Assessment of housing quality and environmental conditions in selected areas of Akure, Nigeria

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Abstract

The study examined the housing conditions of households in residential units within the city of Akure, Nigeria. The study employed interviews with questionnaire survey as a complementary technique, drawing on concepts of households' demand and supply for housing. The analysis shows that households' choice of living spaces is essentially influenced by income, rent, neighbouhood facilities and nature of the environment. Observation shows that households are generally faced with several housing and environmental inadequacies, with those in the core residential neighbourhoods living in precarious and unsafe condition. The absence of housing facilities, or and their poor state is occasioned by the absence of public infrastructural services including pipe borne water, good road and drainage systems, as well as noncompliance with urban planning and environmental by-laws. The nature of the housing challenges facing the city of Akure calls for a move away from the conventional methods of addressing the problem to a new and innovative means of regulating the development and management of housing by removing the development and management of housing units from the prevailing notion of "just building good, safe and secure living spaces" to the wider social processes of generally and comprehensively transforming urban development where basic infrastructures such as good intercity roads, adequate portable pipe borne water, efficient solid and liquid waste management services and good environmental sanitation.

Keywords: Accommodation; Adequate Housing; Dwelling; Housing Facilities; Household; Residential Housing

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1. Introduction

Globally, housing units particularly in urban areas are known to be inadequate, deficient in basic amenities and generally found to be situated in inappropriate locations (Bramley et al., 2010). The areas are overcrowded and characterized by poor infrastructural facilities, poor building quality and insufficient environmental facilities (Addo, 2013). In spite of this ugly situation, housing remains an indispensable basic need in every society and serves as the foundation of household assets for low-income households. And at the same time housing is constantly becoming very important largely due to the surge in demand for ownership, hence serving as a means of protection against inflation and also as a form of savings (Di, 2001). In addition, housing is an essential aspect of social conditions that determine the quality of life and welfare of urban residents (UN-Habitat, 2012). Also, housing serves as collateral for borrowing by owners; it is a source of generating funds for other forms of investments and it facilitates the creation of wealth and total well-being. To this end, Di (2001) observed that the national output of a nation, the social- economic and gross domestic product of a nation are measured by the quality of available houses and at the same time, it is a means of preserving wealth for the citizenry. On the other hand Afrane et al. (2014) noted that housing plays significant role in stimulating economic growth in any nation, shelter being among the key indicators of development.

Soviet research identified positive correlations between improvements in housing conditions on one hand and increases in labour productivity on the other hand (Sillence, 2014). Therefore, quality housing affords the individual the opportunity to renew his strength and rest well so that in the final analysis it raises labour productivity.

Bonnefoy (2007) opined that the characteristics and conditions of housing constitute the basic factors that influence occupants' health. He further stressed that the quality of housing play significant role in determining the health status of an occupant. Yormesor (2007) observed that the quality, accessibility, sufficiency and the ease of acquisition are issues of great concern particularly in the developing countries. In this regard, Firdaus and Ahmed (2013) noted that poor housing has constituted public health risks as evidenced in these nations.

Studies according to Bonnefoy (2007) have shown that majority of the existing health challenges are either directly or indirectly linked to an occupied building given the type and nature of the construction material used, the structural design of the building and also the equipment installed.

According to the Hindu (2016), the following are the must-have amenities that a house must possess in order for it to serve the expected purpose and consequently enhance productivity: Power backup, Water supply, Security services, Lifts, Parking space, Recreational facilities, Access to common spaces, Waste disposal, Vastu-compliant designs and Ventilation. Also, Field and Filed (2017) stated that housing and environmental amenities consist of the quality and quantity of guest room's available, tangible and intangible amenities and also include the provision of facilities such as restaurants, communal areas, health club, swimming pools, transport system, open spaces etc.

Adjei et al. (2015) observed that the issue of proving housing which is affordable to the urban dwellers has over the years become of a serious concern both to the government and private participants in the housing sub-sector of the economy. The quality of the available housing in the low income residential areas are poorly

developed and uninhabitable but can be significantly improved if housing designers, developers and managers pay adequate attention to issues that promote qualitative adequacy of housing (Babalola, 2016). It is against this background that this study sought to assess the housing and environmental conditions in selected residential areas in Akure Nigeria.

