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AN EVALUATION OF HOUSING CONDITIONS AND LIVABILITY IN FESTAC TOWN HOUSING ESTATE (PHASE 1)

A.O. IBIYEMI

AND

O.A. ADENUGA

ABSTRACT

Festac Town Housing Estate (Phase 1) was conceived and executed in the 70's as a masterpiece in terms of providing mass housing, livable environment and complementary infrastructure facilities. This study uses purposive and stratified sampling and the instruments of interview, and questionnaire schedule to a sample population of 210 Festac residents to investigate the livability in the Estate with particular reference to conditions of housing adequacy of infrastructure facilities, and utility satisfaction. Analysis using chi-square goodness-of-fit test show that the condition of buildings, and internal building amenities are generally good, while infrastructure facilities are in satisfactory condition. Rents for vacant accommodation, water/tenement rates, and public transportation are quite high but largely affordable. However, 52% of the sample residents are willing to trade off security and access to work place, by relocating elsewhere but are constrained by the initial high costs of securing alternative accommodation. The work concludes that, in spite of the harsh economic climate, the Estate is able to meet the needs and aspirations of its residents.

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INTRODUCTION

Background Information

Festival Town (otherwise known as the Black Arts Festival Town FESTAC Town) is situated along Badagry Expressway, Lagos. The long-term objective is to provide shelter for a number of people residents in Metropolitan Lagos. The entire development of Black Arts Festival Town will occupy, in its ultimate phase, an area of 1,770 hectares and will include seven residential communities of 15-20,000 people each. Thus, the ultimate development will be able to accommodate a total number of 24,000 dwelling units or about 120,000 people. The present development (phase 1) was commenced for all practical purpose between the end of 1974 and the beginning of 1975 and was completed by the end of 1976. The construction of houses and various services was awarded to about 40 contractors in approximately 70 different sites of the project, while the infrastructure works were assigned to 14 contractors. Phase 1 covers a total area of about 460 hectares, comprising of three residential communities I-III, with a combined planned capacity of about 11,000 dwelling units for 55,000 people. The road layout is made up of local roads (cul-de-sacs and minor roads: connector roads as the 5th Avenue, 23 Road, 22 Road, 21 Road, and 20 Road, while the arterial roads are the 1st, 2nd, 4th and 7th Avenues. The distribution of dwelling units by income groups is shown in Table 1 below

Table 1 - Distribution of Dwelling Units by Income Group

COMMUNITY	LOW	MEDIUM	HIGH	TOTAL
I	2482	638	1100	4220
II	3008	332	723	4053
III	1835	206	461	2502
TOTAL	7325	1166	2284	10775
%	68%	11%	21%	100%

FHA Brochure 1976

Over 1,000 additional units were also provided in the reclaimed area of Community III (also in Phase 1) and thus, the total number of dwelling units in this phase is 12,000 with an expected population of 60,000. Under the present phase the total number of dwelling units was divided into 68% for low income, 11% for middle income and 21% for high income. The plot sizes for individual units range from 200 to 1,200 square metres.

Table 2: House Types and Classification

TYPE	CLASS	ACCOMMODATION	
10	AH4	2-storey, 4-bedroom detached house Two sitting/dining, one guest room, study, and a 3 room outhouse	HIGH
9	BH3	2-storey, 3-bedroom detached house, two sitting/dining, and a 2 room outhouse	
8	H4H3	2-storey semi-detached 3-bedroom house, one sitting/dining, and a 2 room outhouse	
7	H3M3	2-storey Terrace 3 bedroom houses, one sitting/dining.	
6	M3	4-storey block of 8 flats, each with 3-bedrooms, one sitting and dining	MED
5	M3L2A	4-storey block of 16 flats, each with 3 bedrooms, and one sitting/dining.	
4	F1M2B & F1M2A	2-bedroom bungalow with one sitting/dining +garage	
3	F1L2	2-bedroom bungalow with one sitting/dining.	
2	L2A	4-storey block of 16 flats (2-bedrooms, and a sitting room)	LOW
1	L/A	4-storey block of 32 flats (one bedroom, and a sitting room)	

