Urbanization and housing development in Enugu State Nigeria

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Abstract

This study investigated urbanization and housing development in Enugu State. The objectives of the study were to: determine the effects of urbanization on housing characteristics in Enugu state; ascertain the effect of urbanization on house rents and choice of settlement; and examine the effect of urbanization on housing quality in Enugu state. Three research questions and three hypotheses were raised to guide the study. The study was anchored on the push-pull theory as propounded by Ernest Ravenstein. The descriptive survey design was applied to the study, which was carried out in three local government areas within Enugu metropolis namely: Enugu South; Enugu East; and Enugu North. Through purposive and multi-stage random sampling technique, they study selected a total of 410 respondents out of an estimated population of 4, 101. The researcher used self-structured questionnaire instrument for data collection while mean score and standard deviation were used to analyze the research questions and t-test statistic used for hypotheses. The findings showed that: urbanization positively affects housing characteristics in Enugu state, urbanization affects house rents and choice of settlement in the state and urbanization had a significant effect on housing quality in Enugu state. As a result, the study recommended among others that; government need to check rural-urban migration by providing even development policies that provide for equitable development between rural and urban centres. The study concluded that the demand for affordable and quality housing in Enugu is very high and growing steadily owing to rapid urbanization.
Keywords: Urban, urbanization, housing, development policies

Introduction

Urbanization history in Nigeria could be traceable to the era of colonialism. Movements of persons from one geographical location to another has been a regular phenomenon. Such movements are usually associated with a search for greener pasture. Urbanization is a fundamental phenomenon of multidimensional transformation which rural societies go through in order to evolve into modernized societies from sparsely populated areas to densely concentrated urban cities (Oni-Jimoh & Champika, 2018). Joseph (2019) observed that more than three billion people currently reside in urban centers and this figure is expected to rise to five billion by 2050. Oneil (2012) in Joseph (2019:79) further adds that, "urbanization brings with it possibilities of improved access

to housing, transportation, road networks, health facilities, education, jobs, goods and services for poor people in developing countries and beyond as globalization connects cities worldwide".

Tracing the origin of urbanization in Nigeria, Iyi (2014:44) opined that "it began with the Township Ordinance No. 29 of 1917 which was enacted to classify urban settlements in Nigeria into different grades of cities and as well to establish broad physical layout of towns". In that ordinance, according to Iyi (2014) Enugu was classified a second-class Township amongst other towns. The ordinance came into being within the period of discovery of coal in Enugu in 1907 and the consequent exploitation from 1915. According to him, before the classification, Enugu had remained an important town east of the Niger based on several functions which it served and has continued to serve to the present day (Joseph, 2019).

Aluko (2010) emphasized that the term 'urban' involves economic, sociological, psychological, ethnic, racial, and numerical dimensions. The concentration of wealth, prestige, political power, and religious learning in the cities attracted large numbers of migrants, both from the neighboring countryside and from distant regions. This influx occasioned the building of additional sections of the city to accommodate these migrants. As more houses were built in the city, it was observed that most of the housing units were meant for only the few rich at the detriment of the poor. Most of these houses were not affordable for an average household.

In view of the fact that houses are not available for all persons residing in the urban centers of Nigeria, majority resort to unplanned areas of the metropolitan cities. This scenario is also visible in Enugu metropolis. To improve the situation of urban low-income housing situation, Enugu state government must be able to provide low-income housing for the existing population, and additional houses for the increase in population. Emodi and Emeka (2018) stated that result of the uncontrolled population growth in the urban areas are characterized by inadequate housing, the growth of slums, traffic congestion, poor waste disposal, shortage of water and inadequate power supply. In addition, the cities usually face problems of fragmented housing administration, inefficient coordination in housing planning and in the allocation of housing investments.

City administrations in the country are inefficient and under-financed. They find it difficult to plan and execute effective housing budgets and resources allocation.

Migrants who cannot afford the high rent of housing in the urban centres tend to develop make-shift houses in and around the cities where there are vacant and unclaimed parcels of land that are farther away from the core urban centres, thereby resulting in slums. "A slum is defined by the UN Habitat as "a heavily populated urban area characterized by substandard housing and squalor" (Oni-Jimoh & Champika, 2018). Thus, slums were further described as "the poorest quality housing, and the most unsanitary conditions; a refuge for marginal activities including crime, 'vice' and drug abuse; a likely source for many epidemics that ravaged urban areas; a place apart from all that was decent and wholesome" (Joseph, 2019).

Oni and Champika (2018: para 3) further noted that:

> Slums and shanties are not built-in accordance with building regulations. None of the rules and regulations is considered from land use to permit and approval, to materials used to structural considerations. They are built with any material within the reach of the people, such as scrap wood, cardboards, bamboo, zinc roofing sheets, rammed earth, tarpaulin, to mention a few. Some are even occupied without basic features such as windows, doors or roofs; most of which are being substituted with used fabrics or polythene materials to protect them, however minimally, from the adverse weather conditions. These areas attract the urban poor, and thereby, they are usually overpopulated, thereby resulting in poor indoor air quality, poor ventilation and day lighting as well as lack of proper waste disposal/management, lack of potable water; without proper furniture leading to indecent and substandard way of living and inaccessibility to good public health care services and so on.

