

Residential Satisfaction Vis-À-Vis Peoples Lived Experiences in Benin City, Nigeria

Uyi Ezeanah

Department of Urban and Regional Planning, University of Jos, Nigeria.

Corresponding author: ezeanahu@gmail.com

Abstract

The satisfaction received from housing is critical to how people's daily lives are impacted. As a result, the significance of suitable housing in any given situation cannot be overstated. This paper examines how residential satisfaction generated from a specific house affects people's lived experiences. This is investigated using parameters such as environmental quality, noise, and safety and security. This study used a qualitative method that included interviews and personal observation. Findings from the various neighbourhoods revealed that residents had varying levels of satisfaction, ranging from satisfied to dissatisfied. It is recommended that the government come up with policies that will not only make the environment clean and safe but also make sure that the needs of the people who live there are taken into account. This will help the people who live there be more satisfied with their homes.

Keywords: Housing, Residential Satisfaction, Lived Experiences, Benin City, Neighbourhoods.

Introduction

Okoro (2009) defines housing as a tangible, aesthetic, and visible expression of the socio-physical environment. Housing is one of the most basic human needs, and it has a significant impact on human health and well-being (Adeoye 2016). Housing determines the physical environment of a town and is a sign of an increase in the general standard of living (Omolabi and Adebayo 2017). As a result, housing quality has a significant impact on human health, efficiency, and social well-being (Immergluck 2018). According to Peterside (2003), Nigeria's drive toward "housing for all," as embodied in the National Housing Policy, which aims to provide affordable and qualitative housing for all, has so far remained a mirage, with no serious efforts or deliberate attempts to implement it. Also, efforts at delivering housing informally in Nigeria have been faced with diverse institutional bottlenecks such as lack of finance, corruption, amongst others, which have significantly compromised the quantity and quality of houses delivered in Nigeria (Oladapo, 2006; Ezeanah, 2020, 2021a, 2021b). When the market doesn't have enough cheap housing, low-income families have to live in homes that aren't good enough to live in, either in the heart of the city or in shantytowns on the city's outskirts (Meng et al. 2006). Human existence depends on housing, whether it be in developed nations like the United States or less developed nations like Haiti (Etemini and Yakubu, 2017; Mukhtar, Amirudin, and Mohamad, 2016). Access to decent housing is essential for community well-being and social inclusion (Oladapo, 2006). A substantial link has been found between housing, wellness, health, productivity, and socioeconomic development, according to the study conducted by (Immergluck 2018; World Bank Press Release 2017). Another study by Gilbertson (2008) found that poor living conditions were related to physical and mental health. Therefore, a reflection of the degree to which the residents of a dwelling unit feel that their home supports them in attaining their goals gives them a level of satisfaction in their homes. Consequently, residential satisfaction is "a

measure of how well housing (quality) performance meets the occupants' expectations in terms of benefit and needs." Olatubara and Fatoye (2006), in Inah et al. (2014), p1). Several pieces of research on housing have continued to show that low environmental quality has extremely substantial negative consequences on people's social, economic, emotional, and psychological well-being (Ibem & Azuh, 2014; Ibem & Aduwa, 2013, Olotuah, 2002; Gbakeji, 2014); and thus their satisfaction (Dimuna, 2017).

According to Mohit, Ibrahim, and Rashid (2010), a lack of satisfaction with housing may lead to inhabitants' desire to seek alternatives such as relocating from one neighbourhood to another or making structural changes to their homes. They also believe that if none of these choices was available, it would lead to chronic discontent. On the one hand, this definition of housing satisfaction implies that the inhabitants' demands have been met and the occupants are content in their living units or homes. On the other hand, dissatisfaction refers to people's dissatisfaction with their dwelling or the neighbourhood environment, as defined by Olatubara and Fatoye (2006). Consequently, Osuide (2004) states that having a secure place to live is a basic requirement of human dignity and that this contributes to human advancement. "Also, Immergluck (2018) found a strong link between the quality of housing and its residents' general satisfaction, convenience, and aesthetic appeal. Therefore, housing's contribution to social well-being cannot be overstated. While this may be true, one of the biggest problems that still stands in the way of human and national development in Nigeria and other places is making sure that people have the right places to live.

Although several studies have been carried out in Benin City and other states in Nigeria on residential housing satisfaction (see Dimunu, 2017; Ogu, 2002), very limited studies have explored these through such parameters as environmental quality and noise, in addition to security, hence the purpose of this study. The purpose of this study is to assess the level of residential satisfaction vis-a-vis people's lived experiences in Benin City. In doing so, it investigates the elements that contribute to discontent and their impact on people's lived experiences in various neighbourhoods and houses, and it concludes with recommendations for steps that will improve people's housing satisfaction and lived experiences in such homes.

