



Challenges Facing the Development and Delivery of Residential Housing Estates in Port Harcourt, Rivers State, Nigeria

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ABSTRACT

The migration of people from rural to urban areas is a global phenomenon that is happening at a rapid pace. The increase in population has led to an increased demand for housing in Port Harcourt, resulting in a market for both public and private residential housing developers. However, these developers are facing numerous challenges in the development and delivery of residential housing estates. This study aims to examine these challenges in Port Harcourt. The objectives are to locate existing public and private residential housing estates, identify the challenges facing the Housing Development Authority and private developers, and use a questionnaire and GPS technology to gather information. The study found 19 housing estates and identified challenges such as high cost of building materials, delayed approval processes, lack of funding, difficulty securing land, high fees, unstable political environment, lack of basic amenities, security issues, harassment by the community, and land ownership disputes.

Keywords: Residential Housing Estates, Migration, Urbanization, Population Growth, Housing Demand, Challenges, Private and Public Developers

1.0 Introduction

Residential land use is considered the most important among all the different land uses, both in rural and urban areas, as every other land use is connected to it. Housing is essential for humans as it serves as a place of rest and shelter, and is also a reflection of a person's standard of living and social status. Residential housing infrastructure provides not only a physical structure for shelter but also all necessary services, facilities, equipment, and devices required for the physical, mental, and social well-being of families (Toyobo, Muili, & Adetunji, 2014). Due to this significant importance, there is a constant demand for residential space and housing development. The rapid population growth and urbanization of Nigeria's major cities have increased the demand for residential housing, particularly in low-income and high-density neighborhoods, and have also presented challenges to existing residential settlements (Ogunleye, 2013; Owoeye & Ogundiran, 2014).

According to Misgap (2014), the lack of residential housing in urban areas hinders overall urban development. Jiboye (2011) further supports this by stating that the supply of residential housing has never been sufficient in terms of quantity or quality, despite various policies and regulations set in place by Nigerian governments since independence. A 2007 study revealed that the existing housing stock in Nigeria was only 23 per 1000 residents, which remains unchanged today. The housing deficit was estimated to be 15 million units, requiring an investment of 12 trillion naira, which is four times the annual budget of Nigeria (Federal Housing Authority, 2007). This shortfall has only continued to grow, with a significantly increased deficit by 2022 (Ikiriko & Enwin, 2021).

1.1 Statement of the Problem

There has been a shortfall in the quality and quantity of residential housing development and delivery in Nigeria (Lekwot; 2012 and Makinde; 2014). This is attributable to a number of contextual issues which includes inadequacy in funding, lack of mortgage financing, incessant political interference, challenges with security of access to land, population growth and high cost of building materials amongst others. Despite the past efforts of the nation's housing program, it is still evident that the combined effort of the public and private sectors over the past successive government plans had continued to fall far short of housing need (Aliyu, Kasim & Martin, 2011).

Considering the population of Port Harcourt metropolis which presently is over four million people (NPC, 1991), there is this reality of housing need and shortfall in the available number of housing accommodation developed and delivered especially for the poor and low-income group. This paper is poised to assess the major challenges militating against housing development and delivery in Port Harcourt metropolis, Rivers State, Nigeria.

1.2 Aim and Objectives of the Study

The aim of the study is to assess the challenges confronting residential housing estate development and delivery in Port Harcourt metropolis.

The following are the specific objectives of this paper:

1. To identify and map the locations of available Rivers State government owned public residential housing estates in the study area.
2. Identify private residential housing estates and their locations in the study area.
3. Assess the challenges faced by the Rivers State Housing Development Authority in the development and delivery of residential housing estates for the masses in the study area.
4. To assess the challenges faced by the private residential housing estate developers in housing development and delivery in the study area.

1.3 Research Questions

- i. What are the locations of the available Rivers State government owned public residential housing estates in the study area?
- ii. What are the private residential housing estate and their locations in the study area?
- iii. What are the major challenges facing the Rivers state housing development authority in the development and delivery of residential housing estates for the masses in the study area?
- iv. What are the major challenges faced by the private residential housing estate developers in housing development and delivery in the study area?

1.4 Significance of the Study

The significance of this study lies in the contribution it makes towards addressing the challenges faced by the public and private residential housing estate developers in the Port Harcourt metropolis. The study provides valuable insights into the problems faced by the Rivers State Housing Development Authority and the private estate developers, as well as the reasons behind these challenges.