Ebie (1980)

1.2 Research Purpose

The purpose of this research include the following:

- To determine whether the physical conditions of housing and conditions of building amenities provide utility satisfaction to the residents of Festac Town.
- To determine whether Estate infrastructural facilities are in satisfactory functional conditions in Festac Town.
- To determine the adequacy of infrastructural facilities in the Estate.
- To determine whether the Estate has adequate social facilities to make it livable

The significance of this research is to provide empirical information on housing conditions and infrastructural facilities in Festac Town with a view to improving the quality of life of the residents.

1.3 Research Hypothesis

Hypothesis 1

Houses and internal building facilities in the Estate are not in satisfactory physical condition.

Hypothesis 2

Estate infrastructural facilities are not in satisfactory functional condition.

Hypothesis 3

Provision of infrastructural facilities are not adequate in the Estate

Hypothesis 4

House rents, water and public transportation are not affordable in the Estate.

Hypothesis 5

The Estate is not in livable condition.

1.4 Operational Definition of Terms

Infrastructure: The aggregate of all facilities that allow a society to function effectively. Such facilities include electricity, water supply, drainage, waste disposal, roads, sewage, street lighting, and telecommunications.

Livability: Livability considers the suitability of a residential estate as a place of abode and its ability to meet the needs and aspirations of Festac Town residents in terms of comfortability, and satisfaction derivable from environmental quality, security, health care, schools, markets, banks, shopping, recreation, places of worship, noise level, and fire and petrol service stations.

Festac Town Residents: Owner-occupiers and bonafide tenants of houses in Festac Town Housing Estate, Phase I

Affordability: Ability to meet rent, water, and public transportation liabilities.

2.0 CONCEPTUAL OVERVIEW AND THEORETICAL FRAMEWORK

Housing, in more general and social term, is the process of providing houses for people to live in. Fadahunsi (1985) argues that for housing to be effective it has to be seen in its social setting. That is, housing must be considered beyond ordinary building, but, it must be a building in which the occupier would like to live with happiness. Many factors affect the desire to live in a house. These include the community, the physical setting, the facilities that makes the ingress into and out flow from the community easy or difficult, as the case might be, affordability, the availability of essential facilities for use in the house, such as water, electricity, etc. Onibokun (1985). Similarly, availability of these facilities, as noted by Hardoy and Setterthwaite (1986) determines the quality of housing area and the survival of inhabitants. Misra (1986) regards these facilities as infrastructure which is the basic requirement of urban life. As a precondition for a house to be more attractive and conducive for the occupier, the total physical environment must be considered. The reason is that a planned environment would provide easy communication and transportation, schools, parks, and play grounds shopping centers, open spaces, water and electricity. Similarly, a livable housing area must be adequately drained, while waste disposal systems must be functioning effectively, so as to ensure the cleanliness of the surrounding environment (Fadahunsi, 1985). In characterizing housing delivery, one should consider the need to eliminate overcrowding, which is the worst pollutant of the

environment and a major cause of slums. Clinard (1973) characterizes slum areas as overcrowding, congested housing, area with deficient physical amenities. Therefore, absence of social amenities coupled with inadequate housing unit provision to meet the need of the yearning population may be regarded as the root of slum and urban blight (Barrett and Beardmore 2000).

