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Effects of population growth on housing demands in Ondo State, Nigeria

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ABSTRACT

One of the fundamental effects of population growth affecting millions of Nigerians is the high demand for housing from which residents of Ijomu and Isolo communities along Oba Adesida road, Akure South are not exempted. This study assesses the effects of population growth on housing demand in Akure South. Two communities chosen randomly are Ijomu and Isolo. There are three hundred and twenty-six (326) buildings in Isolo and five hundred and fifteen (515) in Ijomu respectively making eight hundred and forty-one (841) residential buildings in the two residential neighbourhoods representing the research population. Using a systematic random sampling technique, questionnaires were administered to a householder in the 10th building at the interval in the selected residential area thus, giving a sample size of 33 buildings in Isolo and 52 buildings in Ijomu making eighty-five (85) respondents. Data is analyzed using simple descriptive statistics such as frequency counts and percentages. The study reveals that income, household size, occupation, education, housing finance and family expenses have a significant influence on housing demand and population growth in the study area. The government's inability to tackle these factors appropriately manner has made many people unable to live in convenient and affordable apartments. Recommendations were suggested for a progressive way in ensuring that housing in the study area is improved such as the introduction of economic revitalization, government intervention in road construction, and provision of public facilities e.g waste collection, disposal system, and potable water, amongst others.

Keywords: Communities, finance, housing, government, population.

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INTRODUCTION

According to United Nations Population Fund (UNPF, 2017), population growth is a phenomenon seen in all countries everywhere in the world, whether developed or underdeveloped. It is caused mainly by migration. Population increase caused an increase in demand for available houses as well. Demand for housing grows day by day in Nigeria, while most of the population cannot get the suitable house of their dreams (Olotuah, 2005).

According to the Federal Office of Statistics (FOS, 2001), Akure is one of the quickest developing capital urban areas in Nigeria confronting hardened difficulties in overseeing metropolitan development and guaranteeing compelling conveyance of essential administrations in metropolitan territories. The specific population of Akure is not known because the public evaluation of 1991 thought little of the number of inhabitants in numerous settlements of Nigeria based on political reasons. However, the current estimate today varies from 2 to 5 million residents. Besides, it is notable that during the colonial time, population tallies were more similar to gauges than genuine checks which make it harder to assess the development. Population growth in Akure is stronger than in other growing urban areas in Nigeria. However, population growth in Akure has never been fast as it seems to be currently.

The total expansion in the urban population is

extremely huge, having expanded from 230,000 thousand in 1971 to 1.18 million in 1991, even though the development pace of Akure has not risen steeply (Census, 1991). Throughout advancement, almost certainly, an enormous number of rural people will keep on moving to urban communities since they lack economic opportunities in the underdeveloped places they come from. The rapid growth in population number, and size of metropolitan territories in recent years in Nigeria have shown the intense deficiency in dwelling units. Ajanlekoko (2011), explains that population growth had caused blockage, high rents, poor urban living conditions, poor infrastructure services, and indeed high crime rates. At a minimum level, homeownership is one of the highest needs for most families and it brings about the biggest single venture. This turns out to be critical when it is understood that per capital and genuine pay in Nigeria have been on the decay. Housing densities have progressively increased in Akure, because of the mix of many interrelated segments which include: land value, framework, building materials, approaches, building guidelines, and all the more significantly, money (Aribigbola, 2008). Land in housing densities is important on account of the tremendous monetary necessity and shortage in most metropolitan communities of the country for housing creation (Mehmet, 2009).

According to Lewyn (2012), the low-density settlements typical of urban fringe or rural areas convert agriculturally productive areas to less productive residential development. Removal of frontier vegetation and consequent loss of biodiversity increases energy consumption and infrastructure provision costs. Ironically, a fast-developing city like Akure, has a few benefits in those zones that are created, while having more spread. The conventional presumption of work being moved in a rural community has gotten less reasonable with the decentralization of business and modern activities in most large metropolitan regions (Ilechukwu, 2010). Another key challenge is urban sprawl arising from rapid population growth. Aribigbola (2008), states the fact that Akure has witnessed unprecedented population growth with no corresponding development in infrastructure and housing which has led to the development of housing sprawl in some parts of the city in the last decade. This is mostly noticed in areas like Isolo, Oke-Ijebu, Oritagun, Oke-Aro, Isinkan, Odo-Ikoyi, Oke Emeso, Idi-Agba and Ijoka. Other major challenges include building a strong institutional framework for policy formulation and implementation. Apart from this, there are also inadequate funds to sustain the delivery of public utilities and key services like water supply, solid waste management, environmental beautification, and so on. The increasing rate of poverty among urban and rural dwellers and its implication on resource utilization/consumption with energy, sanitation, and scarcity of reliable data for effective environmental planning and management are noticeable (Rotowa, 2014).

In summary, when expectations about future development potential are high, more land will be withheld for development, land values will be higher, and the densities in developed areas will be higher. More development will be done on less land, at higher prices, as the owners wait for higher expected returns from future development. This study, therefore, focuses on the effects of population growth on housing demand in Akure, Ondo State, Nigeria.

Statement of the research problem

Housing is a basic need of every human being just as food and clothing (Aribigbola, 2006). It is fundamental to the welfare, survival, and health of man (Fadamiro et al, 2004). Hence, housing is one of the best indicators of a person's standard of living and his place in society. The location and type of housing can determine or affect the status of men in society. Kehinde (2010) noted that housing is central to the existence of man and explained further that housing involves access to land, shelter, and the necessary amenities to make the shelter functional, convenient, aesthetically pleasing, safe, and hygienic. Hence, inadequate housing can affect the security, physical health, and privacy of men. Invariably, the performance of the housing sector is one of the yardsticks by which the health of a nation is measured (Amdii, 1993; Angel, 2000; Blunt and Dawling, 2006; Charles, 2003; and Sulyman, 2000).

The World Health Organisation (1961) stated that a good house should have the following items:

- A good roof to keep out the rain.
- Good walls and doors to protect against bad weather and to keep out animals.
- Sunshades all around the house to protect it from direct sunlight in hot weather.
- Wire nettings at windows and doors to keep out insects like house flies and mosquitoes.

