ON CHOICE OF RESIDENTIAL LAND ALLOCATION IN ADO EKITI METROPOLIS

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Abstract

Land is a major necessity of life which has continued to be a major problem in Nigeria. This research therefore examines factors that guide an individual's choice of residential land location in Ado Ekiti metropolis where three residential neighborhoods were randomly selected. It examines the various geographical, social, and economic factors that may influence choice of residential land location in Ado Ekiti. 600 respondents were sampled within three selected areas. Results revealed that there is significant difference in Increased Pressure on the Available Social Services and Infrastructures among the three different locations, also there is no significant difference in Poor Sanitary Environment among the three residential locations at 5% sig. level using Kruskal – Wallis test and finally, there is no relationship between features of urban settlement and choice of residential location using chi square test.

Keywords: *Land, Kruskal – Wallis test, Simple Random Sampling, Percentage, Chi Square Test.*

1. Introduction

The importance of land to virtually all developmental activities of mankind cannot be over emphasized and the way in which it is been appropriated goes a long way in determining the shape, pattern and form of growth of cities. Land can be used for several purposes ranging from recreational, industrial and religious. All these uses are based on certain factors that help determine the choice of land. Residential land use is one of the major uses that land can be put to, specifically in various urban centres. According to Anand, *et al.* (2010), more than half of the land resources are used for residential purposes, which make it the single largest consumption of land. This may be due to the massive growth these urban centres experience on a daily basis. Urban growth is defined as the relative or absolute rise in the number of people who lives in towns or cities. Urban growth and urbanization has been a common feature of cities in developing nations such as Nigeria since the last century which is due to rapid population growth and physical expansion of cities. The sheer migration of people from rural areas to cities has had profound impact on cities across the nation. In this light, cities are no more able to provide the basic services to sustain their teeming population. In the 1930s, only about 7% of Nigerians lived in urban centers which increased to 10% in the 1950s. By 1970, 1980 and 1990, 20%, 27% and 35% respectively lived in cities (Quigley and Weinberg, 1977). Currently 49.8% of Nigerians now live in urban centers of various sizes and this proportion is expected to increase to 95% by 2050 (Quigley and Weinberg, 1977). An urban area implies an area with diverse and spatially dispersed factors. However, the increase in the rate of urbanization and the growth in the number of cities are both alarming and scaring as the situations and livability in the cities are unsatisfactory.

The major hitch peculiar to the growth of urban centres in Nigeria is the provision of basic facilities and services such as water, electricity, transportation, housing, sewage and drainage. When there is excessive pressure on these urban services, the cities become inefficient, unworkable and unlivable. This poses a serious challenge on urban planning and in the long run affecting the decisions of people on choice of residential land location. Residential land location choice in cities will be constrained if the location of the factors considered for residential choice are well arranged or planned. The fact that available residential amenities, and infrastructural facilities do not increase at the same rate household demand it especially during the period they select residential apartments, further compounds the situation (Ubani, *et al.,* 2017). This implies that the few amenities that

are available are over stressed and do not commensurate with rising population. This has been the situation in Nigeria's urban centers for years now and has continued to assume crisis proportions because as cities grow in size and population, demand on the urban accommodation or residential location choice increase.

These social amenities and infrastructure shortage challenges and development experienced by urban centres increases housing shortage and at the long run increase the demand for housing and widen the taste of people thereby making it difficult for them to find their desired land location and deciding which area to choose from if they eventually get one. Difficulties in making the right decisions as far as residential land location is concerned are mostly aftermath of urbanization and urban growth; urban growth birth factors that attract and influence choice of residential land location. Consequently, the more location factors an urban area has, the more diversified or great the factors that influence residential land decision and socio economic activities.

The decision to choose a residential land location is influenced by a range of factors; these motives for choosing residential land location can be narrowed down to those reasons pertaining to the choice among places to move to "pulls". Pull factors often include things like access to good quality public service (like schools and health care facilities, employment, leisure, affordability and recreational opportunities or the fulfillment of housing aspirations (Myers and Gearin, 2001). They are propelled by failure on the part of the government to circulate all these facilities that may make an individual decide to move to a new location due to the enticing facilities and infrastructure in that location. It is important to remember that residential location choices are, in many ways a product of constraint in that often they depend on which housing types are available in particular location at a particular time, affordable price, knowledge of alternative, societal expectation or norms and the regulatory environment.