Literature Review

Residential Housing Satisfaction

According to Hashim (2003), residential satisfaction encompasses both housing satisfaction and pleasure with one's surroundings, and these two ideas are obvious from the preceding. While housing satisfaction is concerned with residents' contentment with a specific dwelling unit as a distinct physical entity, residential satisfaction is concerned with inhabitants' pleasure with both the dwelling unit and the surrounding environment or neighbourhood. It means that housing satisfaction is important at the micro-level of individual dwelling units, whereas residential satisfaction is important at the macro level. In this way, residential satisfaction includes contentment with the physical, spatial, and social aspects of one's living space, as well as how they make one feel. When compared to renters, homeowners are more satisfied with their housing, and owning gives them more satisfaction.

Similarly, Vrbka and Combs (1991) state that being content with one's home neighbourhood environment is an important part of housing satisfaction. They argue that there are cases where inhabitants tolerate shortcomings in their housing units because they are satisfied with their neighbourhood surroundings. According to Awotona (1990), dissatisfaction with the neighbourhood

environment occurs as a result of the long distances traversed by residents and their children to school, work, health facilities, and places of worship.

Neighbourhood Quality

The features of a neighbourhood determine how residents are affected by their surroundings (Clark and Huang, 2003). The neighbourhood's natural features, such as degradation, availability of services, safety, and accessibility, are all taken into consideration while making an evaluation (El Din et al., 2013). How physical elements in houses, roadways, and open spaces affect neighbourhood quality depends on the dynamic connection between them (El Din et al., 2013). Local socioeconomic factors, such as the socioeconomic condition of the neighbourhood, have also been proven to be significant in influencing home quality (South and Crowder, 1997). Socioeconomic resources determine the quality of housing available to residents (Boamah, 2015). At the same time, metropolitan periphery regions tend to have minimal or no access to amenities and sanitation and are primarily informal settlements that cater to lower-income residents (Allen, 2010). Many people who live in poor neighbourhoods dump their waste into storm drains and canals. This leads to open defecation and poor toilets, flush latrines, and vented pits, as well as poor, unimproved, or shared facilities with flush toilets, flush latrines, and vented pits (Ibem and Aduwo, 2015; Simon, 2008).

Methods and Research Area

This study focuses on a geographical cross-section of Benin City. This study focuses on urban home construction both within the central town and in the town's outlying areas. A semi-structured interview comprised of a series of open-ended questions was employed in this investigation. Additionally, observations were used in this investigation. The interviewing technique is suited for this study because it allows respondents to freely attribute meanings to events (Bryman, 2008). This study employed an interview schedule and guide. Four distinct groups of people were interviewed. The first category included tenants and rent-free occupants. The second group consisted of homeowners, including individuals who built and purchased their homes, as well as private developers, while the third category consisted of government officials. The fourth group of interviewees included CDA members (Community Development Association).

The spoken words were transcribed and used verbatim without altering their meaning or grammar. However, the local English (Pidgin English) used in the texts was converted to Standard English. This was necessary to "systematically organise and analyse textual material independent of the analytical methodologies and tools utilised while identifying and incorporating vernacular idioms, emotions, and distinctive speech patterns as indicated by McLellan et al. (2003). To ensure anonymity, pseudonyms were used in the presentation of the data.

In Benin City, four case study sites were selected for this study: Ibiwe and its vicinity, Uselu and Ugbowo, and Amufi and the Government Residential Area (GRA). The selection of the four neighbourhoods is justified by their relation to the types of homes specified in specific neighbourhoods and income levels. These include a mix of income levels (poor, middle, and high-income workers), mixed uses (residential dwellings and houses used for worship and commercial activities), construction types, and newly developing regions or locations. The four neighbourhoods are slum neighbourhoods located around the city's central business district, with an emphasis on Ibiwe Street, Lagos Street, and Ugbague Street. This area is defined by low-income residents, dense populations, and poorly constructed, unplanned residential areas, and is referred to as the city's

traditional centre. The Uselu and Ugbowo axis of Benin City is a mixed-income district, with the middle-income group predominating. The Uselu and Ugbowo axis of Benin City contains a variety of building types, and the region is mixed-use and has a moderate population density. Benin City's Uselu and Ugbowo axis is a developing area with a planned residential area that is regarded as the city's intermediate core. The Government Reservation Region (GRA) is a high-income, highly developed, and planned medium/low-density residential area. Finally, the Amufi neighbourhood is located on the outskirts of the city; it is a new and developing area with moderate densities and moderate-income earners; it is referred to as a new development/urban fringe area. Figure 1 depicts a map of Benin City with the selected neighbourhoods highlighted.

