

THE IMPACT OF URBAN GROWTH ON HOUSING DEMAND IN EMERGING SETTLEMENTS OF PORT HARCOURT METROPOLIS: THE RUKPOKWU EXPERIENCE

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ABSTRACT: The Research looks at housing demand as a result to urban growth. The study attempts to identify the effects of urban growth on housing demand in emerging settlements like Rukpokwu Town with respect to the identification of the causes of the upsurge in population, the impact of it on the immediate environment, challenges of residence in terms of housing need and demand, the solution of this housing challenge faced by both indigenes and other settlers in Rukpokwu Town. The study employed the multistage sampling technique which started from the identification of the five contiguous enclaves that make up Rukpokwu Town to the enumeration of the existing streets of the Rukpokwu Town, which were about one-hundred streets to the random selection of ten longest streets (two from each community), and questionnaire were administered at random. Data got from the field was collected, collated and analyzed. Results were represented by simple charts and tables. From the data got from the field it was established that the influx of people from other parts of Port Harcourt Metropolis to Rukpokwu is as result of the increased spate of violence caused by the militancy crisis which engulfed Port Harcourt between 2003 and 2006 that lead to the destruction of lives and properties that made people to find themselves out of the crisis prone areas to settle mostly at Rukpokwu Community for safety of lives and properties. Also the cheapness in the cost of the land contributed to the increase in the growth of Rukpokwu Town. However most of the houses found in Rukpokwu Town are mainly rooming wagon type houses with little or no provision of the basic facilities that aids convenience in the houses. Based on the above findings, it became very imperative to posit that; the government at the state level should embark on massive acquisition and construction of low cost housing units to accommodate the rising demand for the housing by the people, the encouragement of private sector participation in housing delivery, the state government should upgrade and in some places carryout urban renewal schemes to reduce the influx of the people to the fringes of Port Harcourt and the government's provision of subsidized building materials to encourage land owners to build standard houses to improve on the housing quality in Rukpokwu Town. Urban growth however should not be seen as a threat to the receiving location rather it should be seen as a community.

Keywords: Emerging settlements, Housing demand, Housing standard, Impact, Urban growth,

INTRODUCTION

Urban growth is the process of accelerated growth in the activities of an area. It includes growth in number of points of population concentration and growth in size of individual settlements, Onokerhoraye (1984).

Historically, there has always been a drift of people from the rural areas, and small towns into cities. The main attraction being job opportunities, job transfer, better living standards or the desire of changing environment and so on, Adekoya (1981).

However, it is very germane to mention here that there is nothing distinctive about the movement, but becomes significant only when it has an impact on the social and economic organization of the community.

Urban growth being a process of accelerated growth and development is reflected in the increase of secondary and tertiary activities as well as spatial expansion of the city Adekoya (1981).

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The instantaneous intensification of urban population in Nigeria has brought with it many teething troubles which are associated with the provision of basic infrastructure such as electricity, inter-urban and intra-urban transportation routes and facilities, communications services and the glitches of providing medical, institutional, educational and recreational facilities. Perhaps the most outstanding of all the problems is that of providing adequate housing facilities for the population.

Housing is the process and product of creating shelter for human beings, Jorgenson (1982). Shelter has been accepted universally as the second most important essential human need after food. It is the focal point of the urban life and its attendant development.

Housing in its entire ramification is more than shelter because it embraces all the social services and utilities that make a community or neighbourhood a livable environment (National Housing Policy 1991).

Most large cities and towns are growing with related health complications resulting in the rapid growth of the population in the urban areas. This invariably implies that houses should be provided in large quantities of the environment to meet the teeming upsurge in population. At the moment, the state of housing in the country has in many ways fallen short of housing standards in terms of fitness, basic amenities and spaces. Housing demand on the other hand is when people exercise both their preference and ability to pay housing, Willis (1980).

STATEMENT OF THE PROBLEM

The swift upsurge in urban population is not being complemented by significant increase in dwelling units. As a result, the existing units are precariously overcrowded and this is becoming very serious.

The escalation of urban gang wars, criminality, and social unrest in Port Harcourt municipality in 2006 resulted in the influx of population into Rukpokwu community. It was because of the political crisis, inhabitants of the affected areas (Miles I and II) in Diobu, the old Port Harcourt Township, Borokiri axis and the like made their way to Rukpokwu Town so as to save their lives.

The influx of people who migrated from the municipality towards the periphery especially Rukpokwu Town quadrupled the population naturally and there was an increased demand for housing.

For instance, the number of civil servants and other residents who migrated to that area of Port Harcourt Metropolis with their families naturally attracted the commercial sector to thrive in various forms. These ranges from traders who tend to cater for the daily needs of the new population, construction firms, banks and so on, which were aware of the huge profits that are imminent in the development of the emerging settlement with its increased population.

