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Effect of Socio-Cultural factors on Housing Quality in Osogbo, Nigeria

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Abstract
This paper examined the effect of socio-cultural factors on the quality of housing in Osogbo, Nigeria. Four hundred and six 406 household heads selected from 200 subdivided quadrants were interviewed using already prepared questionnaires. The information collected from the field were subjected to one-way analysis of variance (ANOVA). The study established that with the exemption of ethnicity. All other socio-cultural variables (age, religion and marital status) have significant influence on housing quality at 0.05 probability level.

The need for planners to consider socio-cultural factors of the people when planning for new housing is highlighted.

Keywords
Housing, culture, social norms, habit, perception

INTRODUCTION

Shelter has always been one of man's basic needs. Man needs shelter for protection, comfort and security. Throughout history, man has tried to reshape his immediate environment so as to provide himself with a means of cover and protection from external elements. In order to meet these desires, the house needs to be constructed to satisfy certain standards of construction, space arrangement, hygiene and comfort. The house and building forms created by so doing becomes a physical expression of man's cultural and social system (Mills-Tettey, 1989). Rapoport (1969) opined that house form is not simply the result of the physical forces or any single casual factor but the consequence of a whole range of socio-cultural factors seen in their boldest terms. According to him, the specific characteristics of culture – the accepted ways of doing things, the socially unacceptable ways and implicit ideals – needs to be considered since they affect housing and settlement form. This includes the subtleties as well as the utilitarian features.

Cultural structures, therefore, are integrals of civilization manifested in a system of behaviours, activities, praxis and life-styles at the individual and collective levels of the society. In sociological term, every civilization produces its own housing forms, highly reflective of the historically prevalent cultural values and objectively conditioned by the structural system of social organization and production relations (Awotona, et al. 1994).

The socio-cultural values of every man is known to vary from one society or civilization to another and these values have both direct and indirect influences on man's habitation. For instance, in Nigeria, the predominant traditional house form is the compound house form, which varies in pattern with the different ethnic settings that made up the country – Yoruba, Ibo and Hausa (Mills – Tettey, 1989; Ojo 1966). These variations are the products of the socio-cultural factors and values peculiar to the different ethnic groups.

A man's position in the society, occupation and other resources also tend to affect the house he builds for himself (Mills-Tettey, 1989). This is because the house is seen as an important investment, (Godwin, 1997).

However, the present day man builds more than basic shelter for housing. The dictates of present day urban life, influence of colonialism and development of newer building materials have affected urban house types in developing nations especially Nigeria. Mills-Tettey, (1989) and Ojo (1966) gave reasons for this development as due to cultural contact with foreign civilization. These facts notwithstanding, the effect of socio-cultural values and lifestyles of the people are very much inherent in the determination of housing preference.

In this light, if the essence of a house is to be fully appreciated within the context of human habitation, then the need for the preservation and promotion of socio-cultural values through housing design and forms should not be predicated on emotional and overzealous rhetoric, but on the relationship between housing and cultural structures.

It is on this note that this paper attempts to identify the role of social and cultural factors in the determination and provision of the much-desired functional and qualitative housing in our urban environment by positing the case of Osogbo, Nigeria. In essence objective of the paper is to examine the housing quality and to determine the relationship between the housing quality and some socio-cultural factors in Osogbo, Nigeria.

THEORETICAL ISSUES

Four concepts shall be recognized and discussed in this paper. These are housing, culture, socio-cultural factors and housing quality.

The World Health organization (WHO) in 1961 described housing as the provision of any physical structures usually used for shelter. It includes all facilities, equipment, services and devices needed or described for healthful leaving.

Kick lighter et al (1986) stressed that the term housing refers to more than just a dwelling. It also includes all that is within the dwelling. It is the creation of a special environment in which people live and grow. And according to Godwin (1997), the house is perceived as 'the space that we can

call our own, that gives us privacy that shelters us from the weather, and above all from the intrusion of unwanted people.

Etinger (1997) asserted that 'the life of man has its natural setting in what happens in, around and from his house. Housing is therefore connected with the essence of life. Having a roof over one's head is a human right'. In line with and support of these attributes of housing, Hayakawa (1983) opined that 'it is not too much to say that housing is of the greatest importance because it affects the whole of life in every way: that is health, security and culture. It is related to human life day-in and day-out and is the most important basis for development of the total human personality in society'.

