

Assessing Population Growth as an Index Forhousing Market in Ogoja Urban, Nigeria

Eja, Eja I., Ochiche Christopher A., Onabe Joseph, B.

Department of Geography an Environmental Science, University of Calabar, Nigeria.

Abstract: *In recent times, the high rate of socio-economic activities in Ogoja urban has led to the rapid increase in population and high demand for residential housing which is the focus of this research to investigate the population growth as an index for housing market in Ogoja urban. Information such as population growth and number of building were obtained from field survey in the ministry of lands and housing at the same time population commission. The data collected shows that there was a drastic increase in the demand for housing as a result of population increase in the area which was also evidenced in the tested hypothesis which shows a correlation value (r) as 0.79 less than the table (t) value of 2.31 at 0.005 sign level. This result indicates that there is a relationship between population increase and number of housing supply in the area. It is on this note that all stakeholders in the housing industry must provide a mechanism that would ensure adequate supply of housing in the area.*

Keywords: *Assessing, Growth, Housing Index, Population.*

I. Introduction

Over the years, urbanization which is the process of change in population and urban facilities arises from socioeconomic changes in a society. In most of the African countries, population is characterized by growing gap employment opportunists and demand and even increase in shortage of urban services and facilities which are accessible to a diminishing share of urban population. The consequences of this deplorable and alarming situation which aggravate the already acute house problem. According to Ogunbiade's formula states that if (+) is housing requirement due to population increase in period (+), $R(t)$ is the number of dwelling needed to replace dilapidated stock. Animashaun (1981) writing on urban housing market argues that housing market shortage in Nigeria cities must not be taken as an isolated case but as a common feature of most cities in the developing world, where available financial, technological and institutional facilities are not adequate to provide sufficient housing market. However, Ogoja urban is expanding as a result of the rising population and at the same time assuring multiple functions in the area of administration, farming and commercialization. Besides, the increase in socioeconomic activities such as the presence of Cross River University of Technology which has generated other economic population growth in the area. Apart from this scenario, the rate of population growth has generated presence on housing market such that the housing availability cannot catered for the teeming population arising from the increase in socio-economic activities. Furthermore, the increase in house rent due to population growth has caused the landlords not to provide the needed facilities that would create comfort, hence, the tenants are usually left with no option than to accept the conditions of house owners in the area. This situation has made life too difficult to tenants in the area which is the focus of this work to examine population as an index for housing market in Ogoja urban with specific reference to examining population growth and number of building built between 2004 to 2013 and the socio-economic characteristics of the sampled population.

II. Methodology

This work was conducted in Ogoja Local Government Area of Cross River State taking into consideration Ogoja urban centers. In order to carry out this research work a total of one fifty copies of questionnaire were randomly administered to respondents in the study area. Furthermore, a checklist was design to captured information obtained from the ministry of lands and housing and also from population commission in the study area. However, information such as the socio-economic characteristics of the sampled population were captured in the questionnaire. One hypothesis was stated which try to examine if or not there exist a relationship between increase in population and the houses built in the area. This hypothesis was tested using the Spearman's Correlation which try to investigate relationship between two variables under investigation.

III. Literature review

Housing characteristics and health

Jiboye (2010) argues that due to the complex nature of housing and residential environments, approaches to their study have been multi-dimensional. Therefore, housing, according to Ebong (1983) operates

as a combination of many factors, forming a pattern that is extremely diversified. Housing is however broadly conceived as a unit of the environment which has a profound influence on the health, efficiency, social behavior, satisfaction and general welfare of the community. It reflects the cultural, social and economic values of a society as it is the best physical and historical evidence of civilization in a country. It has been argued that "housing has a large potential to contribute towards providing people with opportunity to live full lives, and therefore contributes towards all aspects of development in the individual, community and societal contexts. Furthermore, it has also been established that there is a significant association between housing conditions and both physical and mental health of an individual (Gilbertson et al., 2009).

Bonnefoy (2007) alleges that for many years, the housing environment has been acknowledged as one of the main settings that affect human health. Living and housing conditions are the basis of many factors influencing residential health. Indoor air quality, home safety, noise, humidity and mould growth, indoor temperatures, asbestos, lead, radon, volatile organic compounds (VOC), lack of hygiene and sanitation equipment, and crowding are some of the most relevant possible health threats to be found in dwellings. Physical, mental, and social health is affected by the living conditions, but no straightforward mechanisms have yet been established. Furthermore, the immediate housing environment and the neighbourhood represent an everyday-landscape, which can either support or limit the physical, mental, and social well-being of the residents. Although such impacts are broadly accepted, the concrete relationship between environmental quality and health/well-being has so far not been fully understood.