The study provides a comprehensive mapping of the locations of existing public and private residential housing estates in the study area, which will be useful for policymakers, estate developers and other stakeholders in the housing sector.

By identifying the challenges and highlighting the areas that need improvement, this study is expected to serve as a catalyst for change and encourage efforts to overcome the challenges in residential housing estate development and delivery in the Port Harcourt metropolis. The study is also expected to inform future research in the area and to provide a baseline for monitoring and evaluating housing policies and initiatives in the study area.

2.0 Literature Review

The construct of the investigation was to review several literatures on the challenges faced by both public and private residential housing estate developers during the estate development process. The studies reviewed include works by Jiboye (2011), Mabogunje (2006, 2007), Lekwot (2012), Makinde (2014), Ogunleye (2013), Owoeye and Ogundiran (2014), and Misgap (2014). From these studies, seven major challenges were identified and filtered out as the key challenges that both public and private housing investors and developers face, including high building material costs, delays in granting layout and building approval, lack of funding, lack of secure access to land, high land development fees, high cost of urban land acquisition, and an unstable political atmosphere/urban governance.

3.0 Research Methodology

This research paper adopted a quantitative research approach and employed the passive observational research design. The data collection method consisted of visiting the study area, using GPS to gather location information, conducting personal observations, and administering structured questionnaires to directors and senior officers, estate agents working with the state government, academics, private estate developers, and managers operating in the study area. The questionnaire was based on seven variables identified from previous literature and aimed to gather information on the challenges faced by public and private estate developers in the study area. The study population included all documented government estates recorded in the archives of the Rivers State Housing and Property Development Authority (2018) and available private estates in the study area. The data was analyzed using descriptive statistics.

4. Research Findings

The findings were answers based on the four research objectives of identifying and mapping the locations of available Rivers State government owned public residential housing estates, private residential housing estates and their locations, ascertaining the challenges facing the Rivers State Housing Development Authority and the challenges faced by the private residential housing estate developers in housing development and delivery in the study area.

4.1 Identification and Listing of Public Residential Estates

A total of eleven (11) Rivers State owned Public Housing Estates were identified in the study area.

Table 1: List of Identified Public Residential Estates in the Study Area

S/N	Name of Public Housing Estates	Location	Coordinates
1	Aggrey Housing Estate	PH-Township	4.762041649 7.022995268
2	Marine Base Housing Estate	PH-Township	4.771105979 7.024699744
3	Elekahia Housing Estate	Elekahia	4.821669668 7.026248851
4	Abuloma Housing Estate	Abuloma	4.785269404 7.048389662
5	TMC Housing Estate	Abuloma Road	4.78688653 7.041607467
6	Rainbow Town Estate	Amadi-Ama	4.80123465 7.02883134
7	Khana Street Housing Estate	D/Line	4.807158079 7.001361063
8	Bennin-Uyo Housing Estate	Diobu	4.794008652 7.000164613
9	Rumuibekwe Housing Estate	Rumuibekwe	4.845765539 7.051416966
10	Presidential Housing Estate	GRA	4.828278882 7.007689647
11	NDDC Eliminigwe Housing Estate	Eliminigwe	4.825449491 7.076829721

Source: Researcher Field Work, 2022

The spatial distributions of the identified public residential housing estates were presented in Fig 1.