The social context of housing, presupposes a living environment that contains different types of residential buildings which must be free from social problems such as robbery, assault, diseases, assassination, alcoholism, prostitution, juvenile delinquency, gambling, etc. According to Weitz, (1973) a physically conducive housing area must be appealing in outlook but he noted that all the bad qualities of human life are the products of slum and blighted housing area, and that slum consists of dwellings of extremely flimsy construction, lacking the basic urban services such as safe water supply. Onibokun and Kumuyi (1996) characterize slum housing area as an area without open space and other essential amenities. Barrett and Beardmore (2000) state that urban poor situation of Indian cities, a typical example of the Third World city as an area where majority of inhabitants are suffering from abject poverty. Obudho and Aduwo (1989) identify slum and squatter settlements as the hub of crime, while congestion is identified as one of the major reasons for criminal behaviour (Obudho and Owuor 1994). Similarly, Adisa (1994) argues that the areas that are very prone to crime in the Lagos Metropolitan area are slum and transition settlements such as Ajegule, Ebute-Metta, Iponri, Ketu, Mushin and Oshodi. Petty thefts and criminal behaviour are common crimes in the slums, resulting from communality, lack of control over children and sharing of social services. This situation has become a tradition that can be handed from generation to generation in most of urban rental housing areas. The worsening situation has made some urban residents in the city of Lagos to seek accommodation in the new housing areas on the outskirts. However, unabated social problems and misdemeanors spread from one urban geographical area to another.

Housing needs go beyond quantitative housing units. One needs to look at the quality of existing housing facilities and the prospects of increasing the existing housing stock. Hence the effort to meet with housing units required must not jeopardize the relevance of housing quality (Fagbohun, 2003). It is suggested that neighbourhood conditions, structure, internal adequacies of dwelling units, the number of people in the household and their peculiar requirements and traditions, combine to constitute different needs for individual families and householders (Needleman, 1985). In this wise, housing is shelter, and for the shelter to meet the criteria of habitability and liveability, it must meet a specified minimum standard (Onibokun, 1985). Agbola (1994) argues that it is

only through development control which comprises land use zoning and planning standard that the ultimate aim of physical planning could be achieved. The aim is to achieve a healthy, conducive, satisfying and aesthetically pleasing environment in which to pursue different kinds of human activities.

Living in a liveable housing area has something to do with affordability. Jakande (2003) observed that in Nigerian urban areas, there is an acute scarcity of residential houses. The reason is that most Nigerians in Urban area live in rented houses. Individual owners, popularly called "landlord", build a larger percentage of these houses, and since most of these landlords built their houses for economic purposes, the rents they charge are too high, and are usually payable two years or more in advance, whereas, the quality of these houses is poor and substandard. Most unfortunately, much could not be done by the government to arrest the situation, as its contributions are a small fraction of the totality of the existing houses. Hence, urban poor have no option than to pay the high rents for the substandard services.

RESEARCH METHODS

The following are the summary of the basic steps followed when conducting the study:

Research Instruments Data was collected through the questionnaire survey and interviews. The self-administered questionnaire model and In-person interview were used.

Sampling Design, Frame and Sample size The questionnaire was sent to 210 sample Festac Town residents. The sample size of 210 was selected randomly from the working population of housing units contained in the Local Government Valuation List of Amuwo Odofin. Local Government.

The stratified sampling design or technique was used. Although, there are ten categories of house types in Festac Town Phase 1, stratification was done in three categories in accordance with the major qualifying income levels at the time of original allocation: Detached/Duplex houses (above N4500; types 8-10) Terrace houses/Flats/Bungalows, (N2400-N4000; types 3-7) Flat lets (under N2400; types 1 & 2) and Private; with sample population of 45, 96, 60 and 9 respectively

Questionnaire Structure The Questionnaire is a schedule. It is a project specific questionnaire designed to elicit housing conditions, adequacy of infrastructural facilities affordability of house rents, water and tenement rates, and public transportation and to assess liveability in the Estate

Responses - A total of 171 responses were received; made up of 33 for the Detached/Duplex houses, 90 for Terrace houses/Flats/Bungalows, and 39 for Flatlets and 9 for Private residential.