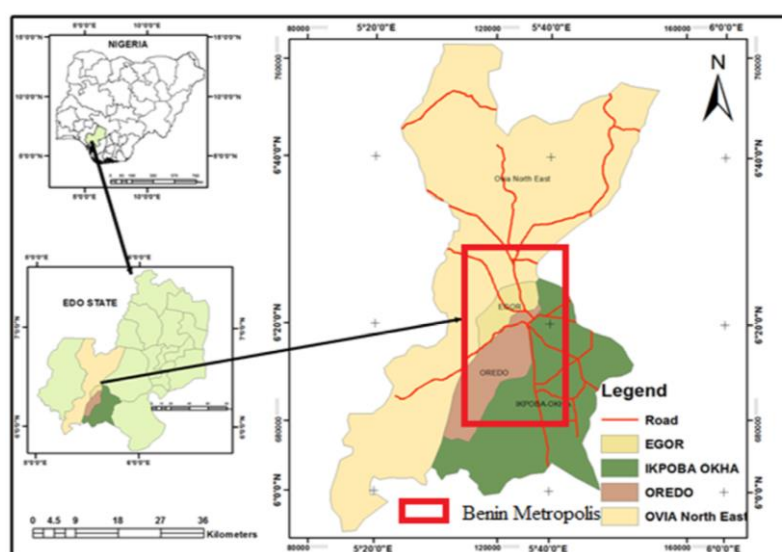


Figure 1: Map of Edo State. (Source: adapted Odjugo, Enaruvbe and Isibor, 2015)

For the qualitative analysis, NVivo software was used to code, store, and retrieve interview transcripts and notes, as well as journal articles. The data was divided into themes and subtopics to facilitate analysis and debate. The data was analyzed thematically. To find, assess, and report on recurrent forms within data, Boyatzis (1998) and Bryman (2008) used narrative inquiry. According to Cope (2005), themes are developed using aided analysis.

Results and Discussion

Responses varied as to the level of satisfaction derived from the interviewee's houses and their impact on their lived experiences. Three main reasons will be discussed as to why the respondents were not satisfied with their houses. These include the environmental quality of the neighbourhoods, issues of noise, and security.

Environmental quality

Environmental quality is critical in understanding why numerous respondents are dissatisfied with their homes and the influence on their lived experiences, particularly in locations like Ibiwe and surroundings, and Uselu/Ugbowo.

"I am not satisfied enough because the environmental quality is poor and the individuals living in it [houses] are not trying or helping the situation, especially the aspect of the bathroom and the toilet. When it's time to wash the toilet, there are arguments and all that, big quarrels among the tenants

during the time to sweep. The building is old, the environment is not adequate for someone to stay." (Jordan, Uselu/Ugbowo interviewee)

Notable is the extent to which tenants in Ibiwe and its environs, as well as in Uselu/Ugbowo, identified poor environmental quality as a reason for their low contentment with their homes. Many renters were worried about the bad environmental conditions in some parts of the country.

"All right, other factors that contribute to it not being satisfying are my neighbours who now live beside my house; my neighbours on both sides do not have adequate sanitary conditions; one uses a pit toilet, while the other disposes of his refuse in the open and burns it. Thus, they are sources of pollution for my house. Yes, to a certain amount, except when, as I previously stated, my neighbours are burning anything or their toilet is malfunctioning; if not, most of the time it is okay because our compound is clean. (Interviewee: Osaretin)

"The environmental condition is poor; these are places where you have low-quality houses; many people live in this area, and you shouldn't expect much from the environment." (Fineboy, tenant in Ibiwe)

Among the environmental issues noted in the study are pollution, garbage and sewage disposal, and inadequate drainage. As with other towns in Nigeria experiencing rapid growth, Benin City is grappling with how to manage solid garbage because many Nigerians' cultural habits prioritise consumption and trash generation over saving and investing. Massive amounts of solid waste deposited indiscriminately on roadways, drainage systems, and waterways have resulted in major environmental concerns caused by uncollected rubbish in residential areas and communal spaces throughout Benin City and Nigeria. And the Edo state government's efforts to manage or resolve the state's solid waste problem have been herculean (Amedu, Emejulu, and Aighewi, 2020; Ike et al., 2018; Igbinomwanhia and Ohwovoriole, 2012; Audi, 2007; Ogu, 2000). Figure 1 illustrates this point.