Statement of the Problem

In recent times urbanization and adequate housing development has continued to attract the attention of many scholars and stakeholders who attempt, proffering solution to the issue of urbanization. Emodi and Emeka (2018) linked it to the inevitability of urban growth in most urban areas in the upcoming decades. In a projected growth pattern, over five billion people are likely to be residing in urban areas by 2025 with about 80% of this coming from developing countries. The explosive growth of Nigerian urban cities has multiplied interrelated problems of human settlement and housing development. In Enugu metropolis, the situation is not different. There exist various

forms of human settlement which depicts the standard of living and lack of affordable housing. A successful city is one which meets multiple goals like adequate housing, working environment for her dwellers, water supply, and provision for sanitation, garbage collection/disposal, paved roads, and other forms of infrastructural services essential for healthy achievement. The availability of housing, which is one of the basic human needs, is considered in this study as a social problem which not only affects the environment, but also, affects population growth development (Ononugbo, Akpan & Osho, 2010). Aliyu and Amadu (2017) however, expressed concern that the pattern, trend, and characteristics of urbanization in Nigeria have been alarming. The towns and cities have grown phenomenally with pace of urbanization in Nigeria showing extra-ordinary high rates of 5%–10% per annum. Consequently, there has been rapid expansion of Nigerian cities' area up to 10-fold their initial point of growth and the fact that the growth has been largely unplanned and uncontrolled. Several studies have shown that inadequate planning of urban land uses in Nigeria and great intensity of use has worsened urban problems.

In Enugu, the influx of migrants has created scarcity of housing accommodations, because of this, the government of Enugu State and individuals have taken it upon themselves to mitigate these housing problems. Lack of adequate housing to meet up with the rapid increase in urbanization trends has continued to be a challenge. Poor housing policy has resulted in the various unplanned settlements such as slums, squalors, makeshifts etc. Also, it has resulted in high cost of housing within the urban centre. The cost of rents has become so high that most people have resorted to living in shanties and other unhealthy environments.

The present work has been motivated by the current inadequacy in housing development in relation to the ever-increasing urbanization in Enugu. Few studies which have been conducted in the study area have not specifically examined the effect of urbanization on housing development in Enugu State. As a result, this work was carried out to fill this gap in literature.

Objectives of the study

The broad objective of the study is to determine the Effect of Urbanization on Housing Development in Enugu State Nigeria. The specific objectives of the study are to:

1. Determine effect of urbanization on housing characteristics in Enugu state
2. Ascertain the effect of urbanization on house rents and choice of settlement in the state.
3. Examine effect of urbanization and housing quality in Enugu state

Research questions

1. What is the effect of urbanization on housing characteristics in Enugu state?
2. What is the effect of urbanization on house rents and choice of settlement in the state?
3. How has urbanization affected the housing quality in Enugu state?

Research Hypotheses

H_{o1}:   Urbanization does not have any significant effect on housing characteristics in Enugu state.

H_{o2}:   Urbanization does not have any effect on house rents and choice of settlement in the state.

H_{o3}:   Urbanization has no significant effect on housing quality in Enugu state.

Conceptual Review of Literature

"Urban" according to the Concise Oxford Dictionary is living or situated in, a city or town, therefore, to urbanize is "to remove the rural character of". The term 'urbanization' according to Bloch, Fox, Monroy and Ojo (2015) is used to refer specifically to an increase in the proportion of a country or region's population residing in urban settlements, while 'urban growth' refers to an increase in the absolute size of a country or region's urban population. In Nigeria, a settlement is generally classified as urban if it comprises 20,000 people or more, which is a relatively high minimum population threshold compared to many other countries (Bloch et al, 2015).

Urbanization is a product of globalization. Urbanization is also closely linked to modernization and industrialization. Urbanization describes a specific condition at a set

time, where there is increase in the proportion of total population or area and cities or towns, or the term can describe the increase of this proportion over time. So, the term urbanization can represent the level of urban development relative to overall population, or it can represent the rate at which the urban population is increasing. Urbanization is not merely a modern phenomenon, but a rapid and historic transformation of human social roots on a global scale, whereby predominantly rural culture is being rapidly replaced by predominantly urban culture. The rural culture or village culture is characterized by common ancestral ties or bloodlines and a more intimate relationships/communal behaviour. Urban culture, on the other hand, is characterized by a heterogeneous population, that is, population of distant bloodlines, unfamiliar relations and competitive behaviour (Iyi, 2014).