The response rate is 81.4%. Although the response rate is high, we made concerted effort to investigate any selection bias. Sample selection bias is always a potential problem where there are a significant number of non respondents. Not accounting for it, if it exists, can lead to bias parameter estimates and misleading conclusions (Vossler and Kerkvliet, 1999)

Interviews - Interviews were conducted with representatives of the following organizations: Power Holding Company of Nigeria - power demand and supply, conversion of underground cables to overhead cables, and outage rate per day; Lagos State Waste Management Authority - waste collection and disposal; Lagos State Water Corporation - supply and demand, and water rate; Federal Housing Authority - revised building regulations 1985, Utility map, infrastructure distribution layout, illegal structures, and irregular building approvals; Federal Fire Service - fire fighting capacity; Amuwo Local Government Authority - valuation list and tenement rates; An Estate Surveying firm; Rental and Capital values; 10 Shop Owners; Community and Close Chairmen Forum Security, Festac Town Residents Association matters; Nigeria Police Force Security, police patrol, traffic offences

Method of Data Analysis

Descriptive statistics based on decimalised percentage distribution of responses on Housing conditions/interior building amenities; conditions of infrastructure; adequacy of infrastructure facilities; Affordability and livability, constitute the major variables, each having sub-variables. Chi-square goodness-of-fit test were used to test all the hypotheses,

RESULT AND ANALYSES

Result:

Fig. 1 - Descriptive statistics of frequency distribution (Decimalized)

A. CONDITION OF HOUSES/INTERNAL BUILDING AMENITIES

(i) Physical Condition of houses	N	VB	B	F	G	VG
Physical condition of house floor	171	-	-	0.086	0.386	0.343
Structural condition of external walls	171	-	-	0.043	0.386	0.386
Physical condition of windows	171	-	-	0.214	0.329	0.271
Physical condition of doors	168	-	0.014	0.300	0.300	0.186
Physical condition of ceiling	165	-	-	0.186	0.329	0.271
Physical condition of roof	171	-	0.014	0.186	0.400	0.214
Condition of exterior painting	165	-	0.114	0.200	0.300	0.171

(ii) Internal Building Amenities

Physical condition of water closets	171	0.071	0.029	0.271	0.214	0.229
Physical condition of bathroom	171	-	0.014	0.300	0.300	0.200
Physical condition of water taps	171	0.271	0.229	0.143	0.114	0.029
Condition of corridor and external lighting	171	0.014	0.157	0.214	0.243	0.186
Physical condition of kitchen	171	-	0.086	0.243	0.300	0.186
Physical condition of laundry	120	0.086	0.114	0.243	0.071	0.057
Condition of interior painting	171	-	-	0.286	0.400	0.129

B. CONDITION OF ESTATE INFRASTRUCTURAL FACILITIES

Condition of access roads, minor roads, and footpaths	171	-	0.086	0.386	0.271	0.071
Condition of street lighting	171	0.414	0.257	0.100	0.029	0.014
Condition of drainage system	171	0.157	0.214	0.357	0.071	0.014
Condition of drainage system	171	0.186	0.300	0.200	0.114	0.014
Condition of electricity supply lines, and cable network	171	0.129	0.257	0.414	0.014	-
Condition of water supply lines and pipework	171	0.514	0.171	0.071	0.014	0.043
	N	U	NA	FA	A	

C. ADEQUACY OF ESTATE INFRASTRUCTURE

Electricity supply	171	0.014	0.586	0.214	-
Water supply	171	0.514	0.243	0.057	-
Roads and Streets	165	-	0.086	0.457	0.243
Street lighting	171	0.557	0.157	0.100	-
Internet/computer services	165	-	0.129	0.300	0.357
Telephone services	159	0.043	0.129	0.314	0.271
Drainage facilities	171	-	0.357	0.357	0.100

D. LIVABILITY

Security: Police Patrol	156	0.143	0.386	0.214	-
Neighbourhood Watch	162	0.471	0.114	0.143	0.043
Local Vigilante	162	0.457	0.029	0.243	0.057
Health Care: Hospitals	159	0.014	0.200	0.314	0.229
Health Centres	168	0.086	0.314	0.271	0.129
Clinics	162	0.086	0.229	0.286	0.171
Schools: Infant Academy	165	0.014	0.029	0.343	0.400
Primary Schools	171	-	0.100	0.229	0.486
Secondary Schools	171	-	0.057	0.300	0.457
Tertiary Institutions &	159	0.457	0.143	0.086	0.071
Continuing Education Libraries	171	0.229	0.443	0.100	0.043
Police Station	168	0.300	0.344	0.157	-
Fire Service	171	0.086	0.500	0.229	-
Entertainment: Meeting Halls	162	0.043	0.257	0.371	0.100
Club Houses	159	0.071	0.443	0.214	0.029
Cinemas	168	0.714	0.086	-	-