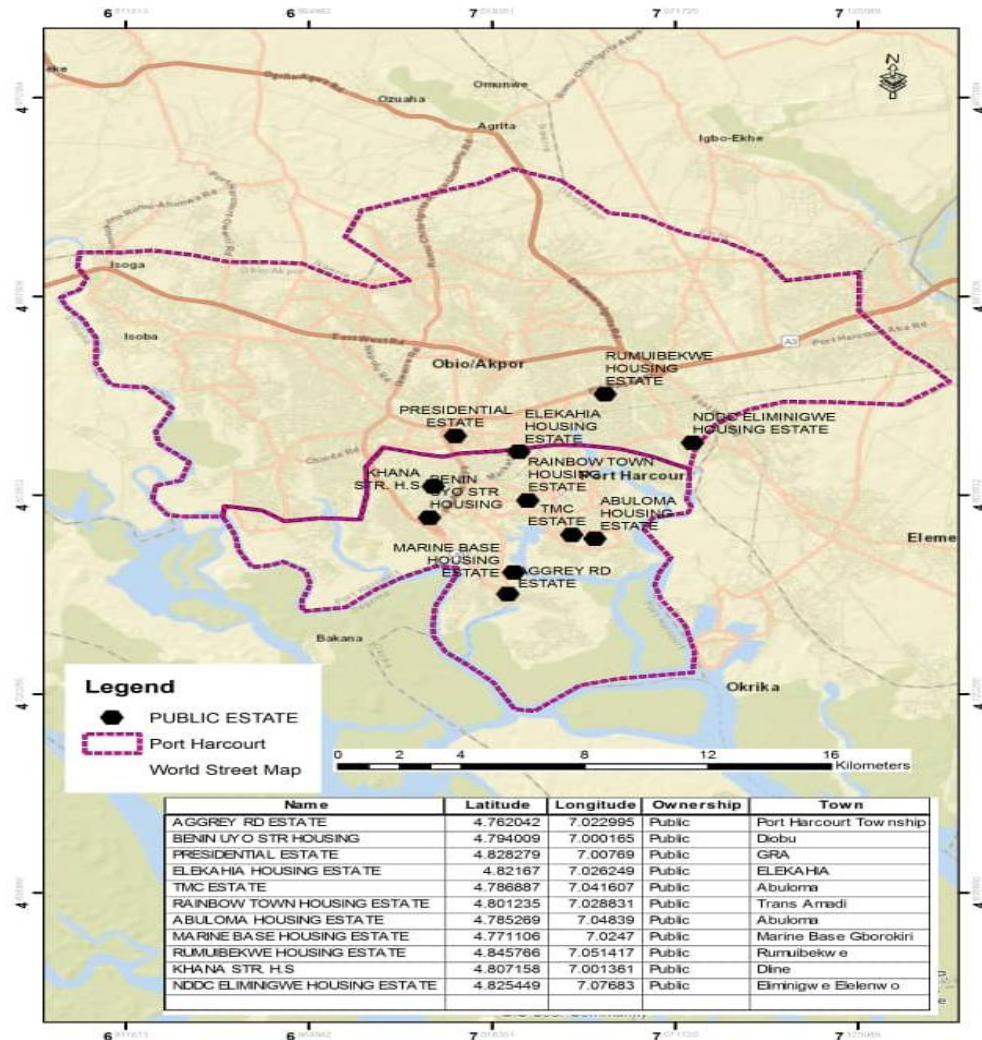


Fig 1: Spatial Distribution of Public Housing Estates in Port Harcourt Metropolis

Source: Researchers Map Creation, 2022

4.2 Identification and Listing of Private Residential Estates

A total of eight (8) Private Housing Estates were identified in the study area. The survey coordinates indicating their real locations were documented in Table 2. The spatial distributions of the identified private residential housing estates were presented in Fig 2.

Table 2: List of Identified Private Residential Estates in the Study Area

S/N	Name of Private Housing Estates	Location	Coordinates
1	Rivtaf Golf Estate	Okuru-Ama	4.799101924 7.057570693
2	Sunshine Estate	Eliozu	4.867204652 7.0302901
3	Paradise Estate	Eneka	4.890917362 7.026281797
4	Ivory Heights and Garden	Eneka	4.892404353 7.018525349
5	Pearl Garden	Eneka	4.893605405 7.014988309
6	Queens Park Estate	Eneka	4.883680805 7.025095109
7	Royal Gardens Estate	Eneka	4.886655564 7.0159913
8	NAF Harmony Estate	Eliozu Road	4.852410548 7.020183823