To Aluko (2010), Urban population growth can actually be disaggregated into three categories: natural growth, domestic migration and international migration. But for the purpose of this paper, concentration is on the domestic migration which involves the movement of people within the country and mostly the rural-urban migration. While a rural area is defined in Nigeria as an area having a population of less than 20,000 according to 2006 census, other countries worldwide have varied figures. Urban area therefore is an area with over 20,000 population. Most Nigerian cities face the problems of not properly planned and not prepared for urbanization (Efobi & Anierobi, 2014). Enugu, the capital city of Enugu state is not immune from the influence of urbanization. There are cases of influx of people from parts of the country into Enugu. As a result, the city faces high housing needs that require a sustainable approach. The combined efforts of both the public and private sectors towards solving the issue have had only a very minimal impact.

The city with its concentration of industry, commerce and administration, of capital, labour and technology has traditionally been a powerful generator of national economic growth. It acts as a central place around which rural activities and development could be organized to promote growth and change. On the other hand, uncontrolled urbanization without attempts to channel and guide it according to a basic strategy which is appropriate to a developing country's agricultural, industrial, commercial and administrative needs can become a rational liability.

Aluko (2010) stated thus:

> While the rural areas are becoming qualitatively and quantitatively depopulated, the natural rate of growth in the cities is equally very high. The economic opportunities in cities are considerably limited, that is, the urban economy is predominantly basic, the pace of industrialization is very low, generative economic activities are very limited, hence, investment outlook is unimpressive; and the majority of the urban inhabitants are themselves living at subsistence level.

Empirical Review

Joseph's (2019) was an ex-post-facto study on urbanization and urban housing policy implementation in Enugu metropolis: a review of issues, challenges and prospects for sustainable development. Enugu metropolis is one of the emerging urban areas in Nigeria which is currently grappling with the challenges of urbanization especially in the area of housing provision. The paper identified some salient features of the urbanization process in Enugu, Nigeria and the challenges they pose to adequate housing. These include rapid population growth and changing demographic structure, poverty and unemployment, difficulties in accessing housing delivery inputs and lack of adequate capacity on the part of government. The paper further examined the implications of these challenges for providing housing especially for poor households and concluded that proper housing policy in developing cities if properly implemented and managed should bring about economic and social development.

Emodi and Emeka's (2018) study assessed how urbanization in Enugu metropolis has affected biodiversity within the environment. The metropolis was classified into neighbourhoods, and stratified into high medium and low-density areas. Samples were collected from these through a cross section of the study area. Structured questionnaires were mainly used for collection of data. A total of one thousand four hundred and twenty respondent was determined as the sample size for the assessment. Descriptive statistics involving frequency distribution and percentage were used in assessing the respondents' perception of how urbanization has affected biodiversity in the area. Respondents in general agreed that population pressure, deforestation, pollution, soil erosion constituted some of the problems of urbanization. Furthermore, they also affirmed that the biodiversity of the area has been affected by urbanization through introduction of

invasive species, over-exploitation of resources, degradation of habitat, disease outbreak, as well as extinction of species. Consequently, their study found that as a result of urbanization, some fauna and flora have been adversely affected.

Aliyu and Amalu's (2017) study revealed that urbanization in Nigeria is mainly demographically driven without commensurate socioeconomic dividends and benefits to the urban environment. This has created urban health crises of inadequate water safe supply, squalor and shanty settlements, sanitation, solid waste management, double burden of diseases and inefficient, congested, and risky transport system. In conclusion, when managed carefully, urbanization could reduce hardship and human suffering; on the other hand, it could also increase poverty and squalor. Some laws need to be amended to change the status of poor urban settlements.

Eyankware, Eyankware, Okoeguale and Eyankware's (2015) examined the impact of increase in urbanization on major cities in Nigeria: a study of Enugu Urban, South-East Nigeria. The study attempted to find answers to research questions by using survey design and sampling techniques to collect data from 210 (153) respondents with the aid of a 10-item structured questionnaire and personal interview. The respondents comprise of heads of household in the study area. Their findings revealed that majority of the migrants migrated to continue their education rather than in search of employment as concluded by a lot of past studies. It also revealed that the impact of out-migration in the area includes: absence of youths to assist parents in their profession, lack of work force to work on farms, and desertion of the area by the youths as it affects the aged and children.

Iyi's (2014) investigation presented a review of Enugu (Enugu State, Nigeria) urban growth and development. It was carried out to appraise the growth and development of the area over the past five years. Survey research design was adopted in the study. Multiple regression analysis was used in analyzing the data collected during the study. The use of the model was to ascertain the magnitude and significance of relationship among the identified development indicators. The test was performed at 5% level of significance. The slow pace in development was identified to have resulted from inadequate attention to newer innovations to cater for ever increasing population of both people and vehicles.