Post Office Services	171	-	0.143	0.286	0.386
Markets	171	-	0.071	0.300	0.443
Places of Worship	171	-	-	0.057	0.757
Banking Services	171	-	0.029	0.300	0.486
Shopping Centres	171	0.014	0.100	0.110	0.586
Petrol Filling Stations	171	0.029	0.214	0.200	0.371
Open spaces and Playgrounds	171	0.229	0.329	0.186	0.071
Repair Workshops	171	0.043	0.200	0.271	0.300
Waste Collection and disposal	165	0.257	0.387	0.043	0.100
Sewage Collection and disposal	171	0.343	0.329	0.129	0.014

E. AFFORDABILITY

House rental	162	0.171	<i>NAp</i>	<i>Naf</i>	<i>S4</i>	<i>Af</i>
Water rate bills	171	0.014	0.271	0.214	0.114	
Electricity bills	171	0.014	0.271	0.114	0.114	
Public Transportation costs	171	-	0.186	0.414	0.200	
			0.171	0.429	0.214	

N-no. of respondents; *VB*-Very Bad; *B*-Bad; *F*-Fair; *G*-Good; *VG*-Very Good; *U*-Unavailable;

NA-Not Available; *FA*-Fairly Available; *A*-Available; *NAp*-Not Applicable; *Naf*-Not Affordable;

S4-Somewhat Affordable; *A*-Affordable

Field Survey (2004)

Table 3 Rental and Market Values of Festac Properties (April, 2004)

House Type	Rental Value p.a	Market Value
1	N100,000-N125,000	N1.5m N1.7m
2	N140,000-N160,000	N2m N2.5m
3	N180,000-N200,000	N4m N5m
4	N200,000-N210,000	N4.5m N5.5m
5	N150,000-N160,000	N2.8m N3.5m
6	N200,000-N210,000	N4.8m N5.5m
7	N250,000	N6m N7.5m
8	N300,000	N8m N9.5m
9	N350,000-N400,000	N10m N11m
10	N450,000-N500,000	N13m N15m

Field Survey (2004)

Table 4: Chi-square Test Results for Housing Conditions, Condition of Infrastructural Facilities, Adequacy of Estate Infrastructure, and Livability
Expected Value = All categories equal

A. PHYSICAL CONDITIONS OF HOUSES

(i) Physical Condition of houses	df	X ² -cal	X ² -tab	P-value	α
Physical condition of house floors	2	40.737	5.99	0.000	.05
Structural condition of external walls	2	60.632	5.99	0.000	.05
Physical condition of windows	2	5.053	5.99	0.080	.05
Physical condition of door	2	4.734	5.99	0.094	.05

Physical condition of ceiling	2	7.023	5.99	0.030	.05
Physical condition of roof	3	75.433	7.81	0.000	.05
Condition of exterior painting	3	7.813	7.81	0.050	.05

(ii) Internal Building Amenities

Physical condition of water closets	4	58.737	9.48	0.000	.05
Physical condition of bathroom	3	56.115	7.81	0.000	.05
Physical condition of water taps	4	51.524	9.48	0.000	.05
Condition of corridor and external lighting	4	43.644	9.48	0.000	.05
Physical condition of kitchen	3	26.615	7.81	0.000	.05
Physical condition of laundry	4	41.360	9.48	0.000	.05
Condition of interior painting	2	28.737	5.99	0.000	.05

