compare mean differences of a continuous dependent variable and an independent variable with three or more categories (Pallant, 2011; Field, 2013).

III. Results And Discussion

3.1 Comparison of background characteristics of the respondents

The descriptive results in table 1 show that the age of respondents in the three unplanned neighbourhoods in Kano, Nigeria were between 30 and 45 years of age. About 47% of the respondents in Wailari and 40.4% in Dorayi were between 41 and 45 years respectively, while 45% of them in Gama E were between 36 and 40 years, indicating that Gama E had the highest proportion of youngest respondents. On the household size, more than 60% of the respondents in each of the neighbourhoods had between 5 and 7 persons per households, suggesting that the households in all the neighbourhoods had moderate sizes and there were no differences between the neighbourhoods in terms of the household size. With regards to highest educational level, only 17.6 of the respondents had not attended formal schools in the neighbourhoods, majority (65%) had attended from secondary up to tertiary institution, while 17.0% of them had attended primary schools. The highest proportion of those who did not attend formal school were in Dorayi (26.5%) and Wailari had the highest proportion of those who attended tertiary education (44.6%), while Gama E had the highest percentage of those who attended secondary (41.6%). This indicated that the respondents were literate. On the employment status, 52.3% of the respondents were employed in public sector, while 47.5% were either in the private sector or self-employed. Out of the respondents, 66.2% in Wailari were in public services, while 51.5% and 50.6% of the respondents in Dorayi and Gama E were in private and self-employment sectors respectively. In terms of household income, majority of the respondents (93.1%) earned between N13, 000 and N94, 666.67(\$18.33 – \$584.37), while less than 7% earned more. Majority of the respondents in each of the neighbourhoods earned between N13, 000 and N94, 666.67. The highest proportion of the respondents who earned medium and highest income categories were from Wailari and Gama E with (10.8%) and (4%) respectively, indicating that the respondents were from the low income households. On tenure status, (69.2%) of all the respondents were owners, (27.2%), renters and (3.6%) rent free. The highest proportion (79.7%) of owners lived in Wailari while highest proportion of renters and rent free of (35.7%) and (5.8%) live in Gama E. The highest proportion of owners in Wailari could be because of their level of education and public employment status as well as their income as all these factors are related to house ownership. On the type of houses, most of the respondents (57.4%) lived in single family house (attached), while 13.5%, 2.2%, and 26.9% lived in bungalow, two storey houses and traditional compound houses respectively. The highest proportion of respondents who lived in single family house (attached) were in Wailari, while Gama E had the highest proportion (25%), (4%) and (31%) of those who lived in bungalow, two storey houses and traditional compound houses respectively. This indicates that single family houses (attached) had been prioritised by the respondents above other types. The greatest proportion (86.4%) of the respondents who lived in houses with 1 – 2 bedrooms were in Gama E while Dorayi had the highest proportion 17.7% and 1.5% of those who lived in 3 – 4 and 5 and above number of bedrooms respectively. Out of the total respondents, 61.3% had rooms in their houses with 3 – 4 rooms and those with 1 – 2 were 12.9% and 5 were 25.8%. Dorayi had the highest proportion (22.8%) and (57.8%) of respondents with houses with 1 – 2 and 3 – 4 rooms respectively and Wailari had the highest proportion (47.3%) of respondents had houses with 5 and above total number of rooms. Finally, all the respondents lived in the three neighbourhoods between 3 and 4 years. The highest proportions (77.3%) of the respondents who lived between 4 – 5 years were in Gama E and the proportions of those who lived between 3 – 4 years were higher in Wailari (36.5%).

In summary, the findings revealed that the young households in all the neighbourhoods did not differ much in their age, household size, household income and primary and secondary education. However, they differ in term of tertiary education, public employment sector and household income with Wailari having the highest percentage, while Dorayi Karama having the least. Most of young households in the study were owners in all the neighbourhoods and prioritised single family houses than other housing types. The highest proportions of them were in Wailari followed by Dorayi Karama, while Gama E had the highest proportion of renters and rent free. Number of bedrooms and rooms and length of stay differed among the neighbourhoods with respondents in Dorayi Karama had highest number of bedrooms and those in Wailari had the highest number of rooms in their houses. The finding further showed that young households in Gama E lived in the residence earlier followed by Dorayi Karama and the latest was Wailari. Thus, young households in these neighbourhoods did not differ in their demographic characteristics, while they differ slightly in their economic characteristics.