Nwachi et al (2012) conducted a theoretical study on a critical evaluation of the Ogui Slum n Enugu, Nigeria. They observed that the high rental value of core city areas has always influenced the formation of slums at the peripheries or outskirts of towns and cities of the developing world. However, a peculiar inner-city slum that has persisted over the years is the Ogui slum in Enugu, Nigeria. The paper tried to identify the factors that has made inner-city slum to persist. One factor that has acted as a boost for others to thrive was the indigenous dwellers' hold on land. The other factors include the centrality of the slum in the town and its close proximity to various schools, markets and places of work. However, the unprecedented influx of people into Enugu in the early 1970's overstretched the existing facilities in the city and turned the indigenous land of Ogui into a slum.

Ononugbo, Akpan and Osho (2010) examined an empirical analysis and assessment of housing needs for the low-income people of Enugu metropolitan areas of Nigeria: evidence from statistical housing model approach. To ascertain whether income, education, gender, family size, and constraints like high cost of building materials, high house rents, etc. are the factors that contribute to the Enugu residents' decision to dwell in slums of Agangwu, Ngele-Effor, Ugwu-Aaron, and Ugwu-Bottle where they generate pollutions that devastate environment and human health, warranting the need for the low-income housing for these groups to avoid environmental devastation. Data for the study were statistically treated using the Two-Way Analysis of Variance (ANOVA). For the dependent variable, a logistic multiple regression models, was applied to the test. Data for the study were statistically analyzed using the Two-Way Analysis of Variance (ANOVA) to determine if significant differences occurred at alpha level of ($\alpha \leq 0.05$) or less. They concluded that the low-income groups could not afford rent for a house in the city due to their low monthly salary (contributed by their educational background), large family size and strict government rules on land/housing, which pushed them to dwell in slums where there were no infrastructural services, no running clean water, no garbage pickups, and sewage services.

Aluko (2010) studied the consequences of the problems of urbanization in Nigeria using empirical data from the metropolitan Lagos. His study was based on data collected from sixteen Local Government Areas consisting of 53 residential zones in metropolitan

Lagos. Out of the total number of 135,820 properties, a size of about 1% (1,500) was randomly selected. Descriptive and inferential statistics were employed to analyze the formulated hypotheses. Findings showed the upsurge in population growth rate of the city that took a sharp turn in the 20th century which was caused by rural-urban migration thereby resulting in an unprecedented high rent cost due to the insufficient housing delivery system. Also, the spatial expansion of the city was massive to the extent that the boundaries could no longer be differentiated from the adjoining Ogun State.

Housing Development in Enugu State

Housing, also referred to as shelter, is one of the fundamental human rights, and it forms an essential part of human settlement with great impact on the health, welfare, productivity and quality of life of man (Oni-Jimoh & Champika, 2018). The provision of adequate affordable housing for Nigerians will initiate a notable growth as it will provide shelter for the people and also, bring about lots of infrastructural development, thereby meeting some of the social needs of the populace. It will also generate an increase in the activities of the housing and building industry, thereby creating more job opportunities for both skilled and unskilled labour through the construction industry, resulting in increased productivity and a subsequent rise in the country's GDP; thus, improving its economic development. A well-planned housing system will also promote environmental sustainability because the provision of adequate housing will go hand in hand with the provision of improved indoor air quality, potable water, good sanitary, sewage and waste management, improved and sustainable transportation network and consequent reduction in environmental pollution. This achievement would, overall, be a driver for the nation towards development in a sustainable way; indicating that housing has significant effects on all the three domains of sustainable development (Maduegbuna, 2021).

To a nation such as Nigeria, according to Aluko (2010), housing is a very important and critical component in its social and economic framework because it accommodates the smallest unit of its society, referred to as the family. Hence, housing is an indicator of a family's standard of living or societal class. Consequently, housing also signifies the living standards of a society (Ede, 2021). However, the difference between the demand

for housing and its supply in Nigeria and most developing countries is overly incongruent. With the high cost of building materials as a result of the cost of production and importation as adduced by Fasakin and Ogunseni (2019), it may still be a very challenging situation for the government to solve the affordable housing problems, except something is done to cut down on cost. A recent survey illustrated that owning a house represents one of its key aspirations of any household (Egbenta, 2010). This has given rise to tremendous real estate development, and the appearance of what Bloch et al (2015) calls new suburbs in Nigeria as elsewhere on the continent. Whether in the form of new, purpose-built new towns or satellite cities, large-scale developer-built residential estates or owner-financed and built single family houses, the periphery of many, if not most, large and medium-sized Nigerian cities have witnessed an astonishing relative and absolute increment to its housing stock in the past decade.

Suburban residential development is now emblematic of the periphery of Nigerian cities, and a major contributor to urban expansion. Much for instance, the city of Enugu, which is experiencing considerable growth, is the site of major urban development projects geared to the Nigerian middle-class, such as "Enugu Lifestyle and Golf City". Set over 1,097 hectares, and developed with a US $300 million investment through a public-private partnership between Private Estates International Limited and the government of Enugu State, Enugu Lifestyle and Golf City is planned as a new (gated) mixed-use community incorporating residential, commercial, industrial and educational uses. The development is destined for various social segments and diverse architectural designs are present, with the aim of satisfying the needs and aspirations of the rising population (Boch et al, 2015).