B. CONDITION OF ESTATE INFRASTRUCTURAL FACILITIES

Condition of access roads, minor roads, and footpaths	3	72.698	7.81	0.000	.05
Condition of street lighting	4	149.789	9.48	0.000	.05
Condition of drainage system	4	89.744	9.48	0.000	.05
Condition of sewage system	4	56.081	9.48	0.000	.05
Condition of electricity supply lines, and cable network	3	91.526	7.81	0.000	.05
Condition of water supply lines and pipe work	4	216.158	9.48	0.000	.05

df χ^2 -stat χ^2 -tab P-value α

C. ADEQUACY OF ESTATE INFRASTRUCTURE

Electricity supply	2	126.623	5.99	0.000	.05
Water supply	2	79.953	5.99	0.000	.05
Roads and Streets	2	55.745	5.990	.000	.05
Street lighting	2	96.000	5.99	0.000	.05
Internet/computer services	2	21.554	5.99	0.000	.05
Telephone services	3	53.700	7.81	0.000	.05
Drainage facilities	2	35.588	5.99	0.000	.05

D. LIVABILITY

Security: Police Patrol	2	26.423	5.99	0.000	.05
Neighbourhood Watch	3	116.190	7.81	0.000	.05
Local Vigilante	3	119.571	7.81	0.000	.05
Health Care: Hospitals	3	53.520	7.81	0.000	.05
Health Centres	3	40.115	7.81	0.000	.05
Clinics	3	24.607	7.81	0.000	.05
Schools: Infant Academy	3	113.518	7.81	0.000	.05
Primary Schools	2	59.684	5.99	0.000	.05
Secondary Schools	2	63.849	5.99	0.000	.05
Tertiary Institutions &	3	109.307	7.81	0.000	.05
Continuing Education Libraries	3	97.421	7.81	0.001	.05
Police Station	2	14.893	5.99	0.000	.05
Fire Service	2	68.526	5.99	0.000	.05
Entertainment: Meeting Halls	3	71.724	7.81	0.000	.05

Club Houses	3	113.485	7.81	0.000	.05
Cinemas	1	103.714	3.84	0.000	.05
Post Office Services	2	22.035	5.99	0.000	.05
Markets	2	54.316	5.99	0.000	.05
Places of Worship	1	126.368	3.84	0.000	.05
Banking Services	2	81.789	5.99	0.000	.05
Shopping Centres	3	206.895	7.81	0.000	.05
Petrol Filling Stations	3	62.093	7.81	0.000	.05
Open spaces and Playgrounds	3	36.140	7.81	0.000	.05
Repair Workshops	3	41.000	7.81	0.000	.05
Waste Collection and disposal	3	75.796	7.81	0.000	.05
Sewage Collection and disposal	3	78.895	7.81	0.000	.05
Wind Orientation & Ventilation	4	86.824	9.48	0.000	.05

F. AFFORDABILITY

House rental	3	14.444	7.81	0.002	.05
Water rate bills	3	34.744	7.81	0.000	.05
Electricity bills	3	83.105	7.81	0.000	.05
Public Transportation costs	2	30.360	5.99	0.000	.05

Decision rule Determine the X^2 -value (tabular) i.e. $X^2_{\alpha, k-1}$ and compare with X^2 -value (calculated), and take a statistical decision.

If $X^2\text{-cal} < X^2\text{-tab}$ ($P \geq \alpha$) ; Accept H_0 : $X^2\text{-cal} \geq X^2\text{-tab}$ ($P < \alpha$) ; Reject H_0 .

Degree of Freedom ($k-1$) and Level of Significance. $\alpha = 0.05$

Based on chi-square test at 0.05 significant level: Critical Value i.e. X^2 -values (tab) at 2df = 3.84; 7.81 at 3df; and 9.48 at 4df.

Wherever $X^2\text{-cal}$ is greater than or equal to $X^2\text{-tab}$, or ($P < \alpha$), we reject all the null hypotheses, because it is not a realistic conjecture. The result of the X^2 -test performed on SPSS 10 (Table 4) shows that H_0 may be accepted or rejected depending on the decision rule.