In essence, housing quality can be judged by the physical appearance of the buildings, facilities provided, quality of walls used in the building construction, the eminence of the roofing materials, condition of other structural components of the house, and the environmental condition of the house. Hence, the inadequacy of housing in terms of quality and quantity results in a poor standard of the environment. According to Mehmet (2009), the residential housing sector plays a critical role in the development of an economy as it is one of the most basic needs of man. In Nigeria, the government owns the responsibility of providing affordable accommodation for its citizens irrespective of their location. Mabogunje (2002) observed that the government had undertaken

some significant steps in meeting the demand for housing though until now the efforts have very limited impact on the housing demand, especially for the low and middle-income groups. Currently, many cannot afford a decent home because of a lack of finance and the escalating cost of land and building materials. In effect, the majority of Nigeria's population now lives in slums and substandard accommodations in urban and semi-urban areas. Lawanson (2007), states that the demand for housing is high and most residents live in rented and sub-standard accommodation in Akure particularly, where population growth at an exponential rate is becoming the norm.

Landowners differ in their situation, knowledge, and attitude, which affect both future expectations, and real and perceived holding costs (Ilechukwu, 2010). Given the conventional assumptions, landowners should face a common future and should reach the same decisions concerning development. Now that land prices vary directly with the level of expectation concerning future residential demand, higher prices for land prompt developers to use less land in the construction of housing, substituting other inputs for land. In effect, there are variations in landowner expectations within each of the cities. As opined by Ebie (2003), when the landowners compare their initial expectations regarding returns from current development with the anticipated returns from future development, the patterns of residential densities vary between cities. The density of residential development on land that is developed (and not withheld) may vary directly with land prices concerning future residential demand. Higher future demand in the city is more appealing, thus, causing more of these owners to withhold their land in favor of future development (Omirin, 1998).

Research questions

The research questions are:

i. What is the population growth in Akure South?
ii. What is the rate of house affordability and demand in Isolo and Ijomu, Akure South?
iii. What is the rate of house rent in Isolo and Ijomu, Akure South?
iv. What are the existing problems and implications of population growth on housing demand for the residents in Isolo and Ijomu, Akure South?
v. What are the planning implementations that are advisable to make the city sustainable and livable?

Aim and objectives

Aim

This research aims to focus on the effects of population growth, to ensure sustainable and affordable houses in Akure.

Objectives

The objectives of this research work shall be to:

i. Examine the population growth in Akure South.
ii. Assess the rate of house affordability and demand in Isolo and Ijomu, Akure South.
iii. Identify the rate of house rent in Isolo and Ijomu, Akure South.
iv. Identify the problems and implications of population growth facing housing demand on the residents in Isolo and Ijomu, Akure South.
v. Suggest planning implementation that can be adopted to govern population growth in Isolo and Ijomu, Akure South.

Justification for the study

Akure is one of the traditional Yoruba towns in Nigeria and has been in existence long before the advent of British colonial rule in Nigeria. Akure was an independent region, until the 19th century when it was included in the Benin Kingdom. Great Britain took over control of the region in 1894. The city is located within Ondo State in the South-Western part of Nigeria. The current medium-sized urban center became the provincial headquarter of Ondo province in 1939 and the capital city of Ondo State and a Local Government headquarters in 1976. The city lies approximately on latitude 70°15' north of the Equator and longitude 50°15' east of the Greenwich Meridian. As given by National Population Census (2006), the increased relative political influence of Akure as the state capital since 1976 has greatly promoted its rapid growth and increased socio-economic activities. The 1991 National Population Census, reported the population of Akure as 239,124 and its estimated population in 1996 was 269,207. The city's morphology has changed over time to assume its present status with its attendant housing problems, as experienced in similar medium-sized urban centers in Nigeria. There is also a need for governmental and institutional intervention to cater to housing demand and the general lack of infrastructures, such as roads, drains, sanitation waste disposal, and recreational facilities. All stakeholders should collaborate towards enforceable standards for houses already built and future buildings to guarantee the city's sustainable development.

Enisan (2019) in his research examined housing needs in the core area of Akure. His study was focused on the existing housing stock, housing conditions, and the extent of housing needs in his study area. Six residential

neighborhoods were selected from the core area of the city which were Isolo, Ijomu, Ilemo, Eruoba, Ijemikin and Eyinke. In his research, he looked at the existing demographic and land use characteristics. In all of these studies, the researchers generalized their research on the Akure as a whole or parts, but not based on the rate of population growth and the effects on the housing demand of citizens. Also, no such research has been carried out in Isolo and Ijomu, Akure South. In view of this, this study assesses the housing demand of residents in Isolo and Ijomu, Akure South taking into consideration the population growth. This study discussed the population growth of two communities in Akure South which are Isolo and Ijomu and also brings into focus the need for housing research and decision-making to develop a better understanding of the housing demand of the residents. The rate of housing affordability is assessed by the socio-economic characteristics of the people and the housing conditions and the rate of house rent in the area. The problems emanating from population growth facing the residents of the city are assessed and suggestions on how to implement plans to regulate and govern the population growth of the city to achieve sustainable development are made.

Scope of the study

The study was limited to a residential core of the Akure South Local Government Area in the capital city of Ondo State. This study focuses on the effects of population growth on housing demand which negatively affect housing affordability in a residential core of the Akure South Local Government area. Akure South is one of the most populated parts of Akure, because of the major administration sectors and commerce that are located there. Since Akure South is a large area, two communities were selected due to their population densities to represent the sample population. One is Isolo Community and the other is the Ijomu community which is predominantly inhabited by traders, artisans, businessmen and women due to proximity to the place of work. These two communities are mainly known for their busy commercial activities.

Study area

Akure is situated in South-Western Nigeria. It is the capital of Ondo State as shown in Figures 1 and 2 and its largest city. The city had a population of 484,798 as of the 2006 population census. Akure lies about 7°25' North of the Equator and 5°19' East of the Meridian. It is about 700 km Southwest of Abuja and 311 km North of Lagos State. Residential districts are of varying density, some areas such as Arakale, Ayedun Quarters, Ijoka, and Oja-Oba consist of over 200 inhabitants per hectare, while areas such as Ijapo Estate, Alagbaka Estate, Avenue, and Idofin have between 60 and 100 inhabitants per hectare.

Figure 1. Map of Nigeria showing Ondo state. Source: Adapted from Google Map, 2021.