Beyond the fabric, services and the contents of the dwelling, residential encompasses all that surround the dwelling to stimulate healthy living. The importance of residential land use to man cannot be overemphasized, it's one of the three basic needs of mankind and it is the most important for physical survival of man after provision of food. A deficiency in residential land can profoundly affect the health, welfare and productivity of man. It's not a luxury but an indispensable necessity without which man's survival is impossible. Residential land location has to be adequate quantitatively and qualitatively in order to fulfill its basic purposes. The environment also has to be of good quality by providing a sense of well-being and satisfaction to its occupants. Therefore, the theme of this research study emerges in view of the determinants responsible for the choice of residential land location, and residential land choices available in Ado Metropolis.

Morris and Winter (1978) in a study titled settlement patterns and functional distribution in an emerging communities opined that settlements are specifically on the earth surface where human habitants agglomerate. They are very vital in all facet of life because, man is able to explore the environment through it to provide for his immediate needs. Settlements are the most visible sign that the human way of life has imposed on the natural environment.

Several factors significantly influence location and distribution of settlement over space. These factors are referred to as the cardinal directives in geographic study of pattern in human activities, they include; industries and services, topography, climate, vegetation, political, socio-economic, historical and mythical origin. Due to these factors, the rate at which people settle and extent of planning for the people varies from one region to the other; whereas the functions which these settlements either large or small perform vary in their various locations. Due to the majority of the population of residents of the Ado Ekiti metropolis, the settlement is seen to functionally perform only administrative functions because it's most dominated by civil servants who either work with federal or state government and a few fractions of the population works with private institutions.

2. Methodology

The research design employed in this study was Survey Research Design. The research is limited to the Ado Ekiti metropolis base on the residential neighborhoods which are Housing Estate, GRA area and Moferere. The study focused purposely on these areas to determine the factors responsible for these choices of residential land location among other residential neighborhoods in Akure metropolis. Purposive sampling

technique was employed to select the three choice areas which are GRA area representing the High income earner neighborhoods, Housing Estate representing the Medium income earner neighborhoods and Moferere representing the Low income earner neighborhoods. Simple random sampling technique with replacement was used to select buildings in the study areas. The study areas have building population of 264, 2117, and 2723 respectively as adopted by Fasakin, *et al.* (2018) and Alatise (2021). Questionnaire was used as the data collection method. The questionnaire was grouped into four sections. Demographic Information, Features of Urban Land Settlements, Determinants of Choice Residential Land Location, Features and Topography of your neighbourhood. Section A contains five (5) items on demographic information such as Gender, Age, Level of Education, Marital Status, Occupation and Monthly Income. The next section contains 10 items about the Features of Urban Land Settlements. A Four step Likert Scale questionnaire was used to extract crucial information from Respondents. Responses ranged from Strongly Agreed (SA), Agree (A), Disagree (D) and Strongly Disagree (SD). The next section contains 10 items about Determinants of Choice Residential Land Location using the open ended response scale of Not Influenced (NI), Moderately Influenced (MI), Influenced (I) and Strongly Influenced (SI). The instrument used was validated through a peered review by colleagues in two sister institutions.

Data collected through the questionnaire was collated, arranged, coded and computed using the Computer Statistical Package for Social Sciences (SPSS) version 23. Descriptive and inferential statistics were used to analyze the data in accordance to the research questions. The methods used in the study are descriptive statistics tools such as Bar chart, Pie Chart and Chi-square test.

3. Results and Discussions

TABLE 1: DISTRIBUTION OF RESPONDENTS BY GENDER IN SELECTED LOCATIONS

	GRA		Housing Estate		Moferere	
Gender	Freq	(%)	Freq	(%)	Freq	(%)
Male	50	56	173	69	205	66
Female	40	44	77	31	105	34
Total	90		250		310	

Source: Field survey 2023

In Table 1, 56% of the respondents were male while the remaining 44% were female in GRA. 69% of the respondents were male while the remaining 31% were female in Housing Estate and finally, 66% of the respondents were male while remaining 34% were female. This implies that in the three residential neighborhoods, majority (66%) of the respondents were male, which could also infer that most land owners and residential owners are male.