The Enugu State Housing Development Corporation (ESHDC):

This is a Parastatal of the Enugu State Government owned 100% by it and is established by "Enugu State Housing Development Corporation Law" Cap. 58 Laws of Enugu State Government 2004. ESHDC is one of the fully commercialized agencies of the Enugu State Government charged with the responsibility of implementing the State Government housing policy for all classes of people. However, the State Government appoints Board of Directors of the Corporation which usually consist of seasoned and

accomplished professionals in the Housing, business and other related sectors of the society. The eight (8) member Board and the Management Committee of the Corporation sees to the policy formation and the day to day running of the Corporation as provided for in the Corporation's Law, and as directed by His Excellency the Governor of the State.

Funds generated by the Corporation are geared towards provision of Houses, Estate Infrastructure and facilities; Maintenance of such Estates and facilities; the day to day running of the Corporation, and remittances to the State Government (https://eshdc.org/about-us/). The corporation has successfully built the following housing estates:

a) Valley Estate GRA, Enugu

b) Citadel Estate Phases 1 & 2

c) Enugu Rangers Estate 1 & 2

d) WTC Estate

e) Zoo Estate

f) Liberty Estate

g) Golf Estate (https://eshdc.org/about-us/)

According to Uwaegbulam (April 21, 2021) a tripartite agreement that will yield 1,000 affordable housing units in Enugu State has been sealed by a team of developers, the state's housing corporation, and a mortgage firm. The agreement between Mahfmead, a joint venture Alpha Mead Development Company (AMDC), and Mahfas Investment Limited with Enugu Housing Development Corporation (ESHDC) and AG Mortgage is expected to play a pivotal role in bridging the housing deficit in the state as well as reduce the barrier to homeownership for citizens. The development is projected to deliver a one-stop solution for prospective subscribers, by guaranteeing end-to-end service in their homeownership quest; from acquisition, development, and affordable mortgages at a six per cent interest rate to acquire the housing units.

In a related development, the General Manager, Enugu State Housing Development Corporation, Mr Chukwuemelie Agu stated that they were building 750 housing units at the Coal City View Estate which is in combination of one bed room, two- and three-bedroom bungalows (Ede, July 19, 2021). Alphamead (2021) reiterated that a project of this kind is important to the people because it is another testimony of

government commitment to frontally address the issue of affordable housing in Nigeria. Beyond the positive socio-economic impact that it will have on the government and people of Enugu state, we also want to use it to prove the public-private partnership model to affordable housing in Nigeria; and we are happy that Enugu State is taking the lead in the innovative approach to address the perennial housing shortage that is slowing down our social and economic life as a nation.

In a bid to manage population growth, some of the housing initiatives that have been initiated by the Enugu State government through Enugu State Housing Development Corporation include:

1. building 750 housing units at the Coal City View Estate which is in combination of one bed room, two- and three-bedroom bungalows.
2. Construction of 500 housing units under the Family Homes Funds Initiative of the Federal Government at Nsukka. It is a social housing scheme.
3. Partnership with Family Home Funds developing 250 units at ESUT gate, targeting ESUT staff, law school staff and UNTH staff as off takers.
4. Partnering with the UNTH to build an exclusive estate for them through the Federal Mortgage Bank at Rangers Phase 1 (Ede, 2021).

The State Housing MD explained that the housing projects was also part of the government plan to decongest the city centre.

Theoretical Framework

Theoretical framework for the study was anchored on the push-pull theory of migration. Chief proponent of this theory was Ernest Ravenstein. He was widely regarded as the earliest migration theorist. Ravenstein, used census data from England and Wales to develop his "Laws of Migration" (1889) (Amaral, 2020). He propounded that migration was governed by a "push-pull" process; that is, unfavourable conditions in one place (lack of development, unemployment, etc.) "push" people out, and favourable conditions in an external location "pull" them out. Push pull laws stated that the primary cause for migration was better external economic opportunities; the volume of migration decreases as distance increases; migration occurs in stages instead of one long move;

population movements are bilateral; and migration differentials such as: gender, social class and age influence a person's mobility.

According to Avasarkar (2012), push-pull theory has the following propositions:
a) Most migration is over short distances
b) Migration occurs in steps
c) Long-range migrants usually move to urban areas
d) Each migration produces a movement in the opposite direction
e) Rural dwellers are more migratory than urban dwellers
f) Internal migration rates are higher among females
g) Most migrants are adults
h) Large towns grow more by migration than by natural increase
i) Migration increases with economic development
j) Major migration flows are from rural to urban areas
k) Migration is mostly due to economic causes

The propositions of the push-pull theory are relevant to this study. Many persons leave their rural areas to the urban centre due to absence of economic opportunities and other basic necessities of life. Therefore, social, political and economic factors push people to cluster at the urban centre like Enugu and unfavourable conditions like poverty and lack of jobs also pull them out. Push factors are conditions that forced people to leave their homes and come into Enugu urban. These push factors include: non-availability of enough livelihood opportunities, poverty, business opportunities, poor living conditions, fear of political persecution, poor healthcare, loss of wealth, and natural disasters. On the other hand, pull factors are exactly the opposite of push factors. They attract people to a certain location. Typical examples of pull factors of a place are more job opportunities and better living conditions; easy availability of land for settling, political and/or religious freedom, superior education and welfare systems, better transportation and communication facilities, better healthcare system and stress-free environment attractive, and security.