5.0 SUMMARY OF FINDINGS

Population and occupancy rate

According to information obtained from Amuwo Odofin Local Government, the population of Festac Town (phase 1) is about 600,000 (an increase of 1000% over the planned population of 55,000). This gives a population density of approximately 1300 persons per hectare or 523 persons per acre or 87 persons per standard plot of land, whereas the average number of persons per household (occupancy ratio) is 6.857. By extrapolation, each plot would have carrying capacity for 14 households.

Physical conditions of buildings:

The physical condition of house floors, walls, roofs and ceilings, exterior

painting, and the conditions of Internal Building Amenities, such as water closets (WCs) Bathrooms, water taps, external and corridor lighting, kitchens, laundries, and interior paintings are generally satisfactory.

Adequacy of infrastructure and other facilities

Infrastructural facilities are generally adequate. On security, the police reported a decline in crime rate by 25% over the past 12 months, but did not record remarkable drop in traffic and other civil offences.

There is one police station located at 2nd avenue. It is usually congested with complainants, criminals and seized vehicles, with their activities spilling over to the main road. There is one Fire Service Station located at 3rd avenue. An interview revealed that the Fire Station lacked equipment and personnel.

Most of the shops are individually owned with a few clusterings. An interview with the shop-owners reveal that many of them also reside in their shops due to shortage of accommodation in the Town and nearby. A sizeable number of open spaces and playgrounds have been reallocated for development while many others have been encroached upon by squatters. The buffer zone shielding the Town from Lagos-Badagry Expressway are now cleared and occupied by several places of worship and repair workshops. Interview revealed that many of the development are illegal structures. Lagos State Waste Management Authority (LAWMA) confirmed that the nearest waste disposal site is at Soulos, Ojo. However, a temporary open dump site is in use along 2nd Avenue. It is not well maintained.

There are incidences of overflowing sewage drains as well as buildings erected directly on utility lines.

Condition of infrastructural facilities

A few roads are unmotorable and many are obstructed by illegally erected makeshift structures. Condition of drainage is generally satisfactory, but flooding is recorded in some area after downpour. PHCN reported that over 2.5km of their cable network would need to be replaced within the next 18 months to avoid a major breakdown in power distribution to the Estate.

Affordability

The rent paid for accommodation in Festac Town is affordable. Table 3 shows rental and capital values for Festac Town properties as at April, 2004. Prospective tenants are required to make at least two years down payment exclusive of the usual agency and legal fees. Water rates and public transportation are also affordable.

6.0 DISCUSSION

The general satisfactory good condition of the houses is attributable to the high quality materials used at the time of construction several years ago. Concrete walls with reinforcements were used; good quality woods as roof trusses, concreted floors, good ceiling materials, and paintings. However, the doors and windows are dilapidating. Good quality bath and water closet materials are in good physical condition. The standards of building construction in the Estate were unprecedented in the annals of Nigeria's construction history. According to Fagbohun (2003) infrastructure are the basic requirement of life and its adequacy and worthiness set pace for development and the quality of life. Similar quality of works could also be reported on the infrastructure to the extent that they are still generally in good physical and functional condition. Population growth of residents exerted pressure on the existing infrastructure services, stretching them to their elastic limits.

The ravaging poverty, corruptive tendencies and inflation are accountable for the neglect of infrastructure maintenance activities by relevant authorities and residents alike. Spiral inflation and resultant fall in money value may have impinged slightly on affordability of residents while factors such as government's insensitivity to the plight of the people and lackluster private sector participation in infrastructure development contributed negatively, and in no small measure, to the livability status of the Estate in terms of condition of sewage systems, street lighting, water supply, library facilities, waste disposal and collection, and recreation.

Research results justify the adequacy of estate infrastructure but an interview with Festac PHCN revealed that the daily power requirement for Festac Town is about 550 megawatts, whereas less than 250 megawatts is supplied daily leading to power outage of 10-15 hours daily. Power Holding Company of Nigeria's capacity for electricity generation has been on the decline in recent times, hence, there is a short fall in distribution. In contrast with the research finding, the researcher's observation reveals that mains water supply to Festac Town is unavailable. According to Close Chairman's Forum, supply to the Town was disconnected some 24 months ago following refusal of residents to pay what they considered "LSWC's exorbitant water rates". The residents resorted to alternative sources of water supply, such as digging wells, installing boreholes and tanker supply. A number of thoroughfare and minor roads have been rendered inaccessible through their closure even in the daytime, thereby impinging on circulation and movement. Street lighting system is available in Festac Town but not functional. The Close Chairman's Forum disclosed that it has remained so for more than 15 years now.