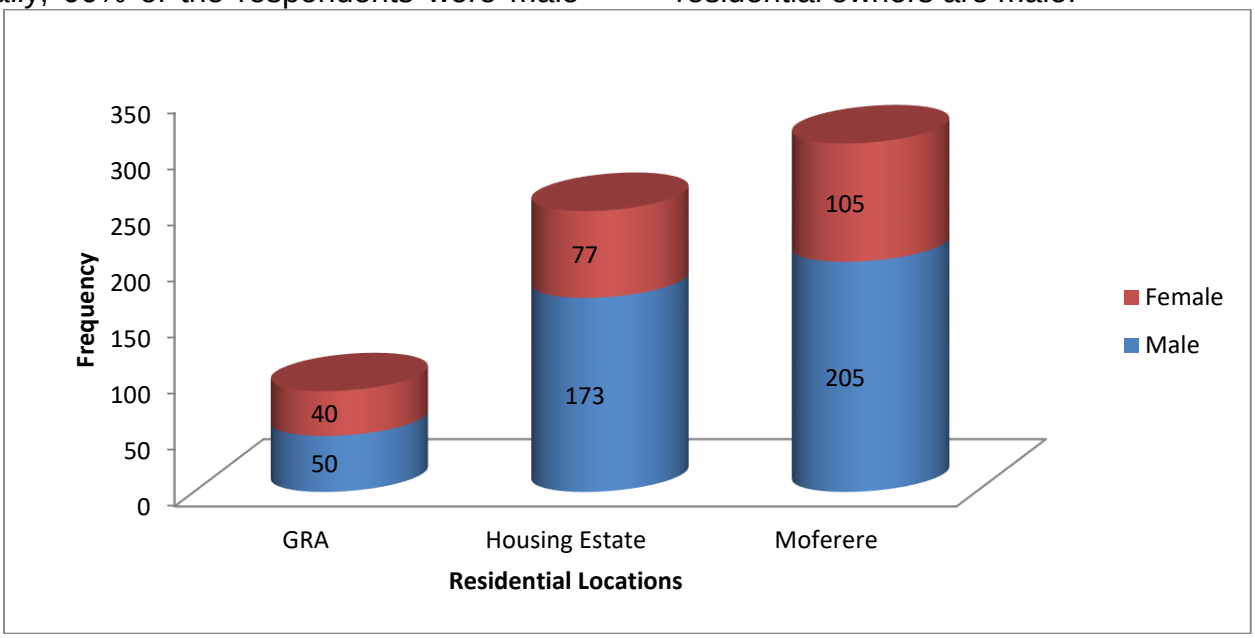

FIGURE 1: Distribution of respondents by Gender in the three residential locations.

TABLE 2: AGE DISTRIBUTION OF RESPONDENTS IN SELECTED LOCATIONS

Place of residence	Age Group 25-30		31-35		36-41		42-47		48-53		54-above		Total
	Fre	%	Fre	%	Fre	%	Fre	%	Fre	%	Fre	%	
Housing Estate	10	4.0	44	17.6	59	23.6	58	23.2	47	18.8	32	12.8	250
Moferere	26	8.4	68	21.9	77	24.8	55	17.7	47	15.3	37	11.9	310
GRA	9	10.0	11	12.2	23	25.6	25	27.8	12	13.3	10	11.1	90
Total	45		123		159		138		106		79		

Source: Field survey 2023

From Table 2, In Housing Estate, majority of the respondents are in age group 36 – 41 with 24% while the least respondents are in age group 25 – 30 with 4%. In Moferere, age group 36 – 41 has the highest % with 25% while age group 25 – 30 has the lowest % with 8%. Finally, in GRA, majority of the respondents are in age group 42 – 47 with 28%, while age group 25 – 30 has least % with 10%. This implies majority of the respondents (i.e. household – heads or residential owners) in the three residential neighbourhoods are within the age groups 36 – 41 and 42 – 47.