Area of the Study

Enugu urban, the present capital city of Enugu state is located approximately at latitude 06⁰ 30'N and longitude 070 30'E in the southern part of Nigeria (Geo-information, 2012). It is bounded in the north by Igbo-Etiti and Isi-Uzo Local Government Areas, in the west by Udi Local Government Area, in the south by Awgu and part of Nkanu East Local Government Areas and in the east by Nkanu East Local Government Area. The Enugu urban originated from the discovery of coal in 1909 in Enugu Ngwo, a village situated at the top of Udi Plateaux. With the commencement of the taping of the coal resources in 1915, settlers began to settle on the foot of the hills and on the wide plains that currently constitute the centre of Enugu urban (Iyi, 2007). It was classified a second-class Township in 1917 by the Township Ordinance No. 19 of 1917 (Nigerian Institute of Town Planners, 2011). As a town, Enugu has a checkered history. It started from when it took over from Calabar as the headquarters of Eastern Nigeria, capital of the defunct Republic of Biafra, capital of East central State, Capital of Old Anambra State, and Capital of Old Enugu State, up to 26th August, 1996, when it became and is currently the capital of the new Enugu State (Iyi, 2007).

There are government ministries, departments and agencies (MDAs) both state and federal; higher institutions of learning, health institutions, financial institutions, industries and markets.

Methodology

Major source of data for this research work is the primary source of data collection. The necessary information required to address the issues under discussion were sourced with the use of questionnaire. Primary data refers to information that is amassed or collected from the population. The relevance of primary data is that they often exhibit high degree of validity since they were initially collected from primary key stakeholders for the purpose of the research by the researcher himself/herself. The researcher used self-structured questionnaire instrument for data collection. Mean score and standard deviation were used to analyze the research questions. The instrument was weighted on a 4-point scale of strongly agree 4 points, agree 3 points, disagree 2 points

and strongly disagree 1 point. However, null hypotheses were tested with t-test statistics at 0.05 level of significance.

For the research questions, the decision was based on real limits of numbers.

Thus:
0.00 – 1.49   SA
1.50 – 2.49   A
2.50 – 3.49   D
3.50 – 4.00   SD

These formed the bench mark for making inferences, interpreting the respondents mean scores and providing answers to the research questions.

For the research hypotheses; the decision rule is that if the calculated t-value is greater than or equal to the table value (t-value), the null hypothesis was rejected. If on the other hand, the calculated t-value is less than the table t-value, the null hypothesis was not rejected.

Population of the Study

Population of the study constitute all persons living within the three local government areas of the Enugu Metropolis. Thus, research concentrated on randomly selected population from members of the public in the three local governments that made up Enugu metropolis. The study purposely chose an estimated population for the study as 4,100. This became necessary due to the nature of the study.

Estimated Population Distribution in the three LGAs

S/No	LGAs	Estimated Population
1	Enugu North	1,840
2	Enugu South	1,660
3	Enugu East	600
	TOTAL	**4,100**

Source: Researcher's field work, 2021

Discussion of Findings

Research Questions 1: What is the effect of urbanization on housing characteristics in Enugu state?

Table 1: **Mean Response Scores of respondents on the effect of urbanization on housing characteristics in Enugu state**

S/n	Statement	SA	A	D	SD	$\overline{X}$	SD	Decision
1	There are highbrow areas	236	98	42	13	3.43	0.82	Agree
2	There are housing estates	43	186	101	59	2.55	0.88	Agree
3	Low-income earners desert the urban centre	2	69	312	6	2.17	0.43	Disagree
4	Construction of multiple storey buildings	141	73	114	61	2.76	1.11	Agree
5	Many houses have been constructed in the state	283	106	-	-	3.73	0.45	Strongly agree
6	Slums exist in the state	107	124	126	32	2.79	0.74	Agree
7	Many people take decision to live in slum areas.	108	17	231	33	2.51	0.79	Agree
8	Demand for housing is competitive	256	61	31	41	3.37	1.01	Strongly agree