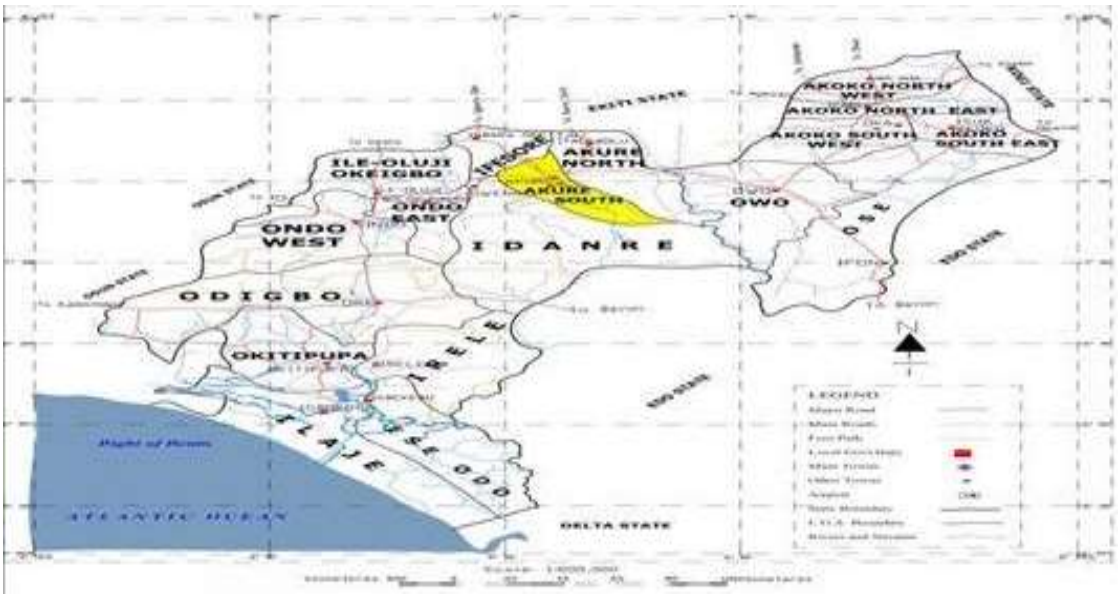

Figure 2. Map of Ondo state showing Akure. Source: Adapted from Google Map, 2021.

MATERIALS AND METHODS

According to Fasakin (2006), research methodology is the various processes and procedures, methods, and instrumentation, in which data are sourced, specified, defined, collected, processed, and analyzed. It treats issues on the source of data, target population, sampling in terms of research techniques, research population and sample. The research methods were designed to obtain data on the effects of population growth on housing demand in a residential core area in Akure South. The two residential areas selected for sampling are Isolo and Ijomu. The study adopts survey design techniques. This research uses a well-structured questionnaire to assess the rate of housing demand in the selected residential areas with close-ended questions.

Research design

A research design is a basic plan that guides the data collection and analysis phases of the research project. It provides the framework that specifies the type of information to be collected, its sources, and the collection procedure. Research design is a strategic framework for action that serves as a bridge between research questions and the execution, or implementation of the research strategy. To attain the objectives of the study, data was collected from residents stating the housing condition and the residents' affordability level of the study area. Furthermore, consideration of some variables is taken into account such as location, sex, marital status, educational level, occupation, number of a bedroom occupied in the building, duration of settlement in the area, the ratio of rent to income, and facilities in the buildings. This study adopts survey design techniques for the research.

Sources of data

There are two sources of data: Primary source of data and Secondary source of data.

Primary source of data

The primary source of data collection refers to fresh or raw data obtained by the researcher directly from the field. For this research, the use of questionnaires, personal observations and photographs were used. The questionnaire was constructed for the target population and the questions were in line with the set objectives. Other sources mentioned were used to support and give real facts about the existing situation of the communities.

Secondary source of data

Secondary data for this research was collected from published and unpublished materials, textbooks, journals, past projects, and the world web at large. Secondary data refers to data that was already collected, processed, analyzed, and sometimes reconstructed by other researchers. Secondary data may be either documented, survey-based or multiple sources of data. The data for

this research was taken from the internet, articles in journals, magazines, and various publications on housing demand. Also, relevant maps of the study area were extracted from Google Earth software and digitized with the ArcGIS package.

Research population

Research population refers to the totality of individuals, animals, plants, and other elements under study. It is generally a large collection of individuals or objects that is the focus of scientific research (Explorable, 2015). With the aid of satellite imagery of Ijomu and Isolo communities, Akure obtained via Google Earth and digitized using ArcGIS 10.6 coupled with a reconnaissance survey, it was discovered that there are 326 buildings in Isolo and 515 buildings in Ijomu making 841 buildings in a total of both communities currently as shown in (Figure 3).