The relevance of culture in the determination of housing form and design cannot be over emphasized. Several authors have defined culture in different ways in order to suit their research objectives. Gyuse (1989) defined it as 'the acquired or cultivated behaviour and the thoughts of the individual within society as well as the intellectual, artistic and social ideals which members of the society profess and to which they strive to conform'. This implies their worldview, principles of social organizations such as family structure and their social behaviour as reflected in the daily cycle of activities.

Arising from these definitions, Onibokun (1985) identified family patterns, tenure system and social status as relevant factors in social and cultural issues. Thus, every civilization produces its own housing forms, highly reflective of the historically prevalent cultural values and objectively conditioned by the structural system of social organization and production relation.

In essence, socio-cultural parameters are very important in the determination of suitable house form as clearly expressed in the statement of Rapoport (1969) that 'house form is not simply the result of the physical forces or any single casual factor but is the consequences of a whole range of socio-cultural factors seen in broadest terms – the specific characteristics of culture- the accepted way of doing things, the socially unacceptable ways and implicit ideals – needed to be considered since they affect housing and settlement form'.

Quality is a product of subjective judgment (Jones, 1979; Anantharajan, 1983; Olayiwola, 1997). It arises from the overall perception which individuals in the setting of interest holds towards what they see as the significant elements of the setting at a particular point in time. This to some degree is value judgment. Housing quality therefore results from the overall perception of residents. According to Abloh (1980), housing acceptability takes into account type of construction, materials used, amount of spaces, services and facilities. Other indices include ways of life, income levels, domestic habits, space arrangement, value and priorities, nearness to work place or town centre, adequate facilities within dwelling, privacy, design, function and aesthetics, noise, pollution, unfriendly neighbours and personal insecurity.

The works of Rapoport (1969, 1976) and Lawrence (1987) established that traditional values and house patterns among others are relevant determinants of quality in housing. And according to Gur (1994), house type, general physical properties of the house such as number of rooms/spaces, sewage system, house size, facilities within the house, alteration to the house, environmental problems, possible misplaced spaces among others are variables that can affect housing quality.

However, in most third world countries like Nigeria, housing studies using the input from human values are negligible. Yet they are relevant to how housing projects could be improved upon. It is

for this reason, that the effect of socio-cultural attributes on housing quality in developing countries like Nigeria is being investigated.

The relevance of the study to the development process is the provision of policy response that will accommodate the utilization of human values in the determination of housing needs of the people in Nigeria and in the nations of the world in general.

A BRIEF BACKGROUND OF OSOGBO

Osogbo was founded in the late 17^{th} century between 1650 and 1700 and became the capital of Osun State in 1991. As the state capital it has two local governments which are in Osogbo and Olournda local governments with their headquarters at Oja Oba and Igbonna respectively. Its population as at 1991 was put at 336,694 (Akanji, 1994). The total land area is about 2,875 sq. km before it became the state capital (Akanji, 1994). This indicates that the city has grown spatially by 192.3% after the state creation.

Osogbo is situated on latitude 7^0 7" North of the equator and longitude $4^0$50" East of the Greenwich Meridian. The city has an annual rainfall of about 2 ft. (0.6m), lies mainly in the deciduous forest and is located on an elevated land of over 800 ft (244m) above sea level.

There is considerable variation in the physical pattern of the city. At the centre of the city are the Oba's palace and the traditional market called Oja Oba, surrounded by residential houses, which form the core of the city. Next to the core area is the intermediate zone (between the core and the new area). After the intermediate zone there is the newly developed area, which comprises modern structures.

RESEARCH METHODOLOGY

The data for this study were derived from primary source. The primary data were derived through questionnaire administration. The questionnaires were administered on 406 respondents selected from 137 quadrats in Osogbo Township.

The review of literature and personal reconnaissance survey showed that three zones of residential development are discernible in Osogbo Township. These are the inner traditional core area (zone A); the intermediate zone between the inner traditional core and the periphery (zone B); and the newer residential districts and periphery (zone c). The three identified zones were further subdivided into quadrats based on the grid lines already existing on the map. Samples were then selected from quadrats using the principle of stratified systematic unaligned dumpling technique advocated by Bevvy and Baker (1968) see table 1: for the quadrats and the number of questionnaire administered in each identified category.

Table 1: Distribution of sample Stratum

Zones	*No of Quadrats*	*No of Samples per Quadrats*	*No of empty cells*	***Total sample per zone***
i	ii	iii	iv	v
A	12	8	-	96
B	15	6	-	90
C	173	2	63	220
Total	200	16	63	406

Source: Field Survey, 2005.