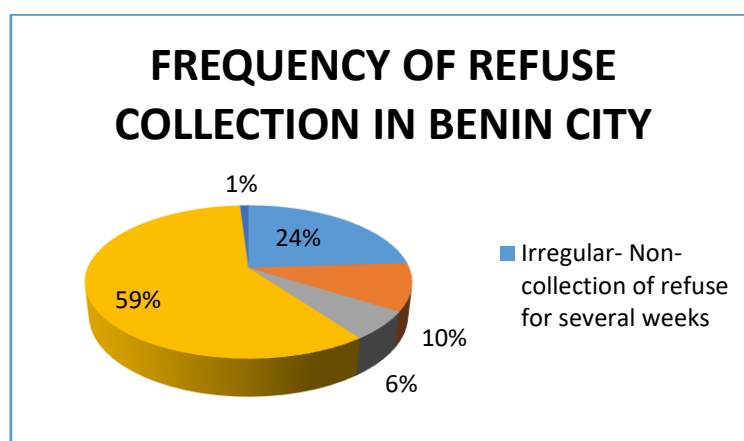


Figure 1: Frequency of refuse collection in Benin City. **Source:** Adapted from Ogu (2000)

According to the research findings, a sizable proportion of respondents residing in Ibiwe and its environs voiced concern about the filthy state of their environment, which rendered them unsatisfied with their homes and made them feel uneasy. As observed in one of the houses in Ibiwe and its environs, particularly along the Lagos-street axis, the surrounding environment was unsuitable for human habitation for the following reasons: Sewage was poured into drains and on the street, and rubbish was piled up in and around houses, exposing them to vermin and rodent infestations and creating a serious health risk to people. Additionally, snakes were annihilated repeatedly under such

circumstances due to their environment's overgrown grass. These findings corroborate those of (Odemerho and Chokor 1991; Mohd Yusof et al., 2017; Amedu, Emejulu, and Aighewi, 2020), who found that environmental quality was much lower in the city's core regions, which contained a disproportionate amount of substandard housing, than in other neighbourhoods. Additionally, poor solid waste disposal has a detrimental effect on the residential quality, the lived experiences of residents, and the overall environmental quality of Benin City, since waste, chokes pipes, creating flooding and rendering the entire ecosystem unfit for human habitation. This issue is not limited to Benin City; it affects several cities throughout Nigeria, Africa, South America, and South-East Asia, as well as metropolitan Manila, where the appropriate authorities do nothing to address the issue of poor and unplanned residential communities (Ogu, 2000). Additionally, Mallo and Anigbogun (2009.) highlighted in a study done in Jos that residents in high-density areas encounter challenges with solid waste collection and disposal. Another factor contributing to this deplorable environmental scenario is the fact that many of the residences in this neighbourhood are zoned for both commercial and residential use. As a result of this area's significant commercial activity, waste products like trash and sewage are not properly disposed of. Residents can throw away garbage in any way they want, including by dumping it on streets, vacant land, or undeveloped land, as shown in Figure 2 and the quote below. They can also throw it into moats, as shown in the figure and the quote.

"No, it is not okay because the compound is not hygienic." (Mrs Bamidele)

When asked about their satisfaction with their residences, several Ibiwe residents responded that the issue of environmental quality was uppermost in their minds, as they want a healthy and clean environment. Osaretin, an Ibiwe resident, was concerned not just about the condition of his surroundings, but also about the hygiene of his neighbours. This is because trash and other solid waste are dumped in the open and occasionally burned, causing severe air pollution for nearby residences. Furthermore, Fineboy, an interviewee, stated that nothing can be expected in terms of environmental quality due to the location and high density of the neighbourhood. This supports the results of the following writers (Olotuah, 2005; and Amedu, Emejulu, and Aighewi, 2020) regarding the deplorable circumstances of Nigeria's built-up regions, which are caused by the insufficient shelter and sewage disposal, a lack of a maintenance culture among the public, and repeated uses of a building (i.e., as a store, or church, etc.).