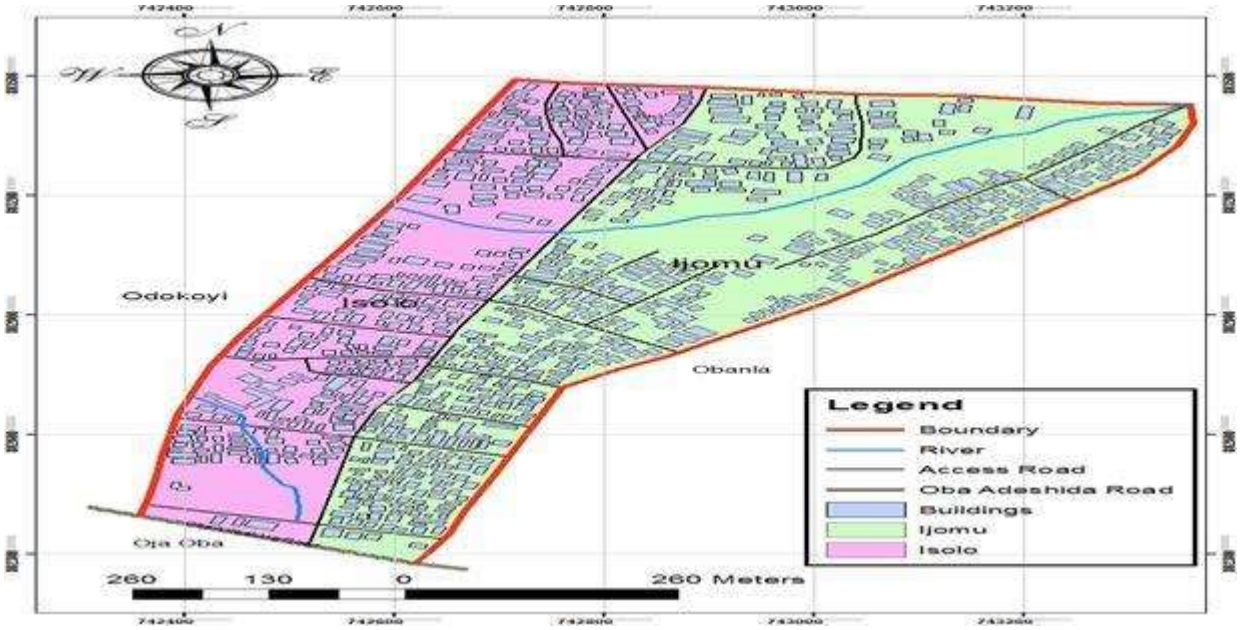

Figure 3. Digitized map of Isolo and Ijomu Communities in Akure South showing the number of buildings. Source: Joshua A. (modified by Author, 2021).

Sampling frame

Sampling refers to a unit or sub-set from the population which data for the research is collected from. The sample frame covers the residential area of this study; it has the property notable in each element. A random sampling method was adopted to select two communities for investigation using SPSS random number generator which thus forms the sample frame. The Isolo community and Ijomu community were both chosen for the questionnaire survey due to their population and level of physical development. With the aid of satellite imagery of Isolo and Ijomu, Akure obtained via Google Earth coupled with a reconnaissance survey, the numbers of buildings in the two selected residential neighborhoods (Isolo and Ijomu communities) were determined. Figure 3 shows the digitized buildings within Isolo and Ijomu. There are 326 buildings in the Isolo community and 515 buildings inIjomu community totaling 841 buildings (Table 1).

Table 1. Total number of buildings in Isolo and Ijomu communities.

S/N	Neighbourhood	Number of buildings
1	Isolo Community	326
2	Ijomu Community	515
	Total	841

Source: Author's Fieldwork, 2021.

Sampling techniques

The reconnaissance survey was carried out to make a clear definition of the research purpose. The sampling technique adopted in this research is probability sampling, 10% of the research population (85 buildings) were systematically selected for resident interviews through questionnaires at every 10th building interval across the study area.

Sample size

There are eight hundred and forty-one (841) buildings in the study area. The sample size arrived at 10% of each residential neighborhood selected to represent the sample size which is 33 buildings from the Isolo community and 52 buildings from the Ijomu community totaling 85 buildings selected for resident interview as shown in Table 2. This sample size is justifiable considering the homogeneity of the population and the similarity in the pattern of demand for housing by the research population.

Table 2. Selection of respondents across selected neighborhoods.

S/N	Neighbourhood	Number of buildings	Sample size (10%)
1	Isolo Community	326	33
2	Ijomu Community	515	52
	Total	841	85

Source: Author's Fieldwork, 2021.

Data collection instruments

This study uses questionnaires, photographs and personal observations.

Procedure for data collection

With the aid of satellite imagery obtained via Google Earth coupled with a reconnaissance survey, the numbers of buildings in the two selected residential neighborhoods (Isolo and Ijomu) were gotten by digitizing the google imagery using ArcGIS and 841 buildings were gotten to form the sample frame, 10% of the sample frame is drawn to represent the sample size.

For each of the two selected residential neighborhoods, a total of 85 questionnaires were administered to inhabitants of the buildings, one questionnaire for each of the selected buildings and all were retrieved back. A systematic random sampling technique was used to select buildings at the interval of every 10th building in the selected residential area.

Methods of data analysis

Statistical Package for Social Science (SPSS) software was used to analyze data collected during the fieldwork. It involves the descriptive representation of data collected through the administration of questionnaires. Data was also presented through the use of simple statistical tools such as percentages, tables, and charts. Responses obtained from the field survey were converted to meaningful information.

RESULTS

This study was specifically designed to assess the effects of population growth on housing demand in Akure South. The residents of Isolo and Ijomu communities were chosen as the scope of the study. The population growth of the residents of Akure South was examined as well as the rate of how housing is being demanded, the rate of house rent was examined in relation to how affordable it is to the people, to examine the problems and implications of population growth facing housing demand on the residents.

Socio-economic characteristics of respondents

Gender of respondent

Table 3 shows the gender of the respondents as obtained from the field investigation. The study revealed that 58.8% of the residents were males while the remaining 41.2% were females, by this field survey, more males were interviewed in relation to females.

Table 3. Gender of respondents.

Gender of respondents	Number of respondents	Percentage(%)
Male	50	58.8
Female	35	41.2
Total	85	100

Source: Author's Fieldwork, 2021.

Marital status of respondents

The findings also revealed that 22.4% of the respondents were single with which the majority living in a rented apartment, 42.4% were married, 4.7% were divorced, 9.4% were separated and 15.3% were widows. This is an indication that the population will require more affordable housing to meet their needs. This is justifiable because the majority of the respondents were married and with their families, and they live in rented apartments with 6 to 12 rooms. Residents in this setting intend to demand more habitable and affordable housing as shown in Table 4.

Occupation of respondents

As presented in Figure 4, it was revealed that 28.2% of the total respondents were traders/artisans, 23.5% and 17.6% were civil workers and self-employed respectively, 10.6% of respondents were apprentices, also, unemployed accounted for 10.6%, the percentage of retired respondents was 9.4%. This is an indication that a larger percentage of the respondents were traders and artisans, which are predominantly low-income earners. There is every indication that the pattern of income distribution has many implications on residents' ability to pay for the housing demanded.

Table 4. Marital status of respondents.

Marital status of respondents	Number of respondents	Percentage(%)
Single	19	22.4
Married	36	42.4
Divorced	4	4.7
Separated	8	9.4
Widow	13	15.3
Total	85	100

Source: Author's Fieldwork, 2021.