Source: Researchers, 2022

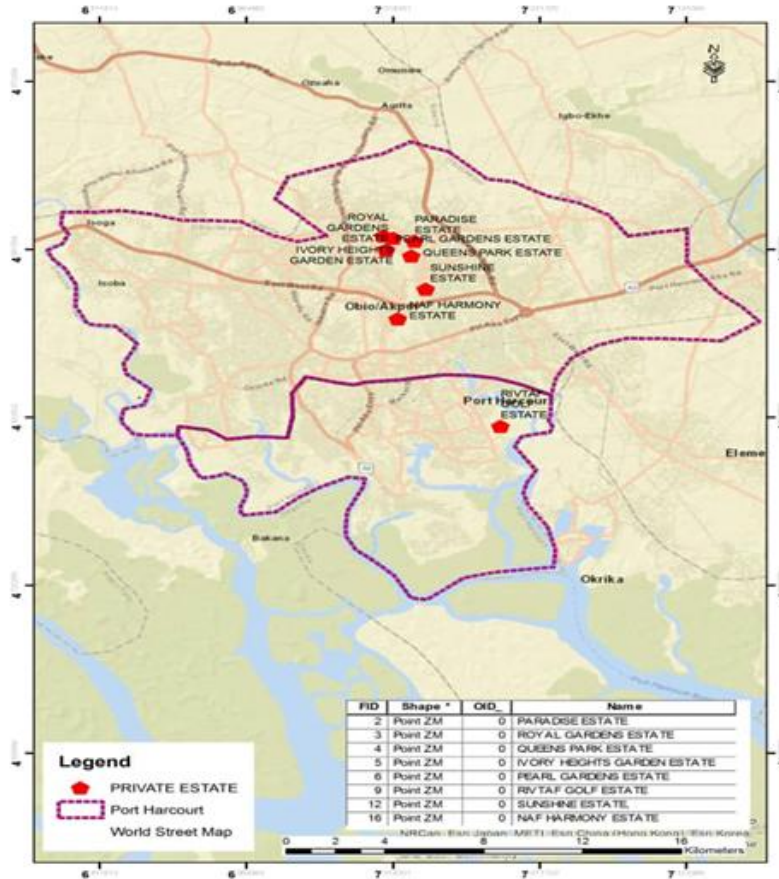


Fig 2: Spatial Distribution of Private Housing Estates in Port Harcourt Metropolis

Source: Researchers Map Creation, 2022

Table 1 and 2 shows a total of Nineteen (19) residential housing estates that were identified in this study. Fig. 1 and 2 shows the separate spatial distributions while Fig 3 shows the 19 residential housing estates that were identified and studied. (See Fig 3)

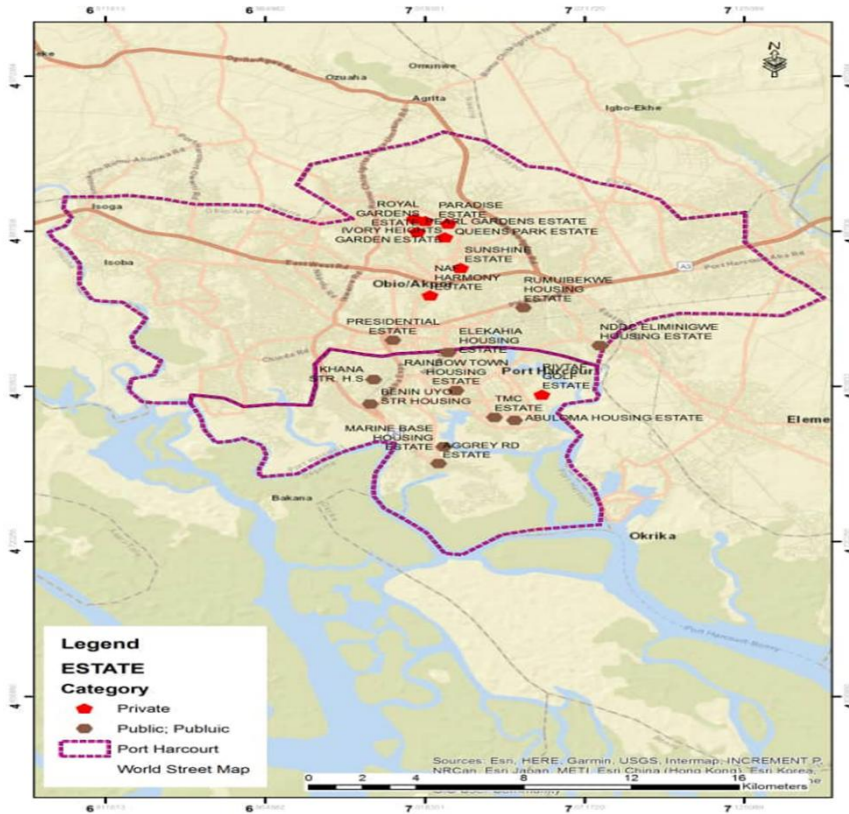


Fig. 3: Spatial Distribution of Public and Private Housing Estates in Port Harcourt Metropolis

Source: Researchers Map Creation, 2022

4.3 Questionnaire Administration and Respondents Personality Variables

4.3.1 Distribution of Survey Questionnaire

Table 3 and 4 shows the distribution of survey questionnaires. Table 3 shows that a total of Ten (20) questionnaires were distributed to private housing developers in the study area, Five (5) were distributed to Senior staff members of Rivers State Housing and Property Development Authority (RSHPSDA), Fourteen (14) were distributed to Real Estate Agents working with Ministry, Fourteen (14) were distributed to Real Estate Agents working with Private estate developers, Five were distributed to Senior staff members of Ministry of Physical Planning and Urban Development (MPP&UD) while Four were administered to Estate managers in academics.