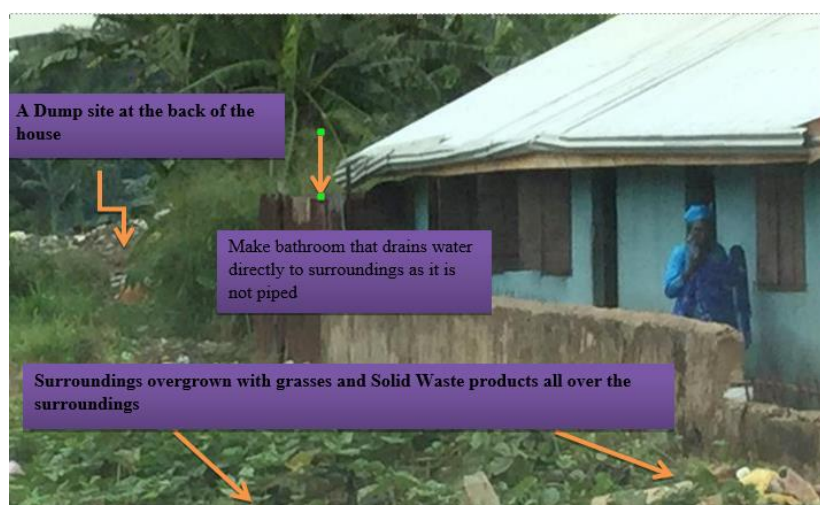


Figure 2: A house in Ibiwe neighbourhood in Benin City showing the poor environmental condition.
Source: Authors fieldwork, 2020

While some respondents in other communities, such as Amufi, expressed satisfaction with their homes because the neighbourhood's environmental quality was better than that of Ibiwe and its environs. Large areas of the Uselu/Ugbowo community had poor environmental quality; roadways were littered with papers and other waste items, drains were clogged, and pots of stagnant water were located on streets owing to unpaved roads. The difference in how interviewees perceive their home satisfaction is attributable to the location of the house within the area as well as the type of house lived in. Many respondents whose residences were located in the GRA, on the other hand, felt great levels of satisfaction within their houses due to the clean and sanitary surroundings. After all, there is adequate waste and sewage disposal, clean and covered drains, trash is not strewn about on streets indiscriminately, and drains are covered with concrete blocks, among other things. Despite the state-mandated "environmental sanitation day," it was a flop due to the government's waste management practices. The Edo state government's efforts to manage or tackle the solid waste problem have been herculean (Ogu, 2000; Audu, 2007; Igbinomwanhia, and Ohwovoriole, 2012).

Noise

Noise is another factor that affects renter and homeowner satisfaction and has a significant impact on their lived experiences. The neighbourhood plays a significant role in determining the level of noise that exists in that community and influences its inhabitants. Residents of Ibiwe, Uselu, and Ugbowo reported a high level of noise as a result of the settlement's numerous activities. This can include noise caused by generators or residents who play their music players at extremely loud pitches, which makes living in their homes uncomfortable. The following comment exemplifies this: "Secondly, the noise emanating from the building is a nuisance as some residents play their music in very loud tones which is very disturbing and you cannot go to challenge them to stop it". (Mr Gift) Interviewees residing in GRA, regardless of tenancy type, reported high levels of calm and peacefulness. Similarly, in Amufi, the noise level is relatively low. One reason could be the individuals who live here. Thus, in quiet locations, the interviewees found considerable satisfaction and comfort in their homes.

Security

Security and safety are significant factors in explaining why many interviewees are either content or dissatisfied with their homes. This is because, according to World Bank (2010) studies, Nigeria is a country noted for its high degree of organized crime and is beset by widespread security concerns. Several of the interviewees living in, Amufi and GRA, regardless of the tenancy type, were satisfied with their homes because they provided a sense of security due to their homes being fenced and gated and having protectors (iron/steel fittings) on the walls and windows to protect them from the claws of armed robbers and other forms of associated crime.

One noteworthy feature of the majority of houses in GRA was the extremely high fences with barb wires strung across them and the high gates. This type of feature in a home demonstrates why respondents value the safety and security of their lives so highly that they are unwilling to jeopardize them in any way. Edoba-Osas elaborated

"There is good security in the house because we have a security man at the gate, and so many other things." (Mrs Edoba-osas)

Although Mr Asoro attested to the fact that his house is comfortable because it is fenced, he also noted to the contrary as illustrated below

"Where I live now is comfortable in the sense that it is fenced. Emm... is not too comfortable because emm... living in a house having wooden doors, is not too comfortable because of these bad boys that are hoodlums, thieves and robbers." (Mr Asoro, tenant in Amufi)

The fence and high walls, as well as the usage of steel/metal defenders on many homes' doors and windows, are in response to the city's increasing crime rate. This includes juvenile delinquency, acts of violence, armed robbery, assassination, and even kidnapping, all of which have become increasingly prevalent in the majority of Nigeria's cities as a result of the high prevalence of unemployment.