Table 1: Background of the respondents

Variables / Categories	Wailari	Dorayi	Gama E	Total
	N = 74	N = 136	N = 154	N = 364
Age				
30-35yrs	17(23.0)	44(32.4)	50(32.5)	111(30.5)
36-40yrs	22(30.0)	37(27.2)	70(45.5)	129(35.4)
41-45yrs	35(47.0)	55(40.4)	34(22.0)	124(34.1)
Household Size				
2-4 persons	7(9.5)	19(14)	12(8.0)	38(10.0)
5-7 persons	47(63.5)	95(70)	116(75.0)	258(71.0)
8 persons and above	20(27.0)	22(16)	26(17.0)	68(19.0)
Level of Education				
Not attended formal School	8(10.8)	36(26.5)	20(13.0)	64(17.6)
Primary School	13(17.6)	17(12.5)	32(20.7)	62(17.0)
Secondary School	20(27.0)	51(37.5)	64(41.6)	135(37.1)
Tertiary Institution	33(44.6)	32(23.5)	38(24.7)	103(28.3)
Employment Status				
Public	49(66.2)	66(48.5)	76(49.4)	191(52.5)
Private/Self employed	25(33.78)	70(51.5)	78(50.6)	173(47.5)
Tenure Status				
Owner	59(79.7)	103(75.7)	90(58.4)	252(69.2)
Renter	13(17.6)	31(22.8)	55(35.7)	99(27.2)
Rent Free	2(2.7)	2(1.5)	9(5.8)	13(3.6)
Household Monthly Income (NGN 162 Naira=USD 1)				
N13,500 – N94666.67	65(87.8)	135(99.0)	139(90.0)	339(93.1)
N94666.68 – N175833.34	8(10.8)	0(0.0)	9(6.0)	17(4.7)
N175833.35 and above	1(1.4)	1(0.7)	6(4.0)	8(2.2)
Type of House				
Bungalow	10(13.5)	1(1.0)	38(25.0)	49(13.5)
Two-storey house	2(2.7)	0(0.0)	6(4.0)	8(2.2)
Traditional compound house	10(13.5)	40(29.0)	48(31.0)	98(26.9)
Single Family House (attached)	52(70.3)	95(70.0)	62(40.0)	209(57.4)
Number of Bedrooms				
1-2 rooms	57(77.0)	110(80.9)	133(86.4)	300(82.4)
3-4 rooms	16(21.6)	24(17.7)	21(13.6)	61(16.8)
5 rooms and above	1(1.4)	2(1.5)	0(0.0)	3(0.8)
Number of Rooms				
1-2 rooms	6(8.1)	31(22.8)	10(6.5)	47(12.9)
3-4 rooms	33(44.6)	78(57.4)	112(70.7)	223(61.3)
5 rooms and above	35(47.3)	27(19.9)	32(20.8)	94(25.8)
Length of Stay				
3-4 years	27(36.5)	41(30.0)	35(22.7)	103(28.3)
4-5 years	47(63.5)	95(70.0)	119(77.3)	261(71.7)

Fieldwork, 2013

Notes: Figures inside the brackets denote percentages and those outside represent frequencies.

3.2 Descriptive analysis of Satisfaction with Residential Components in the Three Unplanned Neighbourhoods

Table 2 presents descriptive analysis of the mean and standard deviation scores of satisfaction of the respondents with both housing and neighbourhood components in the three unplanned neighbourhoods (Wailari, Dorayi Karama and Gama E). The findings show that the respondents in Wailari had mean satisfaction score of (3.93) with housing features, those in Gama E had (3.80) and the mean satisfaction score for Dorayi Karama was (3.68). This suggests that Wailari had the highest mean satisfaction score with housing features compared to Gama E and Dorayi Karama, while the finding shows that Dorayi Karama had the lowest mean among the neighbourhoods. The highest mean satisfaction with Wailari could be because it is the newest neighbourhood and the buildings are new, while the lowest mean satisfaction among respondents in Dorayi could be attributed to overcrowding as the size of houses in the neighbourhood are smaller and are compound houses accommodating many households. The current size of the household and future expectation of more children and need for more housing space could also be attributed to low mean satisfaction of young households in Dorayi Karama. In Nigeria, like in many West African countries, a typical family has more than five members and it may include relatives and other dependents (Ukoha and Beamish, 1997; Addo, 2012). This indicates that the single family houses most of them are living in, might not satisfy their needs because of large household size or future needs for more children and or the need for social support they used to enjoy in compound houses (Addo, 2012). The findings on the mean satisfaction with housing conditions in the neighbourhoods showed that the respondents Gama E had mean score of (3.91), those Dorayi had (3.89) and the mean satisfaction of