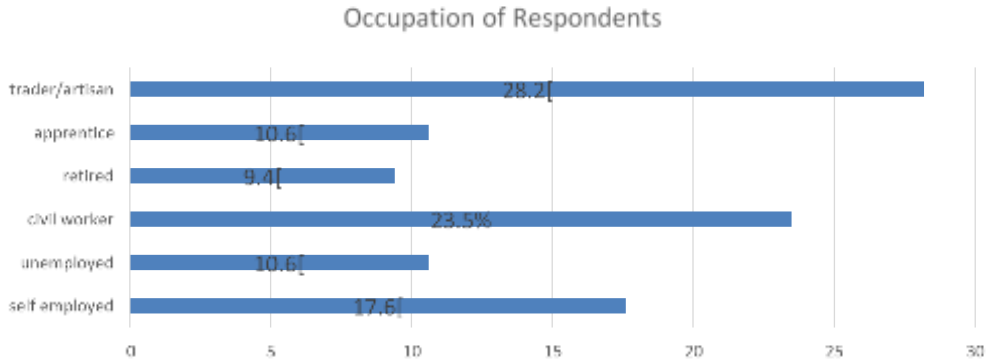

Figure 4. Occupation of Respondents. Source: Author's Fieldwork, 2021.

Occupants/household size

It was also revealed in Figure 5 the respondents' occupants/household size in each room as obtained from the field investigation which showed that residents with occupants/household sizes of 4 to 6 accounted for 53% of the total sample. This will in other words exert more pressure on the demand for affordable housing that is to serve an occupant/household of more than 6.20% and 18% accounted for 1 to 3 and 7 to 9 person household size while the remaining 9% of the total respondent has household size above 10.

Educational background of respondents

As presented in Figure 6, it was revealed that 44.7% of the total respondents had secondary school education, 28.2% and 14.1% had tertiary education and primary education respectively, also 5.9% of respondents had no

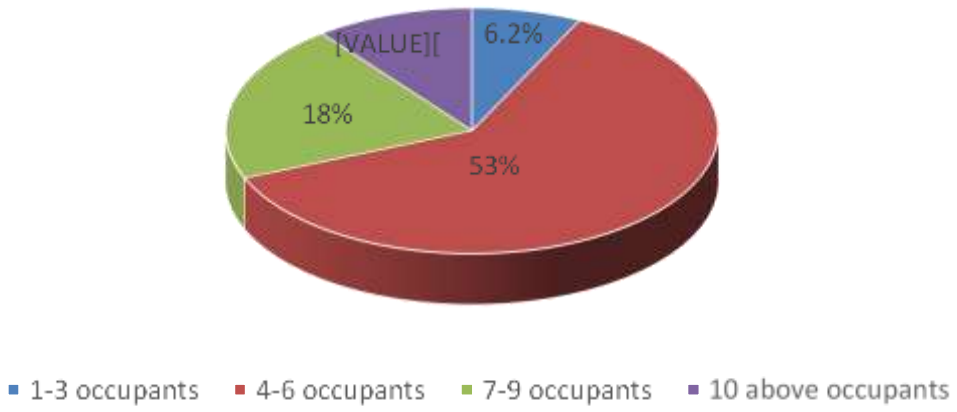

Figure 5. Occupants/household size. Source: Author's Fieldwork, 2021.

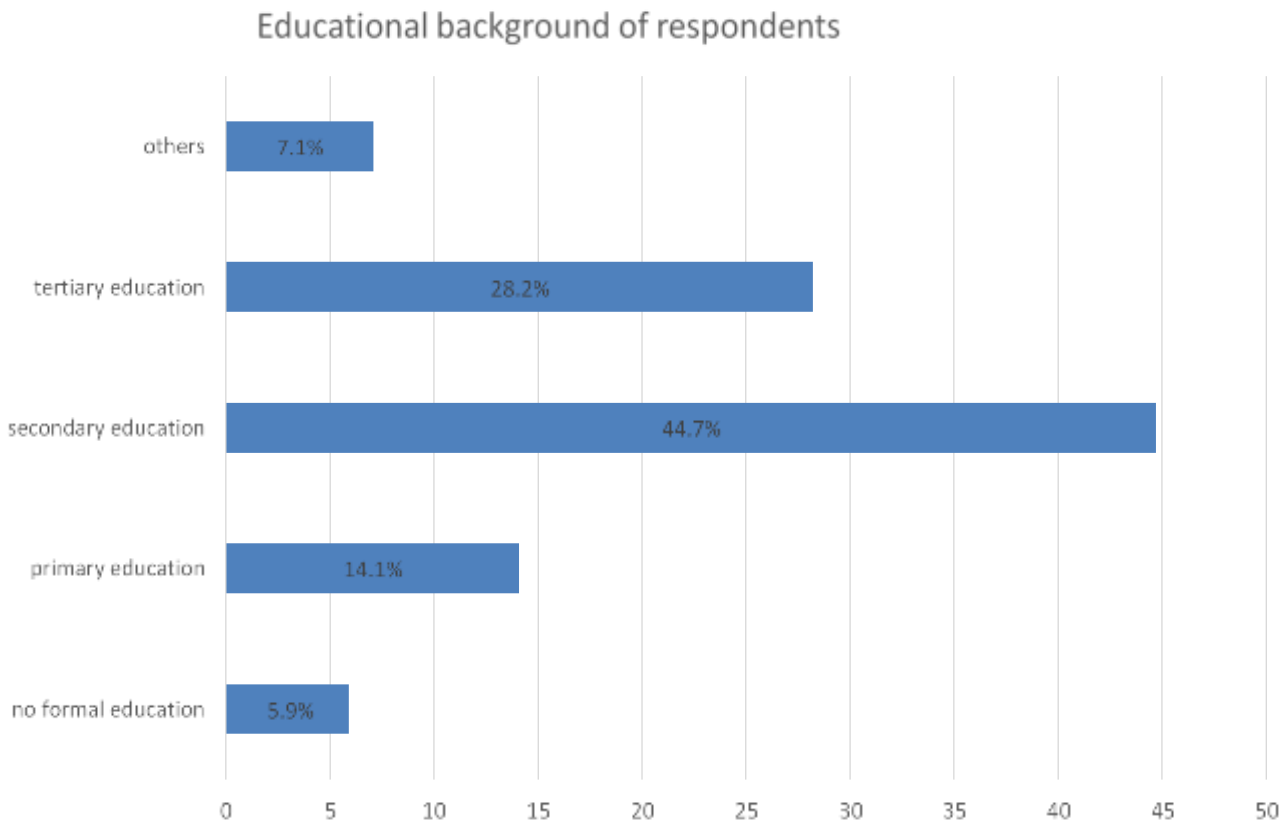

Figure 6. Educational Background of Respondents. Source: Author's Fieldwork, 2021.

formal education, while 7.1% had other means of education. This is an indication that a larger percentage of the respondents have secondary education which can make them have low-income jobs and might affect their ability to pay for housing. There is every indication that the educational background of the residents in Isolo and Ijomu has many implications on residents' ability to pay for the housing demanded.