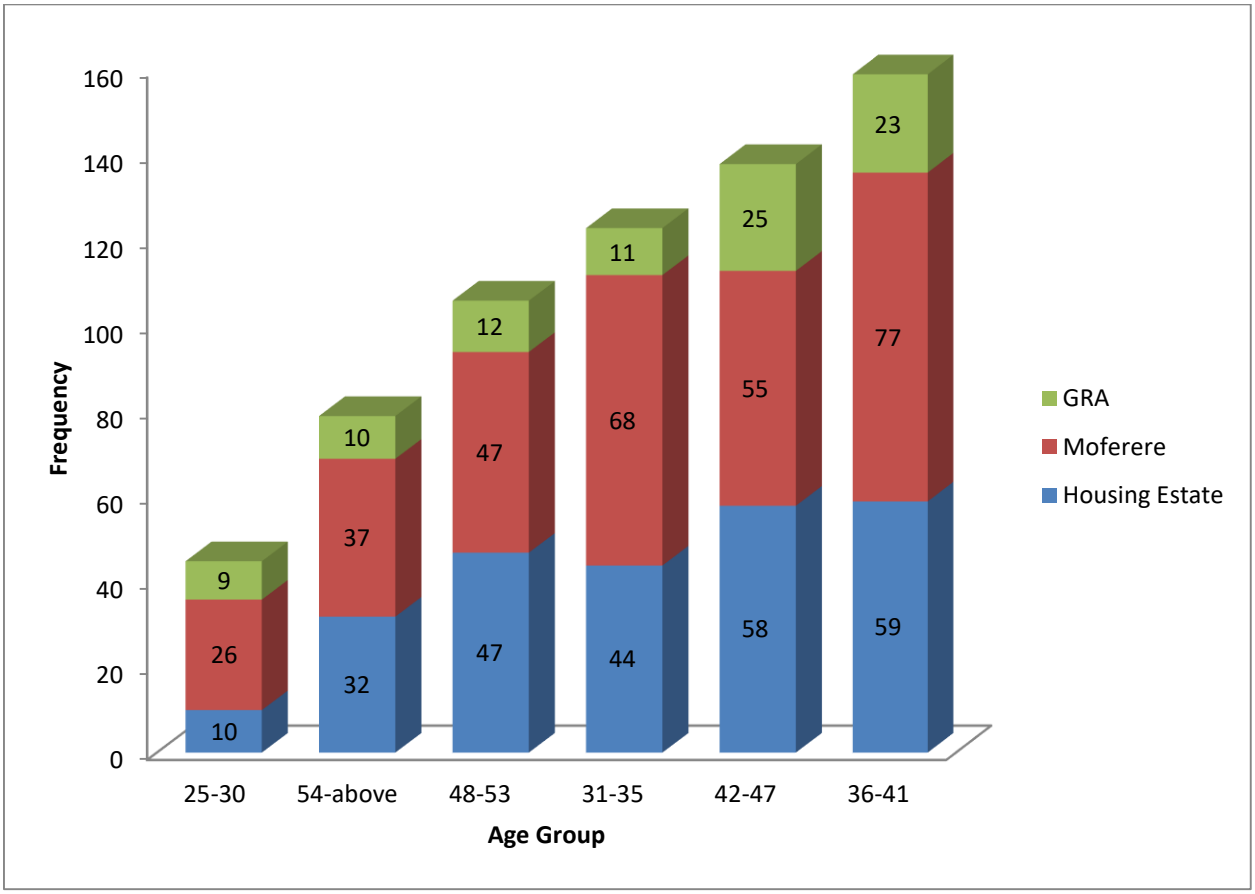

FIGURE 2: Age distribution of the respondents

TABLE 3: Respondents' Choice of Residential Locations

Residential Location	Frequency	Percentage
GRA	90	13.8
Housing Estate	250	38.5
Moferere	310	47.7
Total	600	100%

TABLE 3 presents the Choice of Residential location of the respondents. The result reveals that 48% of the respondents preferred to live in Moferere, 39% preferred to live in Housing Estate while 14% preferred to live in GRA.