those in Wailari was (3.87). The findings further showed that the young households in Gama E had the highest mean level of satisfaction compared to Dorayi Karama and Wailari. The low mean of satisfaction with housing conditions among respondents in Dorayi Karama and Wailari could be because houses in those neighbourhoods offer little sound proof, adequate fenestration and good visual privacy especially in rental houses. This could also be attributed to the small sizes of the houses and type of houses in the neighbourhoods compared to Gama E. Significant proportion of houses in Gama E were older and traditional, but residential plots, though not planned were much bigger compared to Dorayi Karama and Wailari which are smaller because of subdivision. The houses made on this subdivided unplanned layouts lack enough spaces for good sound proof structure, adequate fenestrations and good visual privacy. Thus, the low mean satisfaction of the respondents with visual privacy suggests that, there is high privacy needs among them. This is because privacy need in houses is highly needed in Nigeria (Ukoha and Beamish, 1997). On the mean satisfaction with neighbourhood facilities, the finding from Table 3 showed that the respondents in Gama E had (3.74) mean of satisfaction the facilities, those in Dorayi Karama had (3.49) and those in Wailari were having a mean satisfaction score of (3.41). The finding reveals that that mean of satisfaction with the facilities was higher in Gama E compared to Dorayi Karama and Wailari. This could be because Gama E being the oldest neighbourhood had more facilities such police protection, transportation facilities and relationship with neighbourhoods compared to Wailari and Dorayi that were less old than Gama E. This finding is in line with Nwaka (2005) that shows informal residential areas in Nigerian cities lack urban services and facilities including health facilities and police services. Bashir (2003) argued that where such facilities are available, their distribution is uneven among neighbourhoods in the cities. Dankani (2013) argued that there is inadequate space for children playgrounds and recreation facilities in Kano city as a result of higher demand for housing spaces following rapid population growth and urbanization in the city. On the satisfaction with neighbourhood accessibility, the finding of this study revealed that the respondents in Gama E had a mean satisfaction of (3.43) with the accessibility, Wailari had (3.29) mean of satisfaction and Dorayi Karama had mean satisfaction of (3.15). The finding suggests that the respondents were most satisfied with the neighbourhood accessibility in their neighbourhood followed by those in Wailari and the least satisfied were those Dorayi Karama. This seems to suggest the importance of access to neighbourhood facilities such religious places, fire brigades, health facilities, children’s schools, police security and proximity to friends and relatives. Neighbourhood accessibility in terms of religious places and proximity to friends and relatives points to high level of social interaction in the neighbourhoods. Nwaka (2005) & Caldieron (2011) argued that households in informal neighbourhoods have a level of social interaction and participation in community. Clement and Kayode (2012) found a high rate of satisfaction with the worship centre among dwellers of public housing in Akure, Ondo State, Nigeria. On the overall residential satisfaction of the respondents in the neighbourhoods, the finding shows that those in Gama E had the mean satisfaction of 3.720, Wailari had the mean satisfaction of 3.550with neighbourhoods

Table 2. Comparisons of Mean Scores of Satisfaction with Residential Components in the Three Unplanned Neighbourhoods

Variables	Wailari(74)		Dorayi (136)		Gama E(154)	
	Mean	SD	Mean	SD	Mean	SD
Satisfaction with						
Housing Features (HF)	3.928	0.721	3.677	0.707	3.801	0.809
Housing Conditions (HC)	3.867	0.759	3.886	0.650	3.906	0.787
Neighbourhood Facilities (NF)	3.407	0.826	3.490	0.752	3.741	1.019
Neighbourhood Accessibility (NA)	3.290	0.886	3.147	0.753	3.430	0.942
Overall Residential Satisfaction	3.620	0.798	3.550	0.220	3.720	0.274