Table 3: General Distribution of Survey Questionnaire

S/N	Respondents	No. of Questionnaires Distributed	No. of Questionnaires Retrieved	Percentage (%)
1	Private Housing Developers	20	20	34.4
2	Real Estate Agents working with Ministry	14	12	20.7
	Real Estate Agents working with Private Estates	14	12	20.7
3	Senior Staff (RSHPSDA)	5	5	8.6
4	Senior staff (MPP&UD)	5	5	8.6
4	Academics	4	4	7.0
	Total	62	58	100

Source: Researchers, 2022

Table 3 shows that out of the 62 questionnaires that were administered, Fifty Eight -58 (94%) were retrieved while only Four-4 (6%) were not retrieved (from real estate agents working with ministry and private estate developers). The percentage of questionnaire retrieved is appropriate for the study. Cumulatively, 32 (55.2%) respondents answered questions on challenges faced by private estate developers while the remaining 26 (44.8%) respondents answered questions on challenges faced by government/ public housing developers in the study area. (See Table 4)

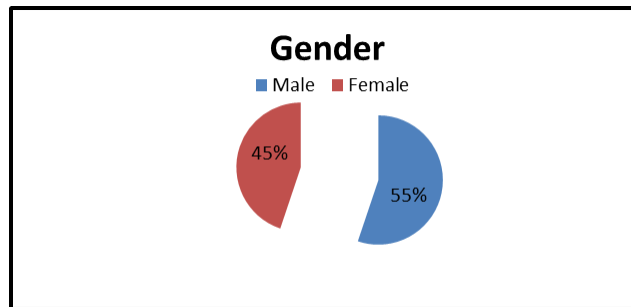
Table 4: Percentage Distribution of Survey Questionnaires between Private and Public estate Developers

S/N	Respondents	No. of Questionnaires Distributed	No. of Questionnaires Retrieved	Percentage (%)
1	Private Housing Developers	34	32	55.2
3	Public Housing Developers	28	26	44.8
	Total	62	58	100

Source: Researchers, 2022

4.3.2 Sex of Respondents

Figure 4 shows that out of the Fifty Eight (58) questionnaires that were retrieved, 32 were males and this represents 55% while Twenty Six (26) were females representing 45%.

Fig 4: Sex of Respondents in Percentage Distribution

Source: Researchers' Field Data, 2022

4.3.3 Age of Respondents

Table 5 shows the percentage distribution of age cohorts of respondents in the study area. The modal age cohort was 42 yrs – 49 yrs of the distribution. Following closely were the 34 yrs – 41 yrs and 26 yrs – 33 yrs cohorts accounting for 32.7% and 15.5% respectively.

Table 5: Age cohort Distribution of Respondent in the Study Area

S/N	Age Cohorts	No	Percentage (%)
1	18 yrs – 25 yrs	1	2.0
2	26 yrs – 33 yrs	9	15.5
3	34 yrs – 41 yrs	19	32.7
4	42 yrs – 49 yrs	21	36.2
5	50 yrs – 57 yrs	4	6.8
6	58 yrs and above	4	6.8
	Total	58	100

Source: Researchers' Field Data, 2022

4.3.4 Monthly Income of Respondents

The modal monthly income category of respondents was above N63, 000.00 at 46.6%. This was followed by monthly income category of 52,000-62,000 and 41,000-51,000 at 32.8% and 20.6% respectively. (See Table 6)

Table 6: Percentage Distribution of Respondents Monthly Income Category

S/N	Monthly Income Category	N	Percentage (%)
1	8,000-18,000	0	0.0
2	19,000-29,000	0	0.0
3	30,000-40,000	0	0.0
4	41,000-51,000	12	20.6
5	52,000-62,000	19	32.8
6	63,000-above	27	46.6
	Total	58	100

Source: Researchers' Field Data, 2022

4.3.5 Educational Level of Respondents

Table 7 shows the percentage distribution of respondents' level of educational attainment. Respondents with Bachelor of Science (BSc) degree were the modal educational attainment (18 persons making a percentage distribution of 31.0%). This was followed by Masters Degree holders (MSc) and HND degree holders at 31.0% and 22.4% respectively.