There was also the acquisition of most of the existing residential properties by the migrating population in so doing increasing the housing demand.

This trend of development in burgeoning economic activities and the rapid growth in terms of population added pressure on the available land and existing structures in spite of the difficult physical terrain. This has resulted in an acute shortage of housing in Rukpokwu Town, it has also led to high rental values, high occupancy rates, lack of adequate amenities and utilities and environmental conditions.

It was as a result of these challenges that prompted the researcher to critically look at the impact of urban growth and housing demand in Rukpokwu Town.

GOAL OF THE STUDY

The goal of this paper is to design a sustainable policy framework for the present and future planning for the population growth and housing demand with a view to providing adequate housing for the inhabitants in Rukpokwu Town.

OBJECTIVE OF THE STUDY

-To examine the existing and proposed housing development programmes carried out by Government and make recommendation aimed at providing adequate housing in Rukpokwu Town.

-To examine the housing demand situation in Rukpokwu Town.

-To provide parameters for the provision of low cost housing in Rukpokwu Town because of the increase in population growth rate.

SIGNIFICANCE OF THE STUDY

The study will help to identify the direct relationship between urban growth and housing demand. It will also help town planners and policy makers to formulate policies and programmes that would take cognizance of the fact that urban growth could cause a lot of economic and social problems, including those related to housing.

LITERATURE REVIEW

URBAN GROWTH

There is no satisfactory and generally accepted definition of urban growth. Sada (1972) observed that the process of growth differs between developed and developing countries. He went further to say that urban growth in developed countries is closely associated with industrialization and economic development, both of which tend to create employment opportunities in urban areas. It is also taking place much more rapidly than in the industrial nations at the peak of their urban growth, it is also associated closely with economic, social and administrative problems.

REASON FOR URBAN GROWTH

According to Lean and Goodall (1966), the nature of existing economic opportunities in a nation are a guide to the size and character of the future urban population, level of income, consumption needs, land-use pattern and the like. This is so because the less industrialized countries have a greater potential rate of urban growth than advance countries whose population is already urbanized. The rate of industrial growth and rate of urban growth is closely correlated. The needs of urban growth are probably

attained in the process of urbanization itself; due to population, technological changes and political decisions.

(i) Technological changes

These works towards the production of more goods and services from a given input of resources and this may come about by substituting new for old methods of production or one factor of production for another. Technological changes in means and method of production have important consequences for the internal structure of urban areas and will lead to the emergence of new pattern.

Consequently, public policy decisions towards changes in technology are likely to have important bearings for urban growth in general and the changes that take place within urban areas in particular.

The rate of urban growth does not affect all cities equally. In a nation showing a high rate of urban growth (in terms of both population and output of goods and services) some urban areas could be declining. Example where the area's economic of the area had been a mineral resource which has now exhausted. Expansion will then depend upon the demand for goods and services produced in that area.

On the other hand, non-economic factors play an important part in promoting or initiating urban growth. Political decision for instance are especially significant the decision to make an urban area a national, regional or local political capital will give that area a growth potential not possessed by other urban areas, for activities requiring frequent frontal contact with government bodies may be attracted to locations in that area.

b) Changes in Population

When an increasing proportion of inert or cumulative total population is being supported in cities, the enlarged urban population commonly results from the better economic opportunities in the towns.

Nonetheless, the situation can arise in less developed nations where agrarian earning are so low and rural employment opportunities so few that the surplus rural population is pushed towards urban areas, even before adequate jobs exists in the city. Where urban births exceed urban deaths, a natural increase in the size of the urban population would occur. Immigrants to a country, where responding to economic opportunities or moving because of some form of prejudice, may gravitate to cities that increase the urban population. Also general increase in urban population provides larger markets for firms and increases specialization of skills and the like.

THE PROCESS OF URBAN GROWTH

The growth of an urban area involves incompatible yet harmonizing methods of concentration and decentralization. Development brings more activities and persons into an urban area in search of sites, no concentrating more workers, machines and buildings on

that area. The necessarily requires some readjustments to existing uses of land and those lower order uses find that they become sub-marginal occupiers of near central sites, and in time, will relocate on sites more distant from the position of greatest accessibility where they will also be joined by new lower order uses attracted to that town. Thus, urban growth involves the processes of internal reorganization and outward expansion, Lean and Goodall, (1966).

(a) Internal restructuring

The road patterns, buildings in an urban area physically represent a relatively static framework element. The nature and number of activities including persons in an urban area shows a tendency to increase, the physical static framework needs adjusting. The physical structures are often slow to adjust to varying demands and in such cases, the dynamic activities must try and acclimatize themselves in the period in-between, to the existing physical layout of the urban area and make the best that can done.