Source: Fieldwork, 2013

3.3 Satisfaction with residential components among the three unplanned Neighbourhoods

The results presented in figure 2 shows that the level of satisfaction with housing features was highest in Wailari (3.93), followed by Gama E (3.81) and the least was Dorayi Karama (3.68). Wailari is the most recently developed neighbourhood compared to others and also their houses were much new and the features also might be new. With regards to the respondents’ satisfaction with housing conditions, young households in Gama E (3.90) were most satisfied than those in Dorayi Karama (3.89) and Wailari (3.87). On the satisfaction with neighbourhood facilities, young households in Gama E (3.74) were most satisfied followed by Dorayi Karama (3.49) and Wailari (3.41) the least satisfied. Wailari is located close to source of water supply for Kano metropolis with health facilities and children’s schools. It was also located near the main road linking to the city centre. Ukoha and Beamish (1997) found also that neighbourhood facilities relate to higher residential satisfaction. The study also found out those young households in Gama E (3.43) were most satisfied with their neighbourhood accessibility followed by Wailari (3.29) and those in Dorayi (3.15) were less satisfied with access factors. This is indicating that facilities such as health centres and transportation services, better roads are much more in Gama E because it was developed earlier than the other neighbourhoods. Access to

neighbourhood facilities, religious and worshipping places are very crucial to households' satisfaction as they frequently visit every day. Clement and Kayode (2012) argued that access to worshipping places relate to high level of satisfaction among the residents of public housing in Akure, Nigeria.

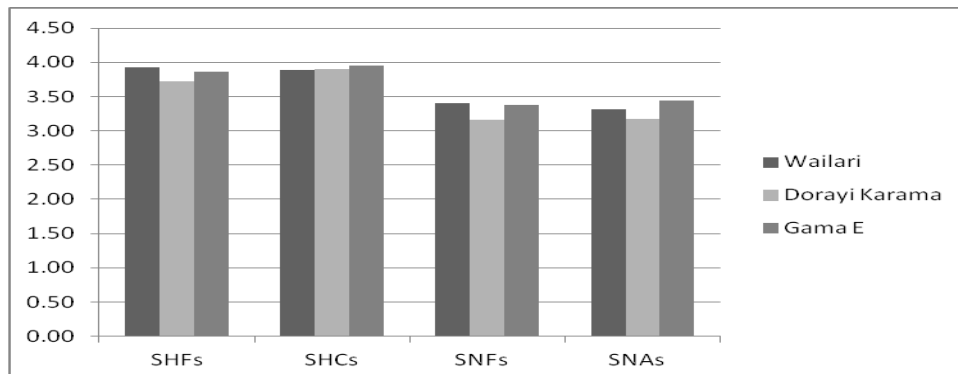


Figure 2. Satisfaction with residential components by the three unplanned Neighbourhoods; SHFs, satisfaction with housing features; SHCs, satisfaction with housing condition; SNFs, satisfaction with Neighbourhood Facilities; SNAs, satisfaction with Neighbourhood Accessibility

3.4 Comparison of satisfaction with residential components among the three unplanned neighbourhoods using ANOVA

Table 3 shows the result of One-way between groups analysis of variance (One-way ANOVA) which was used to compare the mean differences in the level of satisfaction with residential components (housing and neighbourhood) of the respondents among three unplanned neighbourhoods; Wailari, Gama E and Dorayi. The finding from the ANOVA test indicated that there are significant differences in satisfaction with housing features among the three neighbourhoods ($F = 9.478, (2, 361), p = 0.0001$). Post-hoc comparison test using the Tukey HSD in table 4 showed that the Mean score of satisfaction with housing features for Wailari ($M = 3.93, SD = 0.357$) is significantly different from the mean scores of satisfaction with housing features for Dorayi Karama ($M = 3.73, SD = 0.378$), while the mean scores for Dorayi Karama differ from Gama E ($M = 3.87, SD = 0.336$) did not significantly differ from mean scores of Wailari. This suggested that the difference in the mean scores of satisfaction among the young households with housing features for Wailari was greatest with Dorayi Karama greater than Gama E. The ANOVA also showed that there are no significant differences in the level of satisfaction with housing conditions among the three neighbourhoods ($F (2, 361) = 1.201, p = 0.302$). The post-hoc comparison test using Tukey HSD showed that the mean score of satisfaction with housing conditions for Wailari ($M = 3.89, SD = 0.427$) is not significantly different from mean score of satisfaction with housing conditions for Dorayi Karama ($M = 3.90, SD = 0.341$) and for Gama E ($M = 3.96, SD = 0.379$). Similarly, the mean score of satisfaction with housing conditions for Dorayi Karama did not significantly differ from mean score for Gama E.