Table 7: Percentage Distribution of Respondents Level of Education

S/N	Level of Education	N	Percentage (%)
1	OND	5	8.6
2	NCE	2	3.4
3	HND	13	22.4
4	BSC	18	31.0
5	MSC	15	25.8
6	PhD	5	8.6
	Total	58	100

Source: Researchers' Field Data, 2022

4.3.6 Length of Work Engagement of Respondents

Table 8 shows the length of work engagement of respondents in the study area. The modal response on residents' length of stay on their work was "10-15 years" (number of respondents was 22 making a percentage of 38.0%). This was followed by respondents who have stayed in their job for "Less than 10 years" and "more than 25 years" at 31.0% and 18.9% respectively.

Table 8: Length of Work Engagement of Respondents

S/N	Length of Work	N	Percentage (%)
1	Less than 10 yrs.	18	31.0
2	10-15 yrs.	22	38.0
3	15-25 yrs.	7	12.1
4	More than 25 yrs.	11	18.9
	Total	58	100

Source: Researchers' Field Data, 2022

4.4 Challenges faced by Public Housing Estate Developers in the Study Area

Table 9 shows the respondent rating on the level of agreement to the challenges faced by public housing estate developers in the study area. The ranking shows the first three most agreed upon challenges by public housing estate developers. Unstable political atmosphere/ urban governance became the No.1 challenge with a total of 25 points. This was seconded by 'high cost of urban land acquisition' and thirdly, 'high cost of building materials' with 24 and 22 points respectively.

Table 9: Challenges faced by Public Housing Estate Developers in the Study Area

S/N	Challenges	SA	A	U	D	SD	Total Agree	Rank
1	High cost of building materials	10	12	4	0	0	22	3rd
2	Delay in granting layout and building approval	10	4	3	6	3	14	
3	Lack of source of development financing or poor funding	10	8	5	3	-	18	
4	Lack of secure access to land	10	4	3	6	3	14	
5	High fees associated with land development	8	8	3	7	0	16	
6	High cost of urban land acquisition	20	4	1	1	0	24	2 nd
7	Unstable political atmosphere/ urban governance	12	13	1	0	0	25	1 st
	Total	80	53	16	23	6	133	

Source: Researchers' Field Data, 2022

4.5 Challenges faced by Private Housing Estate Developers in the Study Area

Table 10 shows the respondent rating on the level of agreement to the challenges faced by private housing estate developers in the study area. The ranking shows the first three most agreed upon challenges by public housing estate developers. Delay in granting layout and building approval became the No.1 challenge with a total of 32 points. This was seconded by 'lack of secure access to land' which scored 29 points. The third position was in bracket of 'high fees associated with land development' and 'high cost of urban land acquisition' as both scored 28 points respectively.

Table 10: Challenges faced by Private Residential Estate Developers in the Study Area

S/N	Challenges	SA	A	U	D	SD	Total Agree	Rank
1	High cost of building materials	12	12	4	4	0	24	
2	Delay in granting layout and building approval	28	4	0	0	0	32	1st
3	Lack of source of development financing or poor funding	8	13	6	5	0	21	
4	Lack of secure access to land	8	21	3	0	0	29	2 nd
5	High fees associated with land development	15	13	4	0	0	28	3 rd
6	High cost of urban land acquisition	23	5	3	1	0	28	3 rd
7	Unstable political atmosphere/ urban governance	0	2	3	14	13	2	
	Total	94	70	23	24	13	164	

Source: Researchers' Field Data, 2022

4.6 General Rating of Challenges faced by both Public and Private Residential Estate Developers in the Study Area

Table 11 shows the general rating of challenges faced by both public and private residential estate developers in the study area. The order of ranking according to 1st, 2nd and 3rd ranks are as follows: 'High cost of urban land acquisition 1st'; High cost of building materials, Delay in granting layout and building plan approval and High fees associated with land development emerged bracket 2nd position while Lack of secure access to land emerged 3rd position.

Table 11: General Rating of Challenges faced by both Public and Private Residential Estate Developers in the Study Area

S/N	Challenges	SA	A	U	D	SD	Total Agree	Rank
1	High cost of building materials	22	24	8	4	0	46	2 nd
2	Delay in granting layout and building approval	38	8	3	6	3	46	2 nd
3	Lack of source of development financing or poor funding	18	21	11	8	0	39	
4	Lack of secure access to land	18	25	6	6	3	43	3 rd
5	High fees associated with land development	23	23	7	7	0	46	2 nd
6	High cost of urban land acquisition	43	9	4	2	0	52	1 st
7	Unstable political atmosphere/ urban governance	12	15	4	14	13	27	
	Total	174	125	43	47	19	299	

Source: Researchers' Field Data, 2022

4.7 Other Challenges faced by both Public and Private Residential Estate Developers in the Study Area

Table 12 shows the other challenges that are faced by estate developers in the study area. Security challenge happens to be the highest challenge with a percentage of 37.1%. This was followed by 'lack of basic facilities especially public water supply' with percentage distribution of 30.8%. Others were 'Harassment by host community, touts and youths' and 'Land Ownership Issues' with 19.5% and 12.6% respectively.