(b) Outward expansion

The increased demand for land in the periphery of an existing built-up area, which result from the growth of that area, reflects both the demand from new activities and persons from activities displaced from the urban area during the process of internal reorganization peripheral growth, compared with areas nearer the city centre, takes place at relatively low densities because the supply of land shows a more than proportionate increase as distance from the center increases. Improvements in transportation broaden the possibilities of using land for urban purpose, especially in the case of residence development along the lines of least resistance, which prove to be the existing routes which afford the easiest access. Hence, land on either side of the main road, for considerable distances into the country-side is converted to urban uses.

Peripheral expansion takes the form of ribbon development because there is a saving to the private developer on the road and public utility cost plus the advantage of direct access to a main route.

CHALLENGES OF URBAN GROWTH

The process of growth according to Lean and Goodall (1966) is accompanied by certain complications, which are intensified as the city size increase.

With the increase in population, a higher demand for houses both residential and commercial, and also urban infrastructure such as roads, public services and the like are especially important to urban areas efficiency.

Also the expansion of urban areas proceeds at a pace that the local government boundaries are outdated. This may result from the amalgamation of adjacent growing areas is subdivided amongst government responsibilities and finance problems.

Other challenges associated are the increased cost of vehicular accidents, environmental deterioration, atmospheric pollution, more incidences of suicides and many more associated social vices.

HOUSING

The 1992 National Housing Policy for Nigeria identified shelter as the most essential human need after food. While adequate housing is crucial for effective performance of man, a considerable proportion of Nigerians live in sub-standard and poor housing as well as deplorable unsanitary residential environments Onibokun, (1985).

The Oxford Advanced Learners English Dictionary defined "housing as the provision of temporary or permanent accommodation or shelter for people especially for a family to live in so as to shield them from the dangers attributed to exposure to dangerous animals, effects of harsh climate and in the present days, social hazards posed by criminal intruders or hoodlums.

Housing is not a luxury neither is it an optional commodity. It is a fundamental, essential and basic human right equivalent to food and clothing on the scale of human needs. It is the foundation of the family and the family is the basic unit of the society.

Housing is further defined as the provision of any form of structure, erection or building with its ancillaries, which is man-made for the purpose of accommodating a person or persons. This would range from providing dwelling houses for a small village to dwelling houses for urban centres. Therefore, the objectives of good housing could be termed to include "means of shelter from rain, sun, wind, cold or any other of climatic element.

Also the provision of land for housing construction, improvement of production capacity in the building industry and also reduce the country's dependency on imported materials.

Montgomery and Mandelker (1970) also pointed out the multi-dimensional nature of housing, the concept is not just for walls and a roof, but other aspects also including;

- (a) a specific location in relation to work and services.
- (b) neighbours and neighbourhood.
- (c) property rights and privacy.
- (d) income and investment opportunities.

In effect, the term "housing" incorporates the house itself and the total surrounding environment with its analogy facilities and services.

In order to achieve this aim, man developed various forms of dwelling houses and accommodation. These include highly sophisticated and ultramodern complexes such as the state and federal secretariat, state houses, modern government residential areas, the modern owner occupied houses, block of flats, single rooms and so on. Others take the form of huts and caravans in the counting made. Also

the concept of housing could extend to include environmental factors, which embrace the general land use, recreational areas, shopping facilities, infrastructural services etc.

HOUSING NEED AND HOUSING DEMAND

The social concept of "housing need" has to be distinguished from the economic concept of "housing demand".

According to Yeh (1974), "housing need" refers to the inadequacy of provision of accommodation when compared with a socially acceptable norm. It takes no account of the ability to pay hence estimate of housing needs are generally based on achieving urban desirable housing auditions. For example, that each household or family should have a separate housing unit of an acceptable type and that density of occupation type should not exceed a certain level.

Willis (1980) refers "housing demand" to an economic demand for housing in the sense of people exercising both their preference and ability to pay for housing.

The number of unit of demand for housing in an area may be considered as equivalent to the number of unit of demand for housing in an area may be considered as equivalent to the number of family or household groups economically competent to occupy separate dwelling units.

A measure of the potential quality of demand is in effect of a community or changes in population having significance only when expressed in terms of the number of families and household demand for housing could be influenced by marriages divorce rates, migration, sharing of dwellings, population and demand quality.

HOUSING NEED IN DEVELOPING COUNTRIES

The demographic patterns of urban growth in developing countries particularly, the African Nations are characterized by high rates of population growth and rural – urban drift.

The teeming population in the urban areas is in high demand for housing.