The respondents to the questionnaire administered were the household heads. The sampling frame was the house in the selected quadrats. One household head per house was engaged in interview and questionnaire administration.

The questionnaire administered was designed to collect data on the socio-cultural characteristics of the people (age, income levels, and Domestic habits) marital status, religion as well as the type and pattern of housing being occupied, the facilities available within and around such dwellings and the general housing environment. The data collected were analyzed using statistical analysis such as frequency table and one-way analysis of variance (ANOVA)

Analysis of Data

The sample demonstrates the socio-cultural features of the households, which have significant influence on their perception of housing quality in Osogbo Nigeria.

Table 2: Socio-cultural characteristics of sampled households

SOCIO-CULTURAL CHARACTERISTICS	***NUMBER***	***PERCENTAGE***
SEX		
Male	238	58.6
Female	168	41.4
Total	406	100.0
AGE		
Below 20 years	17	4.2
21 – 30years	38	9.4
31 – 40	188	46.3
41 – 50	138	34.0
51 – 60	23	5.7
Above 60years	2	0.5
Total	406	100.0
MARITAL STATUS		
Single	46	11.3
Married	336	82.8
Divorced	14	3.4
Widowed	4	1.0
Separated	6	1.5
Total	406	100.0
RELIGION		
Christianity	206	50.7
Islam	199	49.0
Traditional	1	0.2
Total	406	100.0

OCCUPATION		
Student	33	8.1
Self-employed	168	41.4
Civil service	174	42.9
Farming	1	0.2
Others	30	7.4
Total	406	100.0

EDUCATION		
Primary	46	11.3
Post-primary	198	48.8
Tertiary	112	27.6
Vocational	43	10.6
Others	43	10.6
Total	406	100.0
ETHNICITY		
Yoruba	396	97.5
Igbo	8	2.0
Hausa	2	0.5
Total	406	100.0
INCOME		
Below 5000	67	16.5
5001 – 10000	116	28.6
10001 – 15000	114	28.1
15001 – 20000	97	23.9
Above 20, 000	12	3.0
Total	406	100.0

Source: Field Survey, 2005.

There are more male household heads than females as 58.6% of the people contacted are males. This explains the extent to which men traditionally dominate the households. It is evident from table 2 that more than 80% of the samples are 31years of age or more, while barely less than 5% are less than 20 years old. This suggests that most young adults still live within the household of their parents. Majority of the selected samples are married household heads, as 82.8% of the samples claimed they are married. The incident of divorce/separation is minimal among the respondents.

Data collected as shown in table 2 reveals that most of the respondents belong to the Yoruba ethnic group. This group represents 97.5% while other respondents belong to Igbo (2.0%) and Hausa (0.50%) ethnic groups.

A large percentage (60.1%) of the household respondents (as indicated in table 2) contacted have just primary or post primary education as the case may be. Just about 27.6% of the respondents have post secondary education. Barely 21.2% have vocational on other unclassified type of education.

Based on the appropriate portion of tables 2 the basic occupation engaged in by the households in the study area are farming, civil service, schooling, artisan and such others as trading and minielectrical works. From the table, it is evident that majority of the respondents are civil servant. Self employed respondents' ranks second among the occupation.

Information on the income of household heads are very difficult to collect. First because they are not well educated. Secondly because most of the respondents who are farmers and traders do not keep records of their sales. Thirdly, they are not on fixed and regular income. In any case more than 50% of the household heads contacted were able to give an estimate of their annual income. The outcome of this is as shown in table 2. In the table it is revealed that 16.5% of the household heads earn less than N5000 a year and 83.5% earn more than that amount. It is possible that the religion, occupation and other related socio-cultural factors could have some influence on the perception of quality of housing in the study area.

PERCEPTION OF QUALITY OF HOUSING

This section explores the various elements which could be added up to arrive at the perceived housing quality in the study area. The discussion is based on the following sub-heading: Sources of water supply, electricity, waste disposal, drainage, road network, Building design, and building infrastructures.

SOURCES OF WATER SUPPLY

As may be expected most houses in Osogbo are connected to the source of water supply which is generated from the main scheme at Ede. Osogbo has a major booster station and office which oversees the supply of water to areas within and around the town. Only 310 houses representing 70.4% of the houses sampled were connected with the main water supply. (as shown in table 3). Eighty –eight (88) houses representing 21.7% of the houses sampled depend on well water, while 1.9% got water from other sources such as vendors, streams among others. Residents connected to water source in Osogbo confirmed that regular water supply is being enjoyed by them. This may be due to the closeness of Ede water scheme to Osogbo, which incidentally has Nigeria Power Holding Booster Station supplying electricity to Ede in return.