Housing and quality

Housing standards have a noticeable significance in the cultural and social life of the society and the individual. The way an individual or family divides up their time between their place of employment and their home determines how much or how it is perceived. Ravetz (2001) traces the evolution of the home from a centre for home-based production to a dormitory when the production was displaced by the factory system during the industrial revolution. It may be said that different degrees of reversal of this process might be traced in the life of housing during the twentieth century and because of the significance of the disproportionate time that is spent in the home by the unemployed, the poor or those who work in the home, its space standards are given greater significance. The way the home is occupied also marks the difference between the marginalized and the mainstream.

In this literature, the way dwellings are occupied and the effect of shared space with pets and plants is explored. Some authors study the central concepts of: market, economy and society (Gabriel & Jacobs, 2008). Smith et al., (2006) study the role of housing intermediaries in the property market and propose that '(housing) markets become practical enactments of economic models'. The political position of such a proposition is considered by some authors who see a risk of the ideas being used simplistically and from a 'neo-liberal point of view' rather than concern with the emancipation of the oppressed' (Gabriel and Jacobs, 2008). While the above concepts are relevant to the study of how we experience our dwellings and surroundings, they are not relevant to the structural issues and approach of this thesis. They concern themselves more with detail and their abandonment of the 'social' makes them irrelevant to this research. Although the above papers concern themselves with the social norms and attitudes, that are a social construct in themselves, they do not study these in relation to housing quality in terms of space standards as this research does.

IV. Findings

The population threshold and the number of houses built between 2004 to 2013 presented in table 1 shows that there was feasible improvement in the rate of housing construction. It was observed in table 1 that 2011 and 2012 Ogoja witnessed the highest rate of housing development of about 985 houses. The high supply could be attributed to the improvement in socioeconomic activities and increasing housing demands in the area. This result indicate that between 2010 to 2011, there was additional 2013 houses to the past stock of houses; by 2010, the stock increased to about 4610 houses built within a span of eighteen years, with an occupancy rate of 22.88 persons per household.

Table 1: Population threshold and increase in houses

| s/n | Year | Population | Absolute increase | No. of plans approved | Absolute houses |
|-----|------|------------|-------------------|-----------------------|-----------------|
| a) | 2004 | 13694 | 2899 | 264 | 264 |
| b) | 2005 | 18123 | 4429 | 103 | 367 |
| c) | 2006 | 23255 | 5112 | 163 | 530 |
| d) | 2007 | 28861 | 5626 | 342 | 872 |
| e) | 2008 | 35082 | 6191 | 524 | 1396 |
| f) | 2009 | 60456 | 25404 | 712 | 2108 |
| g) | 2010 | 68319 | 7863 | 905 | 3013 |
| h) | 2011 | 76569 | 8249 | 985 | 3998 |

| | | | | | |
|----|------|-------|------|-----|------|
| i) | 2012 | 81092 | 4524 | 305 | 4303 |
| j) | 2013 | 91081 | 9989 | 507 | 4610 |

Source: Field survey (2014)

The number of building between 2004 and 2013 presented in table 2 indicate that there is high rate of building development throughout the period of investigation as evidenced in corresponding increase in the housing accumulation provided between 265 in 2004 and 4610 in 2013. Besides, it was discovered that 2012 and 2013 recorded an accumulation in the housing increase with values of 4303 and 4610 compared to other years. Although, it was noticed that 2004 and 2005 the houses built were not as large as 2006 till date.

Table 2: Number of buildings between2004-2013

| s/n | Year | Population | Absolute increase | No. of plans approved | Absolute houses |
|-----|------|------------|-------------------|-----------------------|-----------------|
| a) | 2004 | 13694 | 2899 | 264 | 264 |
| b) | 2005 | 18123 | 4429 | 103 | 367 |
| c) | 2006 | 23255 | 5112 | 163 | 530 |
| d) | 2007 | 28861 | 5626 | 342 | 872 |
| e) | 2008 | 35082 | 6191 | 524 | 1396 |
| f) | 2009 | 60456 | 25404 | 712 | 2108 |
| g) | 2010 | 68319 | 7863 | 905 | 3013 |
| h) | 2011 | 76569 | 8249 | 985 | 3998 |
| i) | 2012 | 81092 | 4524 | 305 | 4303 |
| j) | 2013 | 91081 | 9989 | 507 | 4610 |

Source: Field survey (2013)

However, in order to affirm the result in table 3, the stated hypothesis was tested which try to investigate whether or not there is a significant relationship between population increase and a corresponding increase in housing supply in the area. The result obtained from the analysis shows a correlation coefficient(r) of 0.79 less than the t-value of 2.31 at 0.05 degree of freedom. The result shows that there was a significant relationship between population and housing supply in the area as indicated in the analyses between population and housing increase in the area.