7.0 CONCLUSION

The Estate is bedeviled by spiral population explosion and resultant overcrowding, with an occupancy ratio of 3 persons per room (WHO standard 2 persons per room) and an average population density of 1300 persons per hectare. The residents population needs to be controlled to reduce overcrowding and spread of communicable diseases.

The buildings are generally in satisfactory physical condition, well ventilated and painted externally. The researcher's site inspection confirmed that the buildings are structurally sound. Internal building amenities are available, and in satisfactory condition, Social and physical infrastructure facilities, such as electricity, water supply, drainage, health care, schools, police station, fire service, entertainment centres, open spaces and playgrounds, roads and streets,, petrol filling stations, waste/sewage collection and disposal are adequate.

The condition of infrastructural facilities are generally satisfactory, but in some areas, there are: Exposed electricity supply lines which portends danger to unsuspecting passersby; overflowing sewage drains, incessant flooding, broken and rusty water pipelines, and non functional street lightening system.

8.0 IMPLICATIONS OF RESEARCH FINDINGS

There are possibilities of neglect in the future if the present harsh economic climate persists, in which case, the Estate and its residents are at the risk of degeneration; the Estate into a slum area, and the residents' health may suffer thereby. There are tell tales observable now, such as condition of sewage system, street lighting, water supply, library facilities, waste disposal and collection, and recreation. Onibokun and Kumuyi (1996) characterized slum housing area as an area without open space and other essential amenities, while Adisa (1994) concluded that such areas are prone to crimes and other social menace. Physical housing conditions are good, but deteriorating social and physical infrastructure facilities may make Festac Town 'unlivable' in the 21st Century. With the likelihood of continual uncontrolled population increase of residents and squatters that are attracted for commercial purposes, the pressure on existing infrastructure facilities could lead to acute inadequacies and accelerated deterioration of their conditions.

9.0 RECOMMENDATIONS

Festac Town needs to be upgraded with an integrated conservation strategy that may be acronymed FESTIP i.e FESTAC TOWN IMPROVEMENT PROJECT. The initiative is to provide infrastructure facelift, population control and community development as linked interventions. The

Improvement Project should be attached to the Office of the Amuwo Local Government Chairman, and the operators of the Project are to enlist the support of the Federal Housing Authority and the Festac Police. FESTIP should comprise of representatives of the Local Government, Federal Housing Authority, Festac Town Residents Association, an Estate Surveyor and Valuer and a Town Planner. It should be empowered financially, and legally through relevant byelaws to carry out the following tasks:

Demolition of all structures, the development of which are inconsistent with the provisions of section 1 of FHA Revised Approval To Building Plans Regulation of 1985 which states in part as follows: "Any unapproved development shall be liable to demolition after a notice has been duly displayed." Immediate suspension and subsequent reappraisal of building permits for new development, particularly for shops and places of worship in order to control and reduce resident population and corresponding pressure on available social services.

Restoration of damaged street lightening system to enhance security and complement routine police patrol in the Estate.

Replacement of broken water pipes and restoration of water supply by mediating in the face-off between the residents and Lagos State Water Corporation.

Creating youth employment in order to reduce daytime idle population and touting. For example, the youth may be engaged in minor road repair works.

Ensuring that the sewage treatment plant is refurbished to function at full capacity in order to ameliorate the slow dislodgement of sewage and its treatment.

The Local Government and FHA should enlist the cooperation and understanding of all Festac Town residents through the Festac Town Residents Association as invaluable partners in progress. Nothing suggests that such understanding and cooperation will not be forthcoming.

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