Table 12: Other Challenges faced by both Public and Private Residential Estate Developers

Other Challenges	N	Percentage (%)
Lack of basic facilities/ utility eg No public water at all	44	30.8
Security challenge	53	37.1
Harassment by host community, touts and youths	28	19.5
Land Ownership Issues	18	12.6
Total	143	100

Source: Researchers' Field Data, 2022

5.0 Discussion of Findings

5.1 Public Residential Housing Estates in the Study Area

A total of eleven (11) public estates were identified and mapped in this study. A GPS device aided the work as coordinates of the estates were taken for the work and added to Microsoft excel and finally imported to World Street Map, a remote sensing and Geographic information system tool. The map is shown in Fig.1. The spatial distribution shows that the public housing estates are randomly distributed in the study area.

5.2 Private Residential Housing Estates in the Study Area

A total of eight (8) private housing estates make up part of the study. The map is shown on Fig. 2. The spatial distribution shows a clustered distribution of most of the private housing estates in the study. Most of the private housing estates are very beautiful with private security, good road access, electricity, well finished buildings and flowers. The following few pictures are output of personal observations which will better explain these facts.



Plate 1: Access to Rivtaf Estate



Plate 2: Buildings in Rivtaf Estate



Plate 3:

Access to Pearl Gardens Estate

Plate 4: Access to Paradise Park Estate



Plate 5: Access Gate of Ivory Height Garden Estate

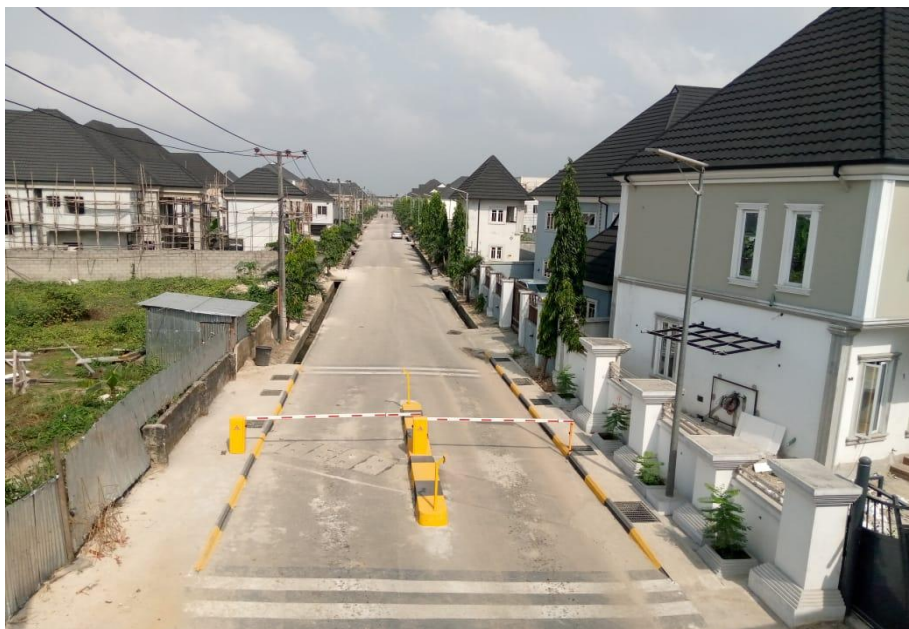


Plate 6: Street with Buildings in Ivory Height Garden Estate, Rumuowha, Eneka



Plate 7: A View of a Building in Elekahia Housing Estate

A map was created to show the distribution of both the public and private residential housing estates that were identified for this study in Port Harcourt Metropolis. (See Fig. 3)

5.3 Assessment of the Challenges faced by Public Estate Developers (RSHDA)

In order to ascertain the challenges faced by public estate developers in the study area, the study distributed questionnaires to directors and senior officers, estate agents who work with the Rivers State government and academics. The finding shows that men who are educated with a BSc degree and within the age cohort of 42yrs – 49yrs are more of the people who responded to the questionnaire. The study also shows the first three most agreed upon challenges by public housing estate developers which are “Unstable political atmosphere/ urban governance as No.1 challenge with a total of 25 points, ‘high cost of urban land acquisition’ as no 2 and thirdly, ‘high cost of building materials’ with 24 and 22 points respectively.