Table 3: Sources of water supply, electricity, method of waste disposal and drainage system

ELEMENT OF HOUSING QUALITY	*NUMBER*	*PERCENTAGE*
SOURCES OF WATER SUPPLY		
Vendors	3	0.7
Well	88	21.7
Pipe-borne	310	76.4
Bore-hole	0	0
Others	5	1.2
Total	406	100.0
DISTRIBUTION OF ELECTRICITY		
Not available	2	0.5
Disconnected	6	1.5
Available	398	98.0
Total	406	100.0
METHOD OF WASTE DISPOSAL		
Dung pit	170	41.9
Burning	32	7.9
Refuse bin	192	47.3
Local Govt. collection	12	3.0
Total	406	100.0

PERCEPTION OF DRAINAGE SYSTEM		
Very bad	34	8.3
Bad	60	14.8
Fairly good	252	62.1
Good	41	10.1
Very good	19	4.7
Total	406	100.0

Source: Author's field survey, 2005

SOURCE OF ELECTRICITY

Where there is potable water, electricity supply may not be too far away. In this study, 98.0% of the houses sampled are connected with electricity supply from the national grid. Just 1.5% and 0.5% of the houses sampled have electricity supply disconnected or not connected at all as the case may be.

METHOD OF WASTE DISPOSAL

The result of survey suggests that some parts of the study area-Osogbo experience poor sanitation. According to the survey, residents of about 192 houses (47.3%) claimed they dispose their waste into refuse bins. Some dispose theirs on dung pits (94.1%). Quite a few dispose their refuse by direct burning. This represents 7.9% (32) houses, while very few residents enjoy local government refuse collection services. This represents 3.0% (12) houses. (see table 3)

DRAINAGE SYSTEM

Based on the data on table 3, the residents of the study area perceived the drainage system in Osogbo as just fair. This represents 62.19% (252) respondents, while 10.1% and 4.7% perceived it as good or very good as the case may be. Only 8.3%t and 14.8% of the respondents perceived their drainage as very bad or bad respectively.

The improved state of the system in Osogbo may be as a result of the town's status as the administrative capital of Osun State. It has a state environmental protection Agency and Capital Development Authority overseeing the cleaning and sanitary conditions of the town.

BUILDING DESIGN

A cursory visit to the study area shows that the popular housing type is the Brazillian (face-me-face-you) house type. It is clear from table 4 that most of the household respondents (98.5%) claimed that their building design is good, fairly good (70.4%), Good; (25.4%) and very good (2.7%). Just 1.0% and 0.5% of the respondents' claimed the building design is very bad or bad as the case may be.

Table 4: Perception of Building Design

PERCEPTION	***NUMBER***	***PERCENTAGE***

BUILDING DESIGN		
Very bad	4	1.0
Bad	2	0.5
Fairly good	286	70.4
Good	103	25.4
Very good	11	2.7
Total	406	100.0

Source: Author's field of survey, 2005.

The data showing that the greater percentage of respondents perceived the building design as fairly good only attest to the fact that people's preference for the contemporary Brazillian house type is being justified and ascertained. Respondents who perceived the building design as good or very good are those who probably have lost bearing with the Yoruba cultural heritage and values most of these people are found in the modern contemporary house types such as flats, duplexes and single family dwellings.

PERCEPTION OF INFRASTRUCTURES AND BUILDING ELEMENTS WITHIN THE HOUSING ENVIRONMENT

A review of available literature suggests certain infrastructural facilities and building elements represent quality indicators within the housing environment. The availability and conditions of the infrastructural facilities and building elements were used to assess the level of satisfaction of the household respondents.

The infrastructural facilities and building elements that were measured are as indicated in table 5.

Table 5

A.	**Infrastructural Facilities**	**B.**	**Building Elements**
1.	Market/shop	1.	Floors
2.	Restaurant	2.	Windows
3.	Bank	3.	Wall Finishing
4.	Gneina	4.	Ceiling
5.	Post Office	5.	Walls
6.	Play ground	6.	Roofs
7.	Health Centre/Clinic	7.	Ventilation
8.	Community Centre	8.	Lighting
9.	Place of worship	9.	Privacy
10.	School		

In measuring level of availability of infrastructural facilities within the housing environment, respondents were asked to indicate those infrastructures that were available within their housing area. The number of amenities indicated by each respondents was classified and assigned weight values using five-point rating scale as follows: very inadequate =0, inadequate =1-3; fairly adequate = 4-7; adequate =8-11; very adequate = 12 and above.