The results further showed that there are significant differences in the level of satisfaction with neighbourhood facilities among the neighbourhoods ($F (14.383, (2, 361), p = 0.000$). The post-hoc comparison test using Tukey HSD indicated that the mean score of satisfaction with neighbourhood facilities for Wailari ($M = 3.41, SD = 0.383$) was significantly different from mean score of satisfaction with neighbourhood facilities for Dorayi Karama ($M = 3.16, SD = 0.397$), while no difference from mean score for Gama E. However, mean score of satisfaction with neighbourhood facilities for Dorayi Karama was significantly different from mean score for Gama E ($M = 3.38, SD = 0.403$). This suggested that the level of satisfaction among the young households with neighbourhood facilities for Wailari was higher followed by Gama E and the least was Dorayi. Similarly, the ANOVA showed that there are significant differences in the level of satisfaction with neighbourhood accessibility among the neighbourhoods ($F 19.879, (2, 361), p = 0.0001$). The post-hoc comparison test using Tukey HSD revealed that the mean score of satisfaction with neighbourhood accessibility for Wailari ($M = 3.31, SD = 0.333$) is significantly different from the mean score of satisfaction with neighbourhood accessibility for Dorayi Karama ($M = 3.17, SD = 0.363$), while mean score for Dorayi Karama differed from mean score of satisfaction with neighbourhood accessibility for Gama E ($M = 3.44, SD = 0.374$). This shows that the level of satisfaction with neighbourhood accessibility among the young households in all the neighbourhoods differ from one another with Gama E having highest followed by Wailari and the least was Dorayi Karama.

Thus, it can be concluded that the differences in the satisfaction with housing features, neighbourhood facilities and neighbourhood accessibility among Wailari, Dorayi Karama and Gama E could be because of the differences in the provision of urban facilities and services and the size of houses (number of bedrooms and total number of rooms in the houses), as a result of differences in the sizes of residential plots in the unplanned

neighbourhoods in Kano city. Some neighbourhoods in the city get more urban infrastructures than others because of political reasons (presence of party members or political officers in the neighbourhood) and could be because of differences in community efforts in providing some neighbourhood facilities for themselves, while another reason could be because of lack of adequate space for infrastructural developments by public authorities or location of the neighbourhood close to the facilities and the services in the city. Young households in Gama E had highest satisfaction with roads, drainages, access to police protection, transportation and city centre compared to Wailari and Dorayi Karama. These situations contributed to the differences in the satisfaction among the neighbourhood in terms the residential components.

Table 3. One way ANOVA of satisfaction with residential components among Wailari, Dorayi Karama and Gama E

Satisfaction with	N	M	SD	F	P
Housing Features					
Wailari	74	3.93	0.357	9.478	0
Dorayi Karama	136	3.73	0.378		
Gama E	154	3.87	0.336		
Housing Conditions					
Wailari	74	3.89	0.427	1.201	0.302
Dorayi Karama	136	3.9	0.341		
Gama E	154	3.96	0.379		
Neighbourhood Facilities					
Wailari	74	3.41	0.383	14.527	0
Dorayi Karama	136	3.16	0.397		
Gama E	154	3.38	0.403		
Neighbourhood Accessibility					
Wailari	74	3.31	0.333	19.876	0
Dorayi Karama	136	3.17	0.363		
Gama E	154	3.44	0.374		

Source: Fieldwork, 2013

*. The mean difference is significant at the 0.05 level.