N = 389

Grand mean   2.91   0.77   Agree

Of the 8 items that make up Table 1, one of the items (3) with a mean score of 2.17 (SD=0.43) disagreed that the item urbanization affects housing characteristics. Furthermore, from the table analyzed above, it is indicative that 5 of the item statements 1, 2, 4, 6, and 7 mean score and standard deviation of 3.43 (SD=0.82), 2.93 (SD = 0.84), 2.55 (SD =0.88), 2.76 (SD = 1.11), 2.71 (SD=0.95), 2.79 (SD = 0.94), and 2.51 (SD = 0.79) agreed that urbanization affect housing characteristics. The remaining 2 items 5 and 8 shows that the respondents recorded mean scores of 3.73 (SD=0.45) and 3.37 (SD = 1.01) indicating that respondents strongly agreed that urbanization affect housing characteristics. The standard deviation is small signifying homogeneity in the respondents' responses for the items raised. The table also shows that the respondents

recorded a grand mean of 2.91 (SD = 0.77). From the decision rule, the answer to research question 1 is that urbanization affect housing characteristics in Enugu state.

Research Questions 2: What is the effect of urbanization on house rents and choice of settlement in the state?

Table 2:   Mean Response Scores of respondents on the effect of urbanization on house rents and choice of settlement in the state

S/n	Statement	SA	A	D	SD	$\overline{X}$	SD	Decision
9	House rent is high	161	95	101	32	2.99	1.00	Agree
10	Agency fee is high	273	101	11	4	3.65	0.59	Agree
11	Lawyer fees are exorbitant	326	46	17	-	3.79	0.50	Strongly agree
12	Landlords increase rents at will	99	131	103	56	2.70	1.00	Agree
13	Many people shy away from living in the urban centre	262	44	48	35	3.37	1.01	Agree
14	Low-income earners prefer to live in the slums	63	174	113	39	2.67	0.86	Agree
15	Building materials affect rents rather than urbanization	59	93	199	38	2.44	0.86	Disagree
16	High rents have caused the people untold hardship	91	148	123	27	2.78	0.88	Agree
N = 389			Grand mean = 3.04			0.83	Agree	

From the 8 items that make up Table 2, the respondents disagreed with 1 of the items (15) as it recorded mean score of 2.44 (SD = 0.86). They further agreed with 6 of the items (9, 10, 12, 13, 14 and 16) with mean scores of 2.99 (SD = 1.00), 3.65 (SD = 0.59), 2.70 (SD = 1.00), 3.37 (SD = 1.01), 2.67 (SD = 0.86) and 2.78 (SD = 0.88). The remaining 1 item they rated to strongly agree with recorded mean score of 3.79 (SD = 0.50). The standard deviation is small indicating that the respondents' responses are tightly and closely clustered around the mean (0.83). The table also shows that the respondents recorded a grand mean score of 3.04. Going by the bench mark for the interpretation of the

respondents mean score, the answer to research question 2 is that urbanization affect house rents and choice of settlement in the state.

Research Questions 3: How has urbanization affected the housing quality in Enugu state?

Table 3:   Mean Response Scores of respondents on effect of urbanization and housing quality in Enugu state

S/n	Statement	SA	A	D	SD	$\bar{X}$	SD	Decision
17	Absence of sound physical condition of the building and other facilities and services that make living in a particular area conducive are common in the cut	99	111	122	57	2.65	1.02	Agree
18	Most buildings are poorly maintained	289	88	8	4	3.70	0.60	Strongly agree
19	The quality of housing within many neighbourhood that satisfies minimum health standards and good living standard is not affordable to all categories of households	223	104	20	42	3.31	0.98	Agree
20	Housing deficit results in absence of houses free from serious disrepair,	82	156	118	33	2.74	0.89	Agree
21	Non-compliance with building bye-laws and regulations are already manifesting and are being felt in our urban centres.	75	107	192	15	2.62	0.84	Agree
22	Waste disposal is a major problem in many households, especially in most slum areas and squatter settlements.	258	108	23	-	3.60	0.60	Strongly agree

23	Urbanization has given rise to substandard housing in urban centres is a major problem of our cities.	156	102	108	23	3.01	0.96	Agree
24	Poor ventilation in buildings	351	31	7	-	3.88	0.37	Strongly agree
	N = 389				Grand mean = 3.18		0.78	Agree

The data analyzed in Table 3 above shows that the respondents recorded 5 of the items (17, 19, 20, 21, and 23) agreed with mean scores of 2.65 (SD = 1.02); 3.31 (SD = 0.98); 2.74 (SD = 0.89), 2.62 (SD = 0.84), and 3.01 (SD = 0.96). They however, strongly agreed with the remaining 3 items (18, 22 and 24) with mean scores of 3.70 (SD = 0.60), 3.60 (SD = 0.60) and 3.88 (SD = 0.37). Their standard deviation for the items raised are small showing that their responses for the items raised are similar. Table 3 above also indicated that the respondents recorded a grand mean score of 3.18 (SD = 0.78). Thus, the answer to the research question 3 is that respondents agreed that urbanization affected housing quality in Enugu state.

Hypotheses testing

Hypothesis 1: There is no significant difference between male and female respondents' mean score on the extent to which urbanization affect housing characteristics in Enugu State.