Quality housing according to Ambrose (1997) is a place designed for the purpose of growth and a place meant for the actualization of life objectives, and also as a place that affords sufficient physical and mental well-being of the occupant. However, Smith (1991) posited that a dwelling is more than a physical building but it is of such that brings in elements of community, security and socio-economic well-being. Housing quality concerns simply the quality of the internal and external structure of a dwelling and aspects of the internal environment. It may include features of the neighbourhood and concepts such as environmental sustainability. It touches many facets of economic activity and development. Thus housing provides social contacts, good image, a sense of belonging and an indicator of social status. Olotua (2016) positioned that housing is the totality of residential neighbourhood/environment or micro district including the physical structure, all necessary services, facilities, utilities and apparatus for the total health and social well-being of the individual and family within the neighbourhood. It is seen as the physical environment in which the family and society's basic units must develop. Housing structures are enclosures in which people are housed for lodging, living accommodation or even work places.

According to Land and Buildings Transaction Tax (Scotland) Act 2013, a residential housing means a building that is used or is suitable for use as a dwelling, or is in the process of being constructed or adapted for such use. Dwelling, according to the department for communities and local government UK (2012) follows the census' definition applicable at a particular time. The report noted that census's definition has changed several times. For instance, dwelling was defined in the report as accommodation that is structurally separated. In this wise, accommodation type as well as separate and shared access to multi-tenanted properties. The report further defined dwelling as household spaces which could be single or several and which may be self contained or share some facilities.

Osumanu et al. (2016) pointed out that housing should be a home, a resting place with fundamental purpose of a secured, rewarding, happy or at least a liveable space. In the context of socio-cultural functionality, housing is viewed as "an area for recreation and identification and can be regarded as psychological identity, a foundation for security, self respect and the setting for the formation of social relationships" (Amole, 1997) and societal support (Johnson and Christensen, 2008).

Economically, housing represents a major portion of the family budget or that of an establishment, yet in the realm of private and public investment, the built environment represents a man's most tangible material asset.

One of the most intractable socio-economic problems facing the Nigeria nation today is acute deficiency of comfortable, convenient and affordable housing for the people particularly the workers. The major causes of the problem have been identified and frantic efforts have been made and huge financial resources have been expended to solve the problems, but unfortunately, it has defied sustainable solution (Adedipe and Lasisi, 2006). Housing as an investment has a significant role to play in the individual, local and national economy. In

most cases, it constitutes the first major capital investment and life ambition of individuals (Bello, 2013). Also, housing has been described as the residential neighbourhood, micro-district or physical structure(s) that humans use for accommodation and the environment of the structure, as well as all basic amenities, apparatus and devices required for the physical health and the social well-being of the family and individual. Therefore, the concept of housing can be observed as a process and a product. The product is the physical structure (house or shelter) while the process involves all the employment of activities and materials that lead to the production of the structure.

Nigeria is one of the fastest urbanizing countries in the world (Raji, 2008). The greatest challenge posed by this urbanization is inadequate housing needs due to the high rate of rural urban migration resulting to social, economic, environmental and political challenges. A recent study on housing situation in Nigeria put existing stock at 23 per 1000 residents, while the housing deficit is put at between 16million and 17million houses, and N65 trillion will be required to finance the deficit at the average of N3.5 million per unit. This amount is about 10 times the 2016 Nigeria budget proposal.

2. Materials and methods

Akure is located in South-Western Nigeria. The climate is hot and humid, influenced by rain-bearing southwest winds from the Atlantic Ocean and dry northwest winds from the Sahara Desert. The rainy season lasts from April to October, with rainfall of about 1524mm per year. Temperatures vary from 28°C to 31°C with mean annual relative humidity of about 80%. Akure lies about 7°25' north of the equator and 5°19' east of the Meridian. The town is situated in the tropic rainforest zone in Nigeria. It is about 700 km west of Abuja (the federal capital territory of Nigeria) and 311 km north-west of Lagos State. Residential districts are of varying density, some area such as FUTA, Aule, Arakale, Ijoka, and Oja-Oba, Oke Ijebu, Oke Ogba etc. consist of over 200 persons per hectare, while areas such as Alagbaka, Shagari Villege, Ijapo Estate, Orita-Obele Estate etc. have between 70-100 people per hectare. As an old city in Nigeria, Akure is deemed appropriate for this study since the city is characterized by different housing qualities and unique environmental characteristics which would assist in obtaining the desired results. Other than the use of documented sources, the research obtained first-hand information from the field.The study employed the mix design involving both qualitative and quantitative approaches taking into consideration the data demands. Household heads were used as the primary target of data collection. This approach was deemed appropriate because the object of the research was to assess the quality of housing and environmental condition in the area. This is in line with the opinion of Scammell et al. (2009) in which participants are able to express their opinion and give insights on their perception on housing quality and environmental conditions. 200 questionnaires were distributed to the household heads and 187 representing 93.7% were retrieved and used for the analysis. Two-stage sampling methodology was used in selecting households for the interviews. Stage one involves clustering of residential areas into two zones. Zone "A" covered Oja-Oba residential areas, which includes the residential areas surrounding the Central Business District of Akure. Zone B was made of the planned residential suburbs, including Awule Estate, Alagbaka, Orita-Obele Estate and Shagari Estate. Since households in Zone 'A' are more