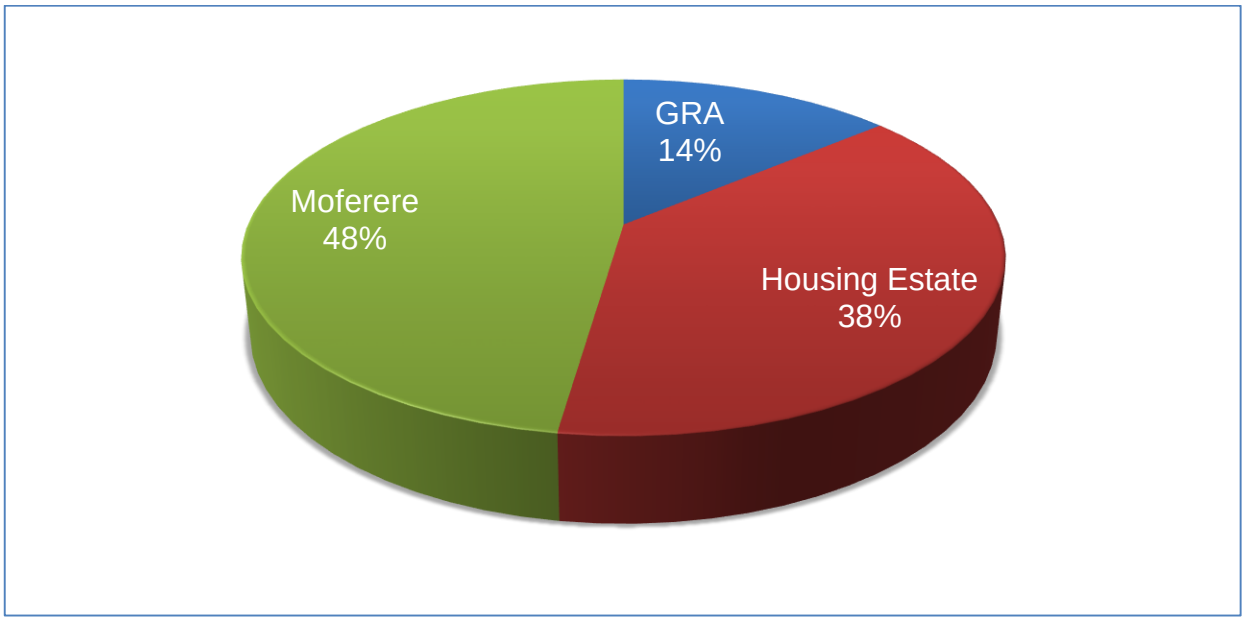

FIGURE 3: Distribution of Respondents by Choice of Residential Location

TABLE 4: MONTHLY INCOME OF RESPONDENTS IN THE SELECTED AREAS

Place of Residence	Monthly Income of Residents (₦000)									
	<30	30,001-60	60,001-90	90,001-120	120,001-150	150,001-180	180,001-210	210,001-240	>240	Total
Hou. Estate	10	28	40	35	37	31	27	15	27	250
Moferere	43	49	31	58	41	28	25	20	15	310
GRA	0	0	5	6	10	15	12	20	22	90

Source: Field survey 2023

TABLE 4 shows the results for respondents' monthly income. At Housing Estate, majority of the respondents' income is between ₦120,000 – 150,000 monthly. At Moferere, majority of them earn between ₦90,000 – 120,000 monthly and finally, at GRA, quite a number of the respondents earn above ₦240,000 monthly which makes respondents in GRA the highest earners among the three locations.

IDENTIFYING THE FEATURES OF URBAN SETTLEMENT IN ADO METROPOLIS
TABLE: 5: KRUSKAL WALLIS TEST STATISTIC

	ISPASSI	PSE	TC	WASPP	UILUCC	US	HLP	ULO	HHD
Chi-Sq	21.951	2.098	2.886	36..722	17.174	30.961	21.406	2.679	5.018
Df	2	2	2	2	2	2	2	2	2
Asymp.Sig	.000	.240	.136	.000	.000	.000	.000	.102	.062

Source: Field survey 2023

Table 5 above represents the SPSS output of data collected on the Features of Urban Settlement across the three residential locations. ISPASSI represents Increased Pressure on Available Social Services and Infrastructures, PSE; Poor Sanitary Environment, TC; Traffic Congestion, WASPP; Weak Administrative Structure for Physical Planning, UILUCC; Uncontrolled Intensification of Land Use at City Core, US; Unplanned Suburbs, HLP; High Land Price, ULO; Unregistered Land Ownership and HHD; Haphazard

Housing Development

Interpretation of Kruskal – Wallis H test: (ISPASSI). It shows that there is significant difference in Increased Pressure on the Available Social Services and Infrastructures among the three different locations i.e. 000001 < 0.05. This implies a particular residential location has more social services than other two residential

locations. Interpretation of Kruskal-Wallis H test: (PSE). It shows that there is no significant difference in Poor Sanitary Environment among the three residential locations at 5% sig level. i.e. 0.240 > 0.05. This implies that the three locations are suffering from poor sanitary which can be attributed to waste generated from the pressurized infrastructures. Finally, Interpretation of Kruskal-Wallis H test: (ULO). It shows that there is no significant difference in Unregistered Land Ownership among the three residential locations at 5% sig level. i.e. 0.102 > 0.05. This implies that the three locations are suffering from Unregistered Land Owners which can be attributed to failure of government to have database of land owners in Ekiti State.