Table 4: **T-test Analysis of the Mean Score of Male and Female respondents mean score on the extent to which urbanization affect housing characteristics in Enugu State**

	N	Mean	Standard Deviation	Degree of freedom	t-cal	t-crit	Decision
Male	188	2.67	0.43	387	-6.13	±1.96	
Female	201	3.13	0.67				Reject Ho$_1$

From the table above, mean score of male response was 2.67, SD was 0.43 and their total number is 188. Female respondents have a mean score of 3.13 and SD = 0.67. Total number of female respondents was 201. From the analysis, t-calculated is -6.13 and t-

critical is ±1.96. From this result, the null hypothesis that there is no significant difference between male and female respondents' mean score on the extent to which urbanization affect housing characteristics in Enugu State is rejected. This is because calculated value -6.13 is outside the acceptable region -1.96 for a normal distribution of a two tailed test. Thus, there is significant difference between male and female respondents' mean score on the extent to which urbanization affect housing characteristics in Enugu State.

Hypothesis 2: There is no significant difference between male and female respondents' mean score on the extent to which urbanization affect house rents and choice of settlement in the state.

Table 5: **T-test Analysis of the Mean Score of Male and Female respondents on the Extent to which urbanization affect house rents and choice of settlement in the state**

	N	Mean	Standard Deviation	Degree of freedom	t-cal	t-crit	Decision
Male	188	2.35	0.93	387	-8.57	±1.96	
Female	201	3.25	1.23				Reject Ho$_2$

Result from the t-test analysis in table 5 showed that mean score for male respondents was 2.35 and SD = 0.94. Female respondents mean score was 3.25 and SD = 1.23. T-calculated was -8.57 and t-critical was ±1.96. From this result, the null hypothesis is hereby rejected in consonant with the decision rule. There is therefore a significant difference between male and female respondents' mean score on the extent to which urbanization affect house rents and choice of settlement in the state.

Hypothesis 3: There is no significant difference between male and female respondents' mean score on Urbanization has no significant effect on housing quality in Enugu state.

Table 6: **T-test Analysis of the Mean Score of Male and Female respondents on** Urbanization and housing quality in Enugu state

	N	Mean	Standard Deviation	Degree of freedom	t-cal	t-crit	Decision
Male	188	3.02	0.62	387	-4.64	±1.96	
Female	201	3.34	0.28				Reject Ho$_3$

From the table 6, mean score and standard deviation for respondents = 3.02 (SD=0.62) and female respondents' mean score =3.34 (SD= 0.28). t-calculated = -4.64 and t-critical

= ±1.96. This result showed that t-cal -4.64 > t-crit ±1.96, therefore, the null hypothesis that states that Urbanization has no significant effect on housing quality in Enugu state is hereby rejected. This is because -4.64 is not within the acceptable region of a two tailed test and is also greater than the critical value ±1.96.

Summary of the findings

From the analysis of the study, the following findings were made:

- Urbanization affects housing characteristics in Enugu state to a great extent. The standard deviation is small signifying homogeneity in the respondents' responses for the items raised. The table also shows that the respondents recorded a grand mean of 2.91 (SD = 0.77). Also, there is significant difference between male and female respondents' mean score on the extent to which urbanization affect housing characteristics in Enugu State.

- Urbanization affects house rents and choice of settlement in the state to a great extent. The standard deviation is small indicating that the respondents' responses are tightly and closely clustered around the mean (0.83). The table also shows that the respondents recorded a grand mean score of 3.04. There is a significant difference between male and female respondents' mean score on the extent to which urbanization affect house rents and choice of settlement in the state.

- Urbanization has a significant effect on housing quality in Enugu state. This implies that Urbanization has given rise to substandard housing in some areas in Enugu urban. This is also indicated that the respondents recorded a grand mean score of 3.18 (SD = 0.78).

Conclusion

In view of the findings, it is affirmed that the demand for affordable and quality housing in Enugu is very high and growing steadily owing to rapid urbanization. Based on the analysis carried out in this study, it was obvious that urbanization has significant effect on housing development. The study concluded that: urbanization affects housing characteristics in Enugu state, urbanization affects house rents and choice of settlement in the state and urbanization has influenced the housing quality of Enugu state. Thus,

urbanization and population growth if not adequately handled can put excessive strain on available housing

Recommendations

Based on the outcome of the study, the study makes the following recommendations:

- There is need to check rural-urban migration by providing even development policies that provide for equitable development between rural and urban centres. Even development policies in the sense that all those amenities provided for in the urban areas should also be in rural areas. This would go a long way in curtailing the influx of the rural migrant to urban areas.
- Government should make concerted effort to map out new layouts and design more housing units to mitigate housing deficit in the state especially in the capital city.
- There is always need for government to help checkmate high cost of building materials which makes construction of buildings very exorbitant and invariably affect house rents in the state.

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