extensive than in Zones 'B', 60% of the total sample was apportioned to Zone A and 40% to Zones B.   Within the selected areas, blocks were created based on the number of residential houses and those to be interviewed were selected by systematically walking through the blocks and interviewing through questionnaire one household in every 5th house for zone A and every 3rd house for Zone B. The questionnaires were administered to each household heads or their representatives. In a house where there were multiple households, only one household head was selected. In the absence of the owner of a house, an occupier was interviewed and efforts were made to interview the house owner likewise.

Table 1. Socio-demographic characteristics of respondents

Age of respondents			Frequency			Percentage (%)
20-30			42			22.5
31-40			57			30.5
41-50			41			22
51-60			32			17
61and above			15			8
Gender						
Male			106			57
Female			81			43
Educational status						
No formal education			20			11
FSLC			8			7
WAEC/GCE			11			9
DIPLOMA			26			14
HND/DEGREE			112			40
Accommodation types in both zones						
Tenement			47			25.1
1-2/bed room bungalow			19			10.2
3-4/bedroom bungalow			31			17
Duplexes			14			7.5
Block of Flats/apartments			76			40.6

Source: Author's field survey (2017)

3. Results and discussion

In the study area, housing choice, management and maintenance to a very large extent lies on the head of household head. In Table 1 above, a total of 187 households were sampled for the study. 57% of the households sampled have males as their head and about 30% of them were aged between 31 and 40 years old. The study revealed that those within 20 to 30 years were 22.5% and 22% were between 41 and 50 years while those

between 51 to 60 years were 16% and the household heads aged 60 years and above were about 8% making them the lowest category of respondents which is a reflection of the general population structure of the study area. The age distribution as seen above illustrates an averagely young household heads. Also, as shown in Table 1, 89% of the respondent household heads have acquired formal education with various levels of certificate from First School leaving certificate (7%), West Africa School Certificate (9%) and National Diploma Certificate (14%) and Bachelors or HND certificates (60%). The study revealed that about 11% of the respondents did not have any formal education, but further investigation reveals that about 70% of them have one form of skill acquisition or the other. In addition, the study revealed that the respondents live in different types of accommodation which ranges from tenement houses (25.1%), 1-2 bed room apartment (10.2), 3-4 bed room bungalow (17%), Duplexes (7.5%) and block of flats (40.6).

Table 2. Showing the occupation of the respondents' viz-avis their Zones of residence (%)

ZONES	Zone 'A' 112 (60%)	Zone 'B' 75 (40%)
Occupation	Frequency	Frequency
Students	16 (14.3%)	0 (0%)
Public/civil servants	37 (33%)	67 (89%)
Self employed/Traders	57 (53%)	8 (11%)
Average Rent Passing (2017)		
Tenement	N24, 000.00	N/A
1-2/bed room bungalow	N120, 000.00	N180, 000.00
3-4/bedroom bungalow	N180, 000.00	N250, 000.00
Duplexes	N300, 000.00	N500, 000.00
Block of Flats/apartments	N150, 000.00	N250, 000.00
Household Income		
N50, 000.00 and below	20 (17.9%)	Nil
N51, 000.00 – N70, 000.00	51 (45.2%)	2 (2.7%)
N71, 000.00 – N100, 000.00	11 (9.8%)	7 (9.3%)
N101, 000.00 – N150, 000.00	18 (16.1%)	14 (18.7%)
N150, 000.00 and above	12 (10.7%)	52 (69.3%)

Source: Author's field survey (2017)