Table 4. Post Hoc Comparison Test (Tukey HSD) of satisfaction with residential components among Wailari, Dorayi Karama and Gama E

Variables	Neighbourhoods		Mean Difference	SE	Sig.	95% CI	
						Lower Bound	Upper Bound
Satisfaction with							
Housing Features	Wailari	Dorayi	0.204*	0.051	0.000	0.08	0.33
		GamaE	0.064	0.05	0.414	-0.05	0.18
	Dorayi	Wailari	-0.204*	0.051	0.000	-0.33	-0.08
		GamaE	-0.140*	0.042	0.003	-0.24	-0.04
	GamaE	Wailari	-0.064	0.050	0.414	-0.18	0.05
		Dorayi	0.140*	0.042	0.003	0.04	0.24
Housing Conditions	Wailari	Dorayi	-0.006	0.054	0.993	-0.13	0.12
		GamaE	-0.066	0.053	0.433	-0.19	0.06
	Dorayi	Wailari	0.006	0.054	0.993	-0.12	0.13
		GamaE	-0.059	0.044	0.372	-0.16	0.04
	GamaE	Wailari	0.066	0.053	0.433	-0.06	0.19
		Dorayi	0.059	0.044	0.372	-0.04	0.16
Neighbourhood Amenities	Wailari	Dorayi	0.253*	0.057	0.000	0.120	0.39
		GamaE	0.033	0.056	0.822	-0.10	0.17
	Dorayi	Wailari	-0.253*	0.057	0.000	-0.39	-0.12
		GamaE	-0.219*	0.047	0.000	-0.33	-0.11
	GamaE	Wailari	-0.033	0.056	0.822	-0.17	0.10
		Dorayi	0.219*	0.047	0.000	0.11	0.33
Neighbourhood Accessibility	Wailari	Dorayi	0.146*	0.052	0.016	0.02	0.27
		GamaE	-0.123*	0.051	0.044	-0.24	0.00
	Dorayi	Wailari	-0.146*	0.052	0.016	-0.27	-0.02
		GamaE	-0.269*	0.043	0.000	-0.37	-0.17
	GamaE	Wailari	0.123*	0.051	0.044	0.00	0.24
		Dorayi	0.269*	0.043	0.000	0.17	0.37

Source: Fieldwork, 2013

* The mean difference is significant at the 0.05 level.

SE=Standard error

CI=Confidence Interval

IV. Conclusions

This study compared the mean levels of satisfaction with residential satisfaction among young households in unplanned neighbourhoods namely Wailari, Dorayi Karama and Gama E in Kano, Nigeria. The findings revealed that the young households in unplanned neighbourhoods have similar socio-economic status, although they differ slightly not only in terms of their age, household size, tenure status, income and type of houses, but also differ in terms of highest level of education and total number of rooms and bedrooms. The finding also revealed that the respondents had moderate to low satisfaction with their housing and neighbourhood components, respectively. The study further revealed that there was no significant difference in mean level of satisfaction with housing conditions among the respondents in the neighbourhoods, while they differed in terms of mean level of satisfaction with housing features, neighbourhood facilities and neighbourhood accessibility. Satisfaction with these housing and neighbourhood components is crucial to their quality of life. These differences in the mean level of satisfaction could be attributed to uneven distribution urban facilities and services by government among unplanned areas and inadequate space for infrastructural developments in the neighbourhoods as a result of haphazard housing construction and poor physical planning in the neighbourhoods in the city. Despite the fact that unplanned housing developments are haphazard and lack adequate facilities and services that would enhance their satisfaction, policy makers and planners should consider the important role played by unplanned developments in providing housing for low income and poor households who constituted majority of urban households in Nigeria including Kano city. Improving housing conditions of low income and poor households, especially young households living in unplanned neighbourhoods would enhance their satisfaction, quality of life and wellbeing.

Therefore, policy makers and planners should improve residential satisfaction of young households in the existing unplanned neighbourhoods by providing essential services and facilities such as water, electricity, drainages, health facilities, police and fire brigade services, roads and also improve their socio-economic status through economic empowerment in order to reduce disparity among the young households in the neighbourhoods. In addition to this government should control future unplanned development by providing easily accessible and affordable housing and serviced land as well as offering interest free loan to young households and create awareness for them on the need for improving their housing and neighbourhood conditions. Government should consider cultural needs and their participation of young households in decision making concerning future housing improvement policies.

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