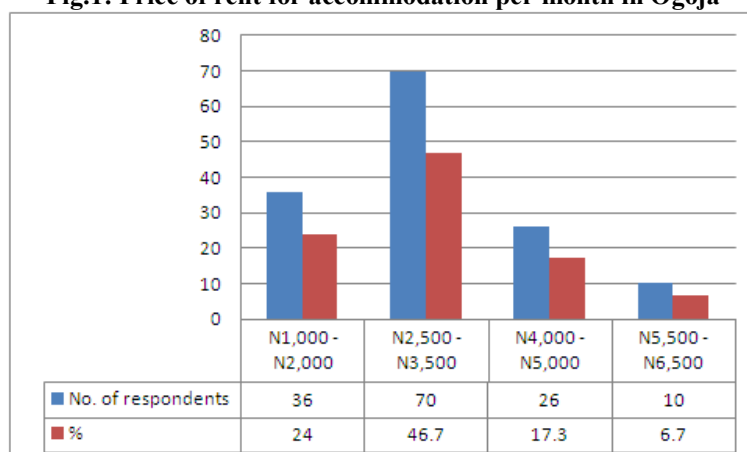
Table 3: Correlation between population and housing increase in the area

| s/n | Population increase (x) | No. of houses (y) | Rx | Ry | d | d ₂ |
|-----|-------------------------|-------------------|----|----|----|----------------|
| a) | 2899 | 264 | 10 | 8 | 2 | 4 |
| b) | 4429 | 103 | 9 | 7 | 2 | 4 |
| c) | 5112 | 163 | 7 | 9 | -2 | 4 |
| d) | 5626 | 342 | 6 | 6 | 0 | 0 |
| e) | 6191 | 524 | 5 | 4 | 1 | 1 |
| f) | 25404 | 712 | 1 | 3 | -2 | 4 |
| g) | 7863 | 905 | 4 | 2 | 2 | 4 |
| h) | 8249 | 985 | 3 | 1 | 2 | 4 |
| i) | 4524 | 305 | 8 | 7 | 1 | 1 |
| j) | 9989 | 307 | 2 | 5 | -3 | 9 |

Source: Data analysis2014

The amount paid for accommodation presented in fig.1 reveal that over 46.7% of people living in the study area pay rents between N2,500.00 and N3,500.00 as house rents with value of 46.7%. This means that majority of Ogoja urban dwellers are low income earners. This assertion was further validated by the rating of those that pays between N1,000.00 and 2,000.00 as second largest distribution of rent frequency in the area with 24.0%.

Fig.1: Price of rent for accommodation per month in Ogoja



Source: Field survey, 2014

The socio-economic characteristics of the respondents indicated in table4 shows that 32% of the respondents were farmers which was on the high side compared to other occupational profile of the people in the area. Nevertheless, a good number of respondents were landlords as shown with 28% value. This might have been consequent upon the fact that the area is an urban area. This was closely followed by those who were involved in town planning activities and civil servants as they had values of 16% and 12% respectively.

Table 4: Socioe-omic characteristics of respondents

| Sex | Frequency | Percentage |
|-----------------|-----------|------------|
| Male | 74 | 49.4 |
| Female | 76 | 50.6 |
| Total | 150 | 100 |
| Marital status | Frequency | Percentage |
| Single | 55 | 36.7 |
| Married | 63 | 43.0 |
| Divorced | 17 | 11.3 |
| Widowed | 15 | 10.0 |
| Total | 150 | 100 |
| Occupation | Frequency | Percentage |
| Landlords | 42 | 28 |
| Town planners | 24 | 16 |
| Civil servants | 18 | 12 |
| Public servants | 18 | 12 |
| Farmers | 48 | 32 |
| Total | 150 | 100 |

Source: Field survey, 2014

V. Conclusion

The rise in socio-economic activities in Ogoja urban has caused the high demand for residential housing to cater for the needs of the population. This research as reveal that Ogoja urban has been populated due to the present of Cross River University of Technology and the provision of other socio-economic activities which provide essential services to numerous visitors in the area. Besides, the data collected shows that as population increase, there was also correspondent increase in housing demand hence, making house rent very expensive for people in the area.

VI. Recommendations

Today, the high increase in population growth has drastically affected the housing supply and market in Ogoja urban. However, in order to avert this scenario of high demand for housing, the following recommendations are hereby put forward:-

- Private sector should be encouraged to invest in housing supply
- Loans should be given to estate developers or private sector. This would encourage them to embark on housing scheme that would cater for all categories of individual in Ogoja urban
- Government should evolve a rent supplement system for low income rental housing concept and the state housing corporation should be utilized as vehicle for the implementation of this public housing policy

- Planners and other stakeholders should redirect population distribution from dense urban centers to those of less density
- Family should be encouraged so as to reduce the rate of population growth in the area.

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