Respondents who live in houses found mainly within Zones B which constitute 40% of the total study area are civil servants (89%) and few self employed workers (11%). On the other hand, civil servants residing in Zone A constitute 33%, students 14.3% and traders (53%). The average cost of living in an apartment in Zones A and Zone B differs and ranges between N24, 000.00 and N450, 000.00 per annum depending on the number of bedrooms and quality of facilities available. Households living in single rooms with access to toilet and bathroom pay about N30, 000.00 annually whilst those without these facilities pay below that amount. As

indicated in Table 2, the study shows that household income is a major determinant of residential housing and facility. This also confirms the findings of previous studies which indicated that living in tenement and flats is common among Nigerian households. However, this study shows that majority of the people occupying bungalows, semi-detached, and duplexes are the working class and retired civil servants, while other classes of residents occupy tenement and flat houses. Generally, rental values influences the type of accommodation each households go for since most landlords charge high rates and prospective tenants have no bargaining rights and to worsen the situation there is no existing rent control measures in Akure just like most cities in Nigeria.

Table 3(a). Respondents' view on materials used for building construction in Zone A

Building types	Type of building materials used				
	Block cement and plastered	**Mud without plaster**	**Block cement without plaster**	**Fenced Round**	**Building without Fence**
Tenement	27	5	15	18	29
1-2/bed room bungalow	8	0	3	3	8
3-4/bedroom bungalow	14	0	1	6	9
Duplexes	4	0	0	4	0
Block of Flats/apartments	35	0	0	21	14

Source: Author's field survey (2017)

Table 3 (b). Respondents' view on materials used for building Construction in Zone B

	Block cement and plastered	**Mud without plaster**	**Block cement without plaster**	**Fenced Round**	**Building without Fence**
Tenement	N/A	0	0	0	0
1-2/Bed/Rm	7	0	1	8	0
4-Bed/Rm	14	0	2	15	1
Duplexes	10	0	0	10	0
Flats	41	0	0	39	2

Source: Author's field survey (2017)

In the course of this study, the researcher found that all houses found in the two zones (A & B) used for the study are roofed with zinc or aluminium roofing materials but the construction materials for the wall differ from one zone to another as shown on Table 3 a and b above. The study shows that about 96% of houses found in Zone 'A and B' are built with cement block and rendered with cement, 4% of the houses in zone A were built with mud and plastered with cement and had cracks on both inside and outside of the buildings while in zone B such situation was not noticeable. The situation as found in zone A poses major consequences on the occupants. According to the respondents, the cracks on the walls of the buildings paved way for rodents, snakes,

lizards, mosquitoes and termites to enter their houses thereby creating some discomfort such as food and water contaminations. Also, about 54% of the households in zone 'A' are living in houses that have no fence round it, and hence, they complained of dust, mite infiltrations, cockroach inversion which results to respiratory and other health problems, such as asthma and other allergies. In addition, the collugated roofing sheet which dominates this zone was in a deplorable state with some respondents disclosing that their roofs leaked whenever it rained thereby soaking the internal wall and ceiling materials. The soaked walls and ceilings creates offensive odour in rooms resulting in respiratory problems.

As a growing urban city, availability of housing and environmental services and facilities such as road network, electricity, water, toilet, kitchen and bathrooms) in Akure is in moderate supply. However, the distribution of these services and facilities varies according to residential zones and accommodation types.

Table 4. Showing Accommodation type and available facilities in both Zone A and B (%)

Building Type	Electricity (PHCN)	Waste Disposal	Water (well or borehole)	Bathroom (inbuilt)	Toilet (inbuilt)	Kitchen (inbuilt)
Tenement	68	18	81	72	83	53
1-2/bed room bungalow	89	45	84	100	100	89
3-4/bedroom bungalow	94	48	97	100	100	94
Duplexes	100	100	100	100	100	100
Block of Flats/apartments	88	78	75	75	75	91

Source: Author's field survey (2017)

The study revealed that zone B has better houses and more functional facilities than zone A. Most if not all houses in Akure generally lack public water supply due to outright negligence of government in providing water for the residents. As a result, occupants are compelled to access water from other sources such as wells and boreholes. The reason given by house owners for not connecting their houses with water pipes was that the public source is presently in comatose, hence there is no need wasting their resources in a fruitless exercise. Study revealed that 100% of households in Akure city have their water supply provided by sources other than the Ondo State water corporation. According to some of these households, their major source of water supply (well) dry up during the dry season; as a result they get water from water vendor (tanker) and therefore have to store water in barrels and gallons anytime they have supply. However, about 18% of the respondents access water from the community boreholes provided by the state government; about 12% buy water from either the public or private water vendors (public/private boreholes) or got supplied from neighbours and good spirited individuals who have hand dug wells or boreholes since the purchasing of water from vendors is expensive for them. The study reveals that 89% of households had access to bathroom in their houses. Many of the bathrooms in tenement houses are erected outside the building and had gravels or stones as their floors and rusted roofing iron sheets and in some cases woods are used to fence them. Majority of them have their doors damaged, some used cement wrapper or their cloths as door covering; their drainage systems were very poor due to lack of septic tanks and as such serving as breeding places for mosquitoes and insects.