What is most striking is how strongly this security justification was advanced by residents of flats/bungalows and duplexes regardless of the form of tenancy as a way of experiencing their homes concerning their houses being walled and gated. However, the majority of interviewees in Ibiwe and some others in Uselu/Ugbowo who lived in the face-me-I-face-you house expressed a high level of dissatisfaction with their residences since they were not fenced and the number of homes had wooden windows and doors without any form of protector, as illustrated in figure 3 below. This leaves individuals extremely vulnerable to a variety of crimes, particularly armed robbery. According to interviewees who live in these neighbourhoods, crime is more widespread in the city's core and low-income districts. Similarly, according to studies conducted in Ile-Ife, Ibadan, Nigeria, crimes are more widespread in the city's central business district than in other locations (Badiora et al, 2014; Tan, 2016)

Additionally, of note here is the fact that whether rented, owner-occupied, or self-built, as the case may be, several interviewees indicated satisfaction with their homes because they are walled and gated. Likewise, the majority of gated residences were concentrated in select neighbourhoods, most notably the GRA, with a distribution of similar sorts of houses in other places such as Amufi and Uselu/Ugbowo. The places with a high concentration of unfenced or gated houses were located in certain parts of Uselu/Ugbowo and Ibiwe and surroundings, which are located in the city's centre and intermediate sections and with inadequate housing. This explains why the crime rate is so high in such neighbourhoods.



Figure 3: shows a fenced and gated house in Uselu/Ugbowo neighbourhood. Source: Authors fieldwork

Conclusion

The article conducts a thorough analysis of residential satisfaction in relation to people's lived experiences in Benin City, Nigeria. According to the findings, the most frequently cited reason for dissatisfaction with one's home is environmental quality. The impact is felt through air pollution and waste disposal in open spaces, which create a foul odour and make life uncomfortable by causing a variety of health hazards such as cholera, cough, and malaria, among others. Among the environmental issues noted in the study are pollution, garbage and sewage disposal, and inadequate drainage. As with other towns in Nigeria experiencing rapid growth, Benin City faces challenges with solid waste management. Many Nigerians are more inclined to consume and generate waste than to save and invest. Massive amounts of solid waste are dumped on roads, drainage systems, and waterways indiscriminately. In Ibiwe, a sizable proportion of respondents expressed concern about the unsanitary state of their environment, which contributed to their dissatisfaction with their dwellings and made their daily lives uncomfortable.

Additionally, noise is a factor that affects the level of residential satisfaction experienced by tenants and homeowners alike. Residents of Ibiwe, Uselu, and Ugbowo have complained about excessive noise levels caused by the settlement's varied activities. This could be generator noise or people who play music loudly in their homes, making it difficult to live there.

Likewise, the study discovered that interviewees living in Amufi and GRA, regardless of tenancy type, were content with their homes because they provided a sense of security. One noticeable feature of the majority of houses in GRA was the extremely high fences with barb wire strung across them and the high gates. This type of house feature explains why interviewees take their safety and security extremely seriously. Residents of flats, bungalows, and duplexes expressed a high level of dissatisfaction with their homes because they were not fenced in and the majority of houses had wooden windows and doors that lacked any form of protection. This makes them extremely vulnerable to a variety of crimes, particularly armed robbery. According to interviewees in these neighbourhoods, crime rates are higher in the city's central business district and low-income areas. All of the aforementioned factors influence the level of satisfaction and comfort derived from these residences in comparison to their lived experiences.

Recommendations

Based on the findings and conclusion, the following recommendations are suggested

- i. It is proposed that the government and all relevant stakeholders in the housing industry should develop rules that will not only keep the environment clean and safe but also take into account the requirements of the residents. This will improve the residents' satisfaction and lived experiences in their dwellings.
- ii. The government should ensure that all necessary ancillary and infrastructural components of housing should be provided to the people.
- iii. Environmental concerns, as mentioned in the Summary of Findings, must be addressed. This is necessary in order to develop a high-quality and pleasant housing environment.

References

- Adeoye, D. O. (2016). Challenges of urban housing quality: insights and experiences of Akure, Nigeria. *Procedia-Social and Behavioral Sciences*, 216, 260-268.
- Allen, A. (2010). Neither rural nor urban: Service delivery options that work for the peri-urban poor. London: University College London.

