

DIFFERENTIALS IN HOUSING QUALITY IN LAGOS PERIPHERAL SETTLEMENTS

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ABSTRACT

Housing quality differs within neighbourhoods in Lagos peripheral settlements, due to internal and external factors. This study examines differentials in housing quality in Lagos's peripheral settlements and the factors responsible. Primary data was sourced through structured questionnaires, interviews and observation schedules administered through field survey in study areas. Two stage cluster sampling techniques were adopted for determining the sample size. Firstly, using a purposive sampling, to reduce cost and avoid repetitions, clusters of sixteen and eighteen settlements in Ibeju-Lekki and Ikorodu peri-urban settlements were selected respectively. Secondly, three hundred seventy and three hundred eighty four housing units were selected randomly from the selected housing clusters in Ibeju-Lekki and Ikorodu peripheral settlements respectively. Data analysis was done using statistical analysis to generate frequencies and percentages of responses on socio-economic profile, access to services and households' perception on neighbourhood quality, internal dwelling quality, external dwelling quality and building materials in the study area. Data processing and analysis for this study were carried out using the Statistical Package for Social Sciences (SPSS) for analysis of the quantitative data. Findings show differentials in the housing developments in the study areas due to various socio-economic attributes, building materials used and the state government policy on infrastructure development. It is recommended that a data base of demography and the socio-economic composition of the residents is needed, as this may help to know the infrastructural demand and also, to create balanced distribution of services in the study area in order to eliminate disparities.