The conditions of bathrooms, apart from enabling mosquito breeding, make the surroundings look unpleasant, with several degrees of odour. These practices also constitute affronts on the bye-laws of the various local government areas in Nigeria which states that "An individual commits an offense when he/she fails to provide a standard drainage system for proper evacuation of both solid and liquid waste as prescribed by the byelaw". *Out* of the households who had access to bathrooms, only those living in duplexes and in some case flats have their bathrooms being standard (had no doors, cemented or tiled floors, properly roofed and good drainage system). The remaining had their bathrooms in poor or sub-standard conditions and posing several health risks to the occupants and residents. Study further reveals that households with no access to bathrooms in their houses adapt a number of measures to meet their bathing needs; this includes using neighbours' bathrooms or bathing in the open space at dawn and in the night.

The issue of electricity supply in the study area was considered and findings shows that 88% of the houses in the two zones were connected to electricity by the Power Holding Company of Nigeria (PHCN) while the remaining 12% has no electricity from PHCN supplied to them. It should be noted that PHCN is the only power company licenced in Nigeria to supply electricity to households. Of the households that have electricity in their homes, 92% of them agreed that they have never had a continuous electricity supply in their homes for up to 20 hours/day. They further responded that they always resort to personal generating set to power their homes. This has led to low productivity among the households and sizeable number of them spent their hard earned income to buy fuel for their generators notwithstanding the health impacts of carbon mono-oxide inhaled through the use of generating set.

Management of solid waste such as excreta is a fundamental part of environmental and personal sanitation and necessary for disease prevention and control. Therefore, it is an essential sign of adequate housing and environment. The study identified pit latrines and flush toilets in the area of study. Majority, about 60% of the tenement houses in zone A of the study area uses pit latrines which contradicts the universal convention that every home should have a standard toilet facility. Finding reveals that the significant issue that limits the use of flush toilets in tenement houses in zone A area of Akure is the lack of piped water connections to homes. About 32% of households using flush toilets facility in Zone A indicated that they have to fetch water from wells in order to flush their toilets after use. In addition, households using flush toilets have to pay huge sums of money to vacuum truck operators to empty their septic tanks when they are full, thus making flush toilets unaffordable for many households in zone A. As a result, households prefer constructing pit latrines which takes time to get filled and requires little or no water to flush.

Another important facility captured in the study which is often neglected in discussions and researches on urban housing environment and facilities particularly in developing countries like Nigeria is that of household solid waste management. The study noted that the responsibility for the management of solid waste in the Akure Urban city lies on the Local Government Council and the registered contractor(s). The mode of management is such that all solid wastes generated by households are to be collected and disposed off at designated sites by the agency or contractor responsible. As a result, households are required to place all solid waste generated at the front of their residents for collection and disposal by the agents. Study reveals that only 18% of the respondents living in tenement houses have their waste disposal kits available, while the remaining 72% of these occupants use other means to store their solid wastes. Another serious issue noticed was the fact

that the waste collection vehicles do not have access to some areas within the study area due to the nature of the road particularly in the suburbs. This situation brings to the fore more considerations given to locations where the solid waste collection vehicles can have easy access to when they are due for collection. The study observed that considering the persistent increase in waste generation by households, the number of days it takes the evacuation vehicles is inadequate since they are so much that they piled up in undesignated places and become a nuisance to the residents. Also, they result in the littering and dumping of solid waste at any available open spaces or places, such as along the roads, uncompleted buildings and in open drains within and around the city.