Conclusively, the result of this analysis revealed that there is significant difference in increased pressure on the available social services and infrastructures, weak administrative structure for physical planning, uncontrolled intensification of land use at city core, unplanned suburbs, and high land price between the different places of residence (Housing Estate, Moferere, and GRA). Also, there is no significant difference in poor sanitary environment, traffic congestion, unregistered land ownership, and haphazard housing development between the different place of residences (Housing Estate, Moferere, and GRA) respectively.

4. Conclusion

This study identified the factors influencing choice of residential land location in Ado Ekiti metropolis selecting three residential neighborhoods. High income earners live mostly in GRA while few of them live in Housing Estate. Also, middle income earners live in both Housing Estate and Moferere area of Ado while low income earners live mostly in Moferere area of Ado respectively. We concluded that there exists a significant difference in the distribution of the urban settlement across the three locations which is attributed to the development pattern and class of people residing in the neighborhoods.

Finally, out of 15 factors that were identified to influence household's choice of residential land location, only four were identified to be the most prominent ones.

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6. Author Contributions

U.C.A.: Conceptualization, Methodology and Original Draft Preparation.
K.A.M.: Conceptualization and Methodology.
A.J.R.: Methodology and Original Draft Preparation.
R.E.A: Methodology, Conceptualization and Result Discussion.
T.S.F.: Conceptualization, Methodology, Results Discussion and Review and Editing. All authors have read and agreed to the published version of the manuscript.

7. Declaration of Competing Interest

The authors declared that they have no known competing financial interests or personal relationships that could have appeared to influence the work reported in this journal. Finally, the authors agreed that all information supplied here are real and original.

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APPENDIX

FEDERAL POLYTECHNIC, ADO EKITI,
SCHOOL OF SCIENCE AND COMPUTER STUDIES,
DEPARTMENT OF STATISTICS

QUESTIONNAIRE ON DETERMINANTS OF CHOICE OF RESIDENTIAL LAND LOCATION IN ADO EKITI.

This questionnaire is solely for research purposes and all information sought is required for the successful completion of a research work. Therefore, your honest and sincere response to all questions will be highly appreciated.

Yours Faithfully,
Research Team

1. Age: Below 25 ( ), 25 – 30( ), 31 – 35( ), 36 – 41( ), 42 – 47( ), 48 – 53( ), 54 – above ( )
2. Sex: Male ( ), Female ( )
3. Marital Status: Single ( ) Married ( ) Divorced ( ) Widowed ( ) Widower ( )
4. Level of Education: O' level ( ), OND ( ), NCE ( ), HND ( ), B.Sc ( ), PGD ( ), M.Sc ( ), Ph.D ( ).
5. Occupation: Artisan ( ) Civil Servant ( ) Private Servant ( ) Business man/woman ( ) Trader ( ) Others ( ) Please Specify
6. Monthly Income (₦): < 30,000 ( ), 30,001 - 60,000 ( ), 60,001 - 90,000 ( ), 90,001 - 120,000 ( ), 120,001 - 150,000 ( ), 150,001 - 180,000 ( ), 180,001 - 210,000 ( ), 210,001 - 240,000 ( ), > 240,000 ( ).
7. Place of Residence: Housing Estate ( ) GRA Area ( ) Moferere ( )
8. Property type: Tenement ( ) Block of Flat ( ) Self Contain ( ) Duplex ( ) Terrace ( )
9. Distance from place of resident to work: 0 - 0.5km ( ), 0.6 - 1.0km ( ), 1.1km - 1.5km ( ), > 1.6km ( ).
10. Kindly state your level of agreement/disagreement with the following features of Urban Land Settlements

1 = Strongly Disagree (SD), 2 = Disagree (D), 3 = Agree (A), 4 = Strongly Agree (SA)

S/NO	Settlement features and pattern description	1	2	3	4
1	Increased pressure on the available social services and infrastructures				
2	Poor sanitary Environment				
3	Traffic Congestion				
4	Weak Administrative Structure for Physical Planning				
6	Uncontrolled Intensification of Land-use at City Core				
7	Unplanned Suburbs				
8	High land price				
9	Unregistered Land ownership				
10	Haphazard Housing development				

11. Do you consider any of the urban settlement features mentioned in question 10 above in your choice of residential land location? (a) Yes (b) No