Religion of respondents

As shown in Figure 7, 52.9% of the respondents were Christians which constituted the larger percentage of

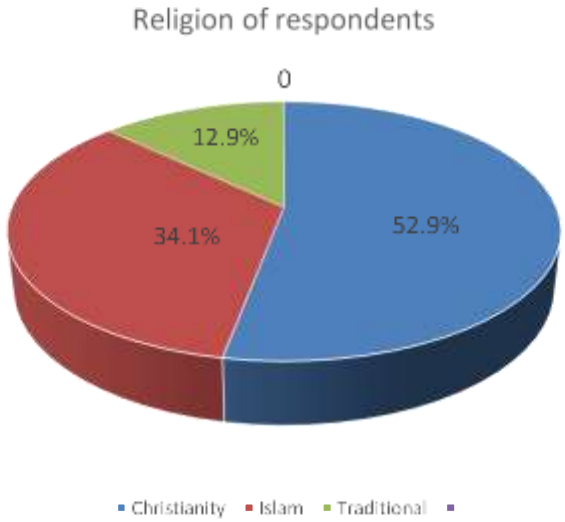

Figure 7. Religion of Respondents. Source: Author's Fieldwork, 2021.

respondents. 34.1% of the respondents were Muslims, while the remaining 12.9% were Traditionalists.

Presentation and analysis of data according to research objectives

Objective 1: Examine the population growth of Akure South

The population of the study area 'Akure South' as of 2006 was 353,211 based on the census carried out by National Population Commission (NPC, 2006). Population projection formula P1 = P0 (1+r) n, was adopted to determine the present population of the study area. Isolo and Ijomu fall within the jurisdiction of Akure South Local Government Area, one of the eighteen local government areas of Ondo State, Nigeria.

Where, P1 = Future population
P0 = Base year population
r = Annual rate of growth (0.028)
n = Represent time lag between base and target year
P1 = 353,211 (1+0.028)15
P1 = 353,211 × 1.5
P1 = 529816.5

Therefore, in 2021 projected population of Akure South is approximately 529,817.

According to the Akure South Local Government Authority, there are five (5) persons per building, while, in the core areas there are five households per building. This means that there are twenty-five (25) persons per building in the core areas. Figure 3 in chapter 3 shows the digitized map representation of Isolo and Ijomu with ArcGIS that shows the number of buildings in Isolo and Ijomu which are 326 and 515 buildings respectively. Isolo and Ijomu are residential core areas which means by mathematical calculations the population is:

Isolo = 326 × 25 = 8,150
Ijomu = 515 × 25 = 12,875
8,150 + 12,875 = 21,025
Therefore, the total population of Isolo and Ijomu is 21,025.

Objective 2: Assess the rate of house affordability and demand in Isolo and Ijomu, Akure South

Average monthly income of respondents: Analysis of data obtained from the field as shown in Figure 8 revealed that 35.3% of the total respondents earn ₦20,000 to ₦40,000, 28.2% earn ₦40,000 to ₦60,000 per month, 24.7% earn below ₦20,000 for their monthly income, 9.4% of the respondents earn ₦60,000 to ₦80,000, while the remaining 2.4% earn above #80,000 as their monthly income. This shows that the majority of the respondents are low-income earners which may affect their demand for housing and their ability to pay for it.

Type of buildings: Figure 9 shows the type of buildings in the field survey, 41.2% of total respondents live in storey buildings and most of the storey buildings were face-to-face from personal observation carried out on field observation. This is so because of the high residential density in the area and nearness to the CBD, 27% of the respondents lives in Brazilian house style which was not storey buildings which are commonly known as face-to-face houses also accommodate a large number of people in it, 20% live in bungalow houses, 8.2% of the respondents live in blocks of flats while 4.7% lives in a duplex. Furtherance to the above, these groups of respondents got the houses they are living in due to the rapid rate of population growth in the communities due to closeness to the CBD, only a little percentage of the population lives in convenient houses, and these types of housing mentioned allowed overcrowding.

Type of use of buildings: Respondents were also asked what type of use the buildings are functioning as and it was revealed as presented in Figure 10 that 41.2% of the buildings are used for residential purposes, 27.1% of the buildings are used for commercial purposes, 23.5% are mixed uses, and 8.3% are for industrial purpose. This shows that this set of respondents has access to these buildings because of their uses to them. The majority of

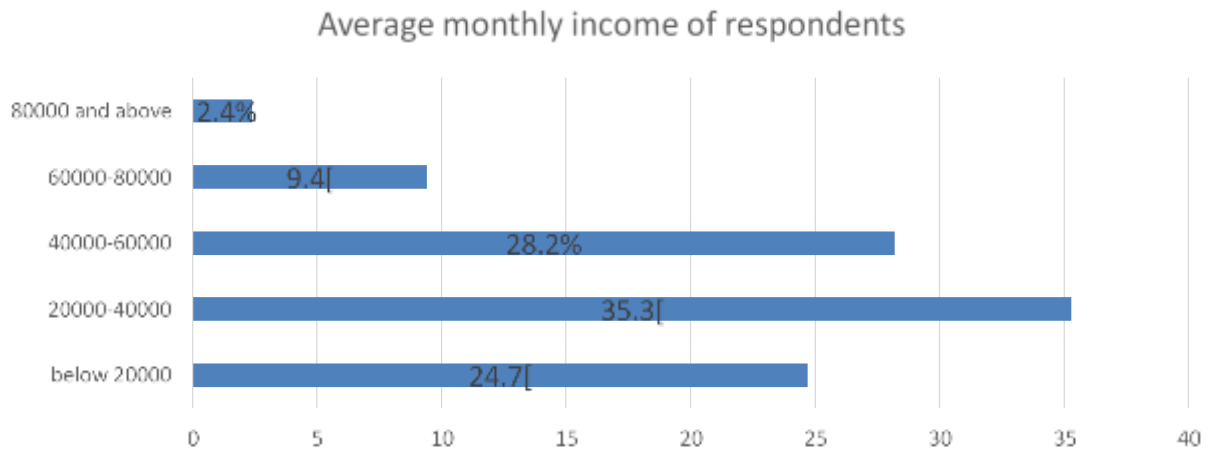

Figure 8. Average monthly income of respondents. Source: Author's Fieldwork, 2021.