However, the issue of waste collection in Akure urban city is central in nature, in that every household is mandated to subscribe to the waste management agency of the local Council through the payment of a prescribed amount per annum to defray the expenses incurred in the exercise. The collection vehicle along with the environmental law officers move from door to door on a particular day(s) of the week to collect wastes generated by each household for onward disposal at the designated dumping site. Each household who subscribed to the agency is issued a card to ensure strict compliance to waste management scheme of the local Council. Those who refuse to subscribe to the waste management agency are prosecuted in accordance with the existing environmental bye-laws operating in the local Council. Study reveals that refuse containers given to households are insufficient and some are already damaged, as a result of the unavailability of solid waste dumping facilities within residential houses, households use any available containers such as buckets, plastic bags, metals, baskets and carton containers to store waste temporarily pending the arrival of the collection vehicle. To others who do not enjoy the services of the door to door collection, the study revealed that households preferred storing the waste and disposes them in about four days and in some cases on weekly basis. Respondents further reveals that due to non availability and the inconveniences involved in locating a waste dumping site they resort to leaving the waste at home or in any available open space around their homes. This inconvenience, according to them, can lead to a possible outbreak of diseases like cholera and malaria because the waste in the houses will breed mosquitoes and flies. With regards to the households relying on the services of the waste management agency of the Local Government, the waste is not frequently collected as scheduled in the agreement, and as such it stays in their homes for an average of six days creating a stench in their homes. The consequence of this is the creation of breeding places for rat and mosquitoes which lead to malaria and other sicknesses. The study also revealed that the collection and burning of waste by households as they sometimes do are unhealthy and causes respiratory and airborne diseases.

4. Findings

From the data collected and the analysis carried out, the following are the summary of findings:

1- The analysis shows that housing and environmental facilities in Zone B area of Akure urban city are in fairly good condition except on issues like electricity supply and water from the public mains, while facilities and environmental conditions in Zone A are in deplorable situation. In zone A, there is complete absence of tap water from the public mains hence; the residents depend on well water and in few cases on boreholes from neighbours. Also, due to poor road network in some areas in

zone A, refuse collecting trucks does not have access to collect the waste generated thereby leaving the residents with the option of dumping their waste on any available open spaces; resulting in possible outbreak of diseases.

2- Living in tenement building and block of flats are common among Nigerians of low income earnings as reveled by the study.

3- Nigerian governments at all level are not concerned about the nature or type of houses her citizens built or live in neither do they ensure that adequate and functional facilities are provided in such houses.

4- The environmental and building bye laws are not strictly applied on those that contravene the building and environmental laws.

5- There is no environmental education given to the residents to ensure a total compliance to the environmental laws.

5. Recommendations

The following recommendations were made after analyzing the data collected from the residents of the study area:

1- Houses should be provided with all necessary facilities and services to enhance its functional efficiency as a place of habitation and this would increase the overall longitivity of the occupants.

2- It is recommended that the government should embark on site and services scheme to provide such facilities as tarred roads, electricity, and pipe borne water particularly in less accessible areas to enable residents in maintaining good housing and environmental conditions.

3- Government should be actively involved in the provision of adequate housing for the citizenry through the provision of housing grants or low interest loans to the people and also contribute at least 60% to the development of houses for the low income urban dwellers.

4- Strict enforcement of building and environmental bye-laws to punish those landlords who fails to provide the basic housing facilities in their houses; and those residents that fails to use the provided facilities.

5- The various agencies responsible for housing and environmental issues must take immediate steps when reports of poor housing conditions are taken to them, and at the same time avoid shielding offenders.

6- House owners and indeed all residents should be properly sensitized through environmental education on the dangers inherent in living in poor housing and environment.

6. Conclusion

This study has examined the housing and environmental conditions under which households in Akure urban city live. The study focused on residential housing which is one of the fundamental elements that shapes an urban community. The study identified and discussed the most common components of urban residential housing which include electricity, solid waste management, water supply and road network. The development and management of residential housing have over the years been driven by the forces of demand and supply,

and studies have shown that the private sector have upper hand in this sub sector. To this end, individuals seeking accommodation are left with the exploitative tendencies of the landlords and their agents who lords everything over the unsuspecting tenants including what the bye law requires from them. As a result, the provision of housing facilities such as drainage system, roads, sanitation, water, electricity etc. differs in different parts of the city; also the rent paid in different parts also differs due to the differentia in facilities provisions, and the inability of government to invoke the power of rent control edict.

Haven examined the nature of housing provision and environmental management in Akure urban city; it is obvious that the prevailing situation of providing decent housing will be a mirage if something drastic and urgent is not done by the stakeholders. Therefore, in addition to enforcing the relevant bye-laws and building regulations by the Local Government, new and innovative means and strategy of controlling the housing industry should be properly looked into by the concerned groups or and individuals. To bring this to bare, it is important to separate the development of housing from mere developing good and secure housing to a holistic social approach of urban city development which consist of adequate electricity generation, portable water supply, sanitation and waste management disposal services through the collaborative efforts of government agencies and departments at the local, state and national levels.

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