- Amedu, E.I., Emejulu, M.J. and Aighewi, I.T. (2020) Household Solid Waste Management Survey in Benin City Agglomeration, Edo State, Nigeria. *Nigerian Research Journal of Engineering and Environmental Sciences* 5(1) 2020 pp. 296-305.
- Audu, T. O. K. (2007). Recycling of Municipal Solid waste, A seminar paper delivered in the Seminar lecture series, University of Benin. *Nigeria Integrated Waste Management*, 2, 34.
- Awotona, A. (1990). Nigerian government participation in housing: 1970–1980. *Habitat International*, 14(1), 17-40.
- Badiora, A. I., Oluwadare, D. B., & Dada, O. T. (2014). Nature of residential burglary and prevention by design approaches in a Nigerian traditional urban centre. *Journal of Applied Security Research*, 9(4), 418-436.
- Boamah, N. 2015. The impact of households' characteristics on the state of housing in the Offinso South Municipality (OSM), Ghana. *Environment, Development and Sustainability*, 17(6), pp. 1251-1266. <https://doi.org/10.1007/s10668-014-9603-0>.
- Boyatzis, R. E. (1998). Transforming qualitative information: Thematic analysis and code development. Sage.
- Bryman, A. (2008). *Social research methods*, 3rd edn, Oxford: Oxford University Press.
- Clark, W. A., & Huang, Y. (2003). The life course and residential mobility in British housing markets. *Environment and Planning A*, 35(2), 323-339.
- Cope, M. (2005). Coding qualitative data. *Qualitative research methods in human geography*, 2, pp. 223-233.
- Dimuna K.O. (2017). A study of residents' satisfaction with public low-cost housing estates in Benin City, Edo State, Nigeria. Unpublished PhD Thesis submitted to School of Postgraduates Studies, Ambrose Alli University, Ekpoma, Edo State, Nigeria.
- El Din, H.S., Shalaby, A., Farouh, H.E. and Elariane, S.A. (2013). Principles of urban quality of life for a neighbourhood. *Housing and Building National Research Center*, 9(1), pp.86-92.
- Etemini, E.S. and Yakubu, U.Y. (2017). Analysis of housing quality in the peripheral area of Lafia town. *International Journal of Geography and Regional Planning Research*. 2 (1):36-44.
- Ezeanah U. (2020). Basic Infrastructure Provision and its Impact on People's Experiences of Housing Quality in Benin City, Nigeria, *Journal of Environmental Science*. Vol 20(1), 77-93.
- Ezeanah U. (2021a). Housing Challenges in Nigeria, Sustainable Housing," 978-1-83969-648-0, <http://www.intechopen.com/books/sustainable-housing>.
- Ezeanah U. Simon, M.M. Dawan, G.O (2021b). An Examination of the Impact of Housing facilities on the Residents' Well-Being in Benin City, Nigeria. *International journal of built environment and earth science*. Vol 6 (4), 277-294. Timbou African Academic Publications.
- Fatoye, E.O & Olatubara, C.O., (2006). An evaluation of students' satisfaction with on campus housing in Nigeria tertiary institution. A case study of University of Ibadan student hostel *Journal of Nigeria Institution of Quantity Surveyor* 54 (4):14-21.
- Gbakeji, J.O. (2014): Analysis of residential Satisfaction in some residential neighbourhood in Benin City, Nigeria. *Journal of Civil and Environmental Engineering*, 2(1) 1-10.
- Gilbertson, J. Green, G. Ormandy D and Thomson, H (2008). *Good housing and good health: A review and recommendations for housing and health practitioners*, A sector study housing corporation, UK.
- Hashim, A. H. (2003). Residential satisfaction and social integration in public low-cost housing in Malaysia. *Pertanika Journal of Social Science and Humanity*, 11(1), 1-10.
- Ibem, E.O. & Aduwo E. B (2013). Assessment of residential satisfaction in public housing in Ogun State, Nigeria. *Habitat International*, 40: 163-175.
- Ibem, E.O. and Aduwo, E.B. (2015). Assessment of the sustainability of public housing projects in Ogun State, Nigeria: A post-occupancy evaluation approach. *Mediterranean Journal of Social Sciences*, 6(2), pp. 523-536. <https://doi.org/10.5901/mjss.2015.v6n4s2p523>
- Ibem, E.O. and Azuh D.E (2014). Satisfaction with public housing among urban women in Ogun State, Nigeria. *Covenant Journal of Research in the Built Environment (CJRBEN)* 1 (2).
- Igbinomwanhia, D. I., & Ohwovoriele, E. N. (2012). Study of the constraints to residential solid waste management in Benin metropolis, Nigeria. *Journal of Emerging Trends in Engineering and Applied Sciences*, 3(1), 103-107.