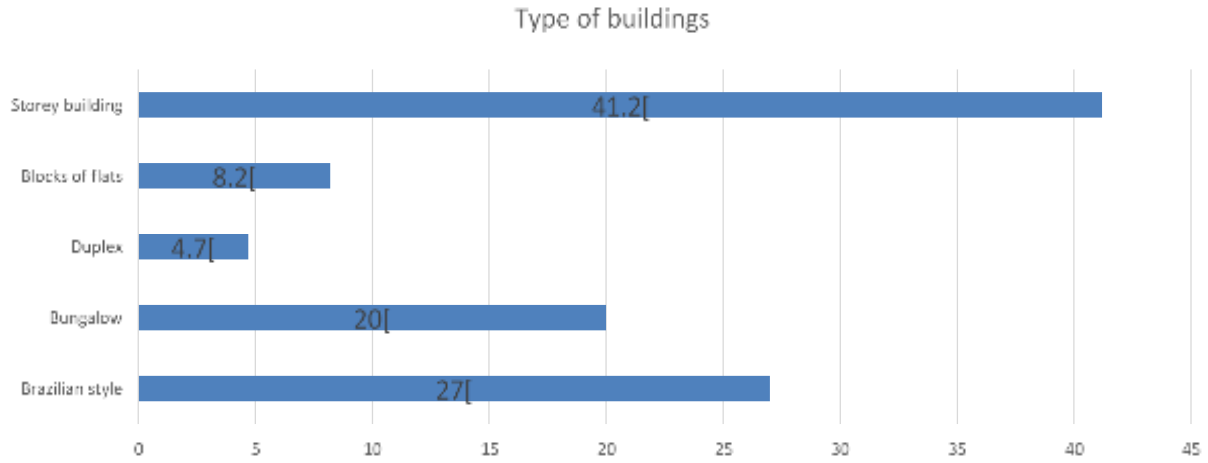

Figure 9. Type of Buildings. Source: Author's Fieldwork, 2021.

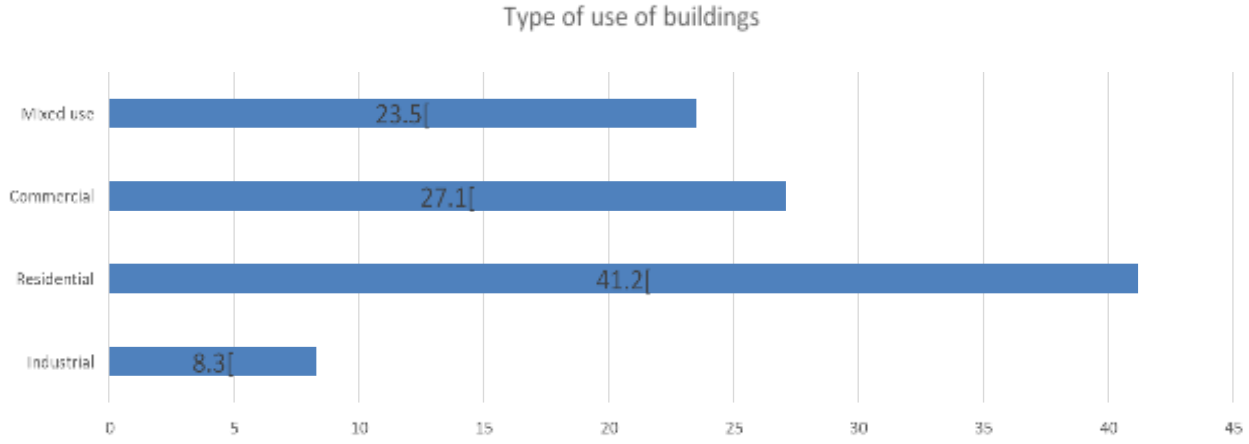

Figure 10. Type of use of buildings. Source: Author's Fieldwork, 2021.

the use of buildings are for residential purposes because of the high demand for housing, the second largest use of the building is for commercial use because of the rate of commerce in the area.

Condition of buildings: Table 5 shows the condition of buildings in the field survey, 43.5% of total respondents live in buildings that are in fair condition, 25.9% of the respondents live in houses in a poor condition, 12.9% of buildings are in good condition, 10.6% of the respondents live in houses that are in very good condition while 7.1% of the buildings are in very poor condition. These indicate that most of the buildings need rehabilitation because most of the buildings are old and need upgrading of facilities to meet the demand of the residents.

Age of buildings: Figure 11 shows the age of the buildings by respondents, 43.5% of the buildings are 41 years above, 23.5% of the buildings are 31 to 40 years old, 15.3% of the buildings are below 10 years, 12.9% of the buildings are 11 to 20 years of age, it also revealed that 4.7% of the buildings are 21 to 30 years. The majority of the building age was 41 years and above which means those buildings need redevelopment and upgrading, for example as shown in Figure 12.

Table 5. Condition of buildings.

Conditions of building	No. of respondents	Percentage
Very poor	6	7.1
Poor	22	25.9
Fair	37	43.5
Good	11	12.9
Very good	9	10.6
Total	85	100

Source: Author's Fieldwork, 2021.