Similarly, in rating building elements, the respondents were asked to rate the (9) building elements based on assigned weight values. This weight values depend on the quality of the physical appearance, fitness and functional stability of the building.

A minimum value of zero (0) and a maximum of 36 were obtained. These values were classified using a five-point rating scale as follows: very
Bad =0; bad =1-9; fair = 10-18; Good =19-25; very Good = 28-36.

From table 6, 386 household respondents representing 95.1% rated the facilities within their housing environment as inadequate,, 18 respondents (4.4%) rated it as fairly adequate, while 2 respondents (0.4%) perceived it as adequate. In otherwords, infrastructural facilities are generally inadequate in the study area. This implies that most households in Osogbo do not have access to necessary infrastructures within their housing environment.

Table 6: Perception of Infrastructural Facilities and Building Elements

Element rated		*Number*	*Percentage*
INFRASTRUCTURAL FACILITIES			
Weight valve	**Facilities rating**		
0 – 2	Very inadequate	6	1.5
3 – 5	Inadequate	11	2.7
6 – 8	Fairly inadequate	280	69.0
9 – 11	Adequate	55	13.5
12 – 16	Very adequate	54	13.3
Total		406	100.0
BUILDING ELEMENTS			
Weight valve	**Facilities rating**		
0	Very bad	1	0.2
1 – 9	Bad	4	1.0
10 – 18	Fair	216	53.2
19 – 27	Good	163	40.2
28 – 36	Very good	22	5.4
Total		406	100.0

Source: Author's field survey, 2005.

With regards to the building elements, just 0.2% and 1.0% of the respondents perceived the building elements as very bad or just bad as the case may be. 216 respondents representing 53.2% perceived the element as fair. 163 respondents representing 40.2% perceived the elements as good, while 22 respondents or 5.4% of the total respondents perceived the elements as very good. The fact that a great percentage of the respondents perceived the quality of the building elements as fair, implies that the quality level of these elements is below the desire and expected standard.

INFLUENCE OF SOCIO-CULTURAL VARIABLES (AGE, RELIGION, ETHNICITY AND MARITAL STATUS) ON HOUSING QUALITY.

Analysis of variance was adopted to investigate the influence of socio-cultural factors such as age, religion, ethnicity and marital status on the overall housing quality in the study area. Table 7 shows the overall statistics obtained from the one-way analysis of variance between socio-cultural variables and housing quality.

Table 7: Influence of socio-cultural variables (age, religion, ethnicity and marital status) on housing quality

Socio-cultural variables	*Sum of Squares*		*Mean Square*		*df*		*f*	*p*
	1	2	1	2	1	2		
Age	1588	33058.60	317.72	84.14	5	400	3.77	0.002*
Religious	780.73	34466.49	390.37	85.53	2	403	4.56	0.01*
Ethnicity	227.19	35020.04	113.59	86.90	2	403	1.307	0.272

Marital Status	1410.32	33836.90	352.58	84.34	4	401	4.18	0.003*

**Significant at o.05 Source: Computer Output*

As could be seen from the table, the sum of squares between and within groups of the socio-cultural variables are higher than the mean squares. When the values obtained from this analysis were subjected to one-way analysis of variance (ANOVA). The F-ratio obtained are 3.77 for age variable, 4.56 for religion and 1.307 and 4.18 for ethnicity and marital status respectively. All these figures with the exemption of ethnicity were significant at 0.05 level of significance. Therefore it can be stated that socio-cultural variables such as age, religion, and marital status all have significant influence on housing quality in Osogbo.

CONCLUSION AND FUTURE AREA OF RESEARCH

This paper has attempted an examination of the effect of socio-cultural variables on housing quality in Osogbo. The findings show that the quality level of building and infrastructural elements such as waste disposal, drainage system, building space and design are below the desired and expected standard in the study area. The findings also show that with the exemption of ethnicity, other socio-cultural factors such as age, religion and marital status have significant influence on housing quality in Osogbo.

Since this study is man-centred. A study of the socio-cultural factors of housing quality may not necessary tell all the stories of perceived quality of housing. As the socio-economic characteristics of the people were not considered, in the study it may be necessary to investigate the effect of socio-economic characteristics on the perception of housing quality. This is desirable because variables such as earning capacity, stage in life cycle level of education and occupation can go a long way to further determine man's perception of housing quality.

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