- Ike, C.C, Ezeibe, C.C., Anijiofor, S.C. and Nick Daud, N.N. (2018) Solid Waste Management in Nigeria: Problems, Prospects and Policies. *Journal of solid waste technology and management*, 44(2), pp. 163-171.
- Immergluck, D. (2018). "Renting the Dream: The Rise of Single-Family Rentership in the Sunbelt Metropolis." *Housing Policy Debate* 28(5): 814–829. doi: 10.1080/10511482.2018.1460385
- Mallo, D. M. and Anigbogu, N. A. (2009). Housing Quality Between Residential Neighbourhoods in Jos, Nigeria. In *ISA International Housing Conference held at the University of Glasgow September*. pp. 1-4).
- McLellan, E., MacQueen, K. M., and Neidig, J. L. (2003). Beyond the Qualitative Interview: Data Preparation and Transcription. *Field Methods*, 15(1), pp. 63-84.
- Meng, G. Hall, G.B and Roberts, S. (2006). "Multi-group segregation indices for measuring ordinal classes", *Computers, Environment and Urban Systems*, 30, 275–299.
- Mohd Yusof, N., Jidin, A. Z., & Rahim, M. I. (2017). Smart Garbage Monitoring System for Waste Management. *MATEC Web of Conferences*, 97, 1–5.
- Mohit, M.A., Ibrahim, M. & Rashid, Y.R. (2010). Assessment of residential satisfaction in newly designed public low-cost housing in Kuala Lumpur, Malaysia. *Habitat International*, 34(1), 18-27.
- Mukhtar, M.M, Amirudin, R. and Mohamad, I. (2016). "Housing delivery problems in developing countries: a case study of Nigeria ", *Journal of Facilities Management*, 14(4), pp. 315 – 329.
- Odemerho, F. O., & Chokor, B. A. (1991). An aggregate index of environmental quality: the example of a traditional city in Nigeria. *Applied Geography*, 11(1), 35-58.
- Ogu, V. I, (2002). Urban residential satisfaction and the planning implications in a developing world context: the example of Benin City, Nigeria. *International. Planning Studies*, (7):37-53
- Ogu, V. I. (2000). Private Sector Participation and Municipal Waste Management in Benin City, Nigeria. *Environment and Urbanization*, 12(2), pp. 103-117.
- Okoro, H. I. (2009). Housing delivery in Nigeria: Policies and challenges. *Abuja: Wonder Prints*.
- Oladapo, A.A. (2006). "A study of tenant maintenance awareness, responsibility and satisfaction in institutional housing in Nigeria", *International Journal Strategic Property Management*, 10, 217-231.
- Olotuah A.O. (2002). An Appraisal of the Impact of Urban Services on Housing in Akure Metropolis. *J. Sci. Eng. Technol.* 9(4), 4570-4582
- Olotuah A.O. (2005). Urbanization, Urban Poverty, and Housing Inadequacy; Proceedings of Africa Union of Architects Congress, 23-28 May, Abuja, Nigeria pp.185-199.
- Omolabi, A. O., & Adebayo, P. W. (2017). Neighbourhood revitalisation: an enabling strategy for improving public low-income housing quality and environmental degeneration in Lagos, Nigeria. *Journal of Public Administration*, 52(4), 648-665.
- Osuide S.O. (2004). Strategies for Affordable Housing Stocks Delivery in Nigeria. 18th Inaugural Lecture of Ambrose Alli University, Floreat System Benin-City pp.2-20
- Peterside, C. S. (2003). Policy Foundation for Affordable Housing in Nigeria... Role of the Secondary Mortgage Market.
- South, S. J., & Crowder, K. D. (1997). Residential mobility between cities and suburbs: Race, suburbanization, and back-to-the-city moves. *Demography*, 34(4), 525-538.
- Tan, T. H., (2016). "Residential satisfaction in gated communities", *Property Management*, Vol. 34 (2) 84 – 99
- Vrbka, S. J. & Combs, E. R. (1991). Predictors of neighbourhood and community satisfaction in Rural Communities. Referred papers of the American Association of Housing Educators Annual Conference, Durham, NH.
- World Bank Press Release. (2017). World Bank Approves New Financing to Support Affordable Housing in Indonesia. The World Bank. www.worldbank.org/en/news/press-release/2017/03/20/world-bank-approves.