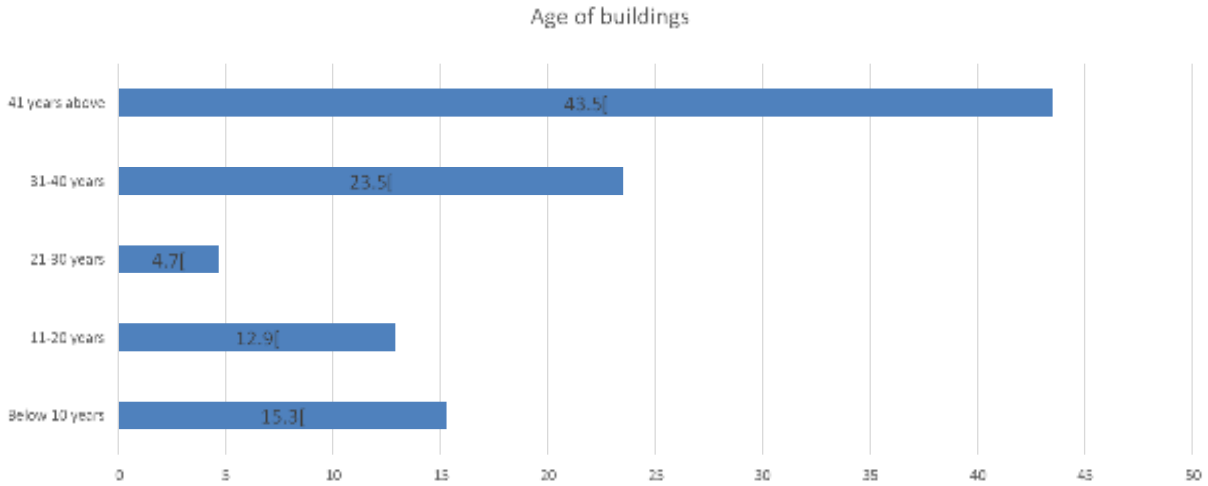

Figure 11. Age of buildings. Source: Author's Fieldwork, 2021.

Objective 3: Identify the rate of house rent in Isolo and Ijomu, Akure South

Means of residency: As revealed in Figure 13, 48.2% of the respondents lived in rented apartments, 20% of the respondents inherited from their parents or families, 17.6% of the respondents purchased the building they were in, 14.1% of the respondents lived as squatters where they are. This shows that the majority of the respondents have no abode of their own.

Percentage of income to house rent and bills: As revealed in Table 6, 48.2% of the respondents used 30 to 50% of their income on house rent and bills. This means

Figure 12. Picture showing the bad condition of the house. Source: Author's Fieldwork, 2021.

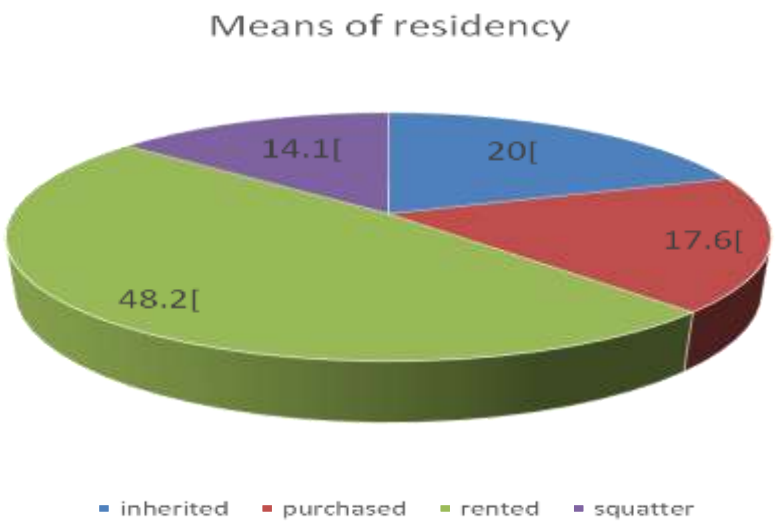

Figure 13. Means of residency. Source: Author's Fieldwork, 2021.

Table 6. Percentage of income to house rent and bills.

Percentage of income to house rent and bills	No. of respondents	Percentage
Below 30%	7	8.2
30-50%	41	48.2
50-70%	22	25.9
70% above	15	17.6
Total	85	100

Source: Author's Fieldwork, 2021.

that housing is affordable for them, 25.9% of the respondents used 50 to 70% of their income on house rent and bills which is not affordable for them, 17.6% of the respondents used above 70% of their income on house rents and bills, while 8.2% of the respondents used below 30% of their income on rents and bills. It shows that a larger percentage of the respondents can afford the housing they are living in.

Amount of rent annually of respondents: As revealed in Table 7, 28.2% of the respondents paid ₦35,000 to ₦50,000 on house rents and bills, 18.8% of the respondents paid below ₦20,000 on rent and house bills, 40% of the respondents paid ₦20,000 to ₦35,000 on house rents and bills, while 12.9% of the respondents paid ₦50,000 and above on rents and bills.

Objective 4: Identify the problems and implications of population growth facing housing demand on the residents in Isolo and Ijomu, Akure South

Challenges facing residents: As revealed in Table 8, 35.3% of the respondents said that they lack privacy where they lived due to the activities and nosiness of other occupants in the building, 24.7% of the respondents said that the security issue is the challenge they are facing, 21.2% of the respondents said that noise from surrounding disturb them, while 18.2% of the respondents said that the problems they faced from landlords are alarming. This shows that the rapid population growth has effects on the residents which might not be pleasing.

Table 7. Amount of rent annually of respondents.

Amount of rent annually	Number of respondents	Percentage
Below ₦20000	16	18.8
₦20000 - ₦35000	34	40
₦35000 - ₦50000	24	28.2
₦50000 above	11	12.9
Total	85	100

Source: Author's Fieldwork, 2021.

Table 8. Challenges facing residents.

Challenges facing residents	No. of respondents	Percentage
landlord problems	16	18.2
Noise from surrounding	18	21.2
Lack of privacy	30	35.3
Security issues	21	24.7
Total	85	100

Source: Author's Fieldwork, 2021.

CONCLUSION

The underlying validation for this project work was concerned with the effects of population growth on housing demand in Akure South. Based on this, it was revealed from the study carried out that the majority of the households earn low wages and salaries, and trading is the dominant occupation in the study area due to the low and no education qualification of the residents. The majority of the households are concentrated in storey buildings characterized by unsatisfactory conditions and physical deterioration. Housing is generally perceived as not too affordable to households though not beyond remedy. Hence, the need for the suggestion of suitable recommendations for the enhancement of housing affordability of the residents in the study area becomes inevitable for sustainable human habitation. Also, the revitalization of the area should be implemented by the government, carrying along public participation to make the impact of the government visible and effective in Akure South.

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