5.4 Assessment of the Challenges faced by Private Estate Developers

In this study, eleven private estates were visited and questionnaire administered. The major challenges that developers agreed upon in order of importance were 1. Delay in granting layout and building plan approval with a total of 32 points. 2. The ‘lack of secure access to land’ which scored 29 points and 3. High fees associated with land development and ‘high cost of urban land acquisition’ with both scoring 28 points respectively.

5.5 Assessment of the Challenges faced by Both Public and Private Estate Developers

A look at both public and private estate developers challenges revealed amongst other ‘High cost of urban land acquisition; high cost of building materials, delay in granting layout and building plan approval and high fees associated with land development and lack of secure access to land. Other challenges as presented by the developers were mostly security challenge, lack of basic facilities especially public water supply, harassment by host community, touts and youths’ and land ownership issues.

6.0 Conclusions and Recommendations

Conclusions

The provision of housing for the growing population in Port Harcourt should be a priority for both the government and private sector. International efforts and funding for housing provision, particularly in developing countries like Nigeria, highlight the importance of this issue. In other countries, such as the UK, US, Germany, Finland, and Australia, the provision of housing is considered a social responsibility of the government in partnership with private developers. However, the Rivers State government has not been able to meet the housing demands of the city, particularly for low-income earners who make up a significant portion of the state's workforce. This has opened the door for private investment, but high costs of land, rent, and building materials have created challenges for both the government and private sector. This research aims to expose these challenges and encourage further evaluation of the current system in order to develop a more efficient and effective strategy for providing housing that meets the demands of the target population in the metropolis.

In conclusion, the provision of housing in Port Harcourt metropolis is crucial for the well-being of its growing population and the success of the city. The government and private sector must work together to address the challenges facing housing development and delivery, such as the high costs of land, rent, and building materials. It is important to critically evaluate the current system and adopt a more efficient and effective strategy to ensure the provision of adequate and affordable housing for the city's residents. This research has provided valuable insights into the challenges faced by both the government and private sector, and it is hoped that its findings will be used to improve the provision of housing in Port Harcourt metropolis.

Recommendations

Based on the findings of this research, the following recommendations are made to improve the provision of housing in Port Harcourt metropolis:

1. Government intervention: The government should take a more active role in the provision of housing, particularly for low-income earners, by partnering with private developers and providing incentives for housing development. This could include financial support, tax breaks, and streamlined processes for building approvals.
2. Improving access to financing: The government should explore ways to make financing for housing development more accessible, such as creating a housing development fund or offering low-interest loans to private developers.
3. Streamlining building approvals: The process of granting layout and building approvals should be made more efficient to reduce delays and the associated costs for developers.
4. Reducing the cost of building materials: The government should work with manufacturers and suppliers to reduce the cost of building materials and ensure that they are of good quality.
5. Improving security of land tenure: The government should work to secure land tenure and resolve disputes over land ownership to create a stable environment for housing development.
6. Addressing the lack of basic facilities: The government should ensure that basic facilities and utilities, such as water, electricity, and roads, are available in areas where housing is being developed.

7. Addressing security challenges: The government should take steps to address security challenges, such as harassment by host communities and touts, to create a safe and secure environment for residents. Government should partner with communities and professional Town Planners and prepare layout before the grant of building plan approval. This will reduce the stress for real estate private investors and ease access to land with title.
8. Involvement of the community is crucial for a successful estate development project. When the community is fully involved and engaged, the project, whether initiated by the government or private sector, becomes a joint effort. Developers should therefore conduct thorough stakeholder engagement before beginning the development process.
9. The instability in governance is a very big challenge. Each government will come and then go with its agenda. This is not fair. There should be a blueprint, a development guide, a master plan that should be made the priority interest of any government that comes. With this, banks can assist in granting loans for mass housing estates development.
10. The government as a policy should draw-up a short, medium and long term social housing framework and road map for the designing, construction and implementation of social housing programme for the metropolis to meet deficit and demand.
11. Respondent also suggest that employment should be given so that the youths who are unemployed would not be involved tout business harassing developers and investors.

It is hoped that these recommendations will be considered and implemented to improve the provision of housing in Port Harcourt metropolis and meet the needs of its growing population.

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