According to Lewis (1981) "the visible and most obvious consequences, of urban growth in developing countries is the rapid deterioration of urban housing and living conditions". A physical impregnation or observation of our urban areas confirm the above statement as most of them are fast decaying and growing into whom as a result of intensive use and the over-stretching of united facilities provided beyond their capacities. A background investigation into the causes of rural urban drift reveals that it is motivated by search for white collar jobs by the rural populace who are more educated now than before and the total absence of basic infrastructural facilities like

electricity, pipe-borne water, employment opportunities and so on in our rural areas.

According to Donnison (1979), "housing needs are neither simple nor self-evident. They are a collection of rights opportunities, assets, attribute, about as complex and liable to change and as difficult to define as needs for education, health and general property". There are various preferences of the populace, needs in terms of rent paying ability and income, needs in terms of the number and size of accommodation required.

Housing is defined as the total residential neighbourhood/environment or micro district including the physical structure, all necessary services, facilities and apparatus for the total health and social well-being of the individual and family Salau, (1992).

It is seen as the physical environment in which the family and society's basic units must develop. Housing structures are enclosures in which people are housed for lodging, living accommodation or even work places.

According to Abrams (1964), "housing is not only a shelter but also part of the fabric of the neighbourhood life and of the whole social milieu". It touches upon many facets of economic activity and development. Thus housing provides social contacts, good image, a sense of belonging and an indicator of social status. As a focus of economic activity as a symbol of achievement and social acceptance and as an element of urban growth and income distribution, housing fulfills a social need. In other words, housing has social and economic function it performs in the life of an owner. The adequacy of housing could be measure by three major principal factors namely;

Physical factor: This is whether a housing units is dilapidated or not or in the state of repair.

Quality: Whether it has basic amenities such as toilet, bath, electricity, pipe borne water, it's finishing and so on.

Occupancy rate: The number of person occupying a room that is whether the house is overcrowded or not measured by the required standard.

HOUSING PROGRAMMES/POLICY

The awareness of housing problems has generated a lot of interest in the formulation of housing programmes and policies.

According to Omuojine (1987), "a housing policy is a selected and addressed the underlying rationale of social economic existence.

However it could also be seen a specified and permitted standard method formulated to unravel prevailing and anticipated housing teething troubles in a people.

It would be rather presumptions to give a general definition of a housing policy because the housing policy of

any nation, state or organization may according to local problems, priorities and set goal and objectives at any period such as where a quantification problem of housing exists, the policy of the government might be geared towards the provision of more housing units to meet the numerical shortage.

Housing policy when drawn up or formulated therefore should embrace the housing problems of that particular nation, state or local government area, picking on the immediate and pressing problems that might look into the housing situation and drawing up detailed programmes for tackling the problems.

HOUSING POLICY IN DEVELOPED COUNTRIES

United States of America

The United States formulates and creates a number of housing policies through pursuing legislation as approaches for solving housing problems in America. The creation of the housing and urban development (HUD), itemized the American wish a device to provide a suitable living environment for American families Taggart, (1970).

The conventional approach to public housing was a device to provide American people with houses through the enactment of legislation designed to increase the housing supply under this programme more than 2,200 local authorities developed rental housing units, owned and operated by the local authorities through the power granted it by

-The American housing policy is basically designed to serve a derivative and residual role. Americans are expected to provide for their needs themselves but if they are unable to do so, then the government in an increasing number of areas ensures that their needs are met. Thus social housing policy is selective because it applies only to the residual i.e those who are unable to provide for themselves and utilizes a means test to identify who those are.

BRITAIN

There have been several reviews on housing development in Britain in the wake of the industrial revolution of the 19th century. England housing problems may be trace to the growth in the population and its concentration in towns during the nineteen century. In 1801, the population of England and Wales was 9 million. In 1914, it had doubled more than twice 36 million. The towns grew so fast that they become great industrial conurbations.

As a result of Britain housing needs to meet the ever-measuring size, of the population number policies were developed. The policy devices include

1. The building and administration of public or council housing.
2. A system of means – tested rent subsidies (rent rebates for public housing tenants and rent allowances for the private rental sector).

3. Rent control and regulation providing security of tenure at least for residents of the private unfurnished rental sector.

4. A system of temporary accommodation for

(a) Public housing

The British public authorities, which were also public housing agencies, like the local government councils. New town Development Corporation, Housing Association and special Agencies. They operate a number of housing programmes, which became effective on a substantial scale in the 1920s. The public housing programme was intended to meet the needs of the people, to fill the gap left by the withdrawal of private capital financing rental housing property. The British subsidized dwelling built Exchequer.

(b) The private sector

Until after World War 1, most housing to let was provided by landlords as a business undertaking and the rents charged were determined by the normal process of demand and supply. The standards to which housing accommodation was built were and still regulated by building by-laws and statutory requirements. The production of new housing in the private sector is now very largely confined to building houses and flats for sale to occupiers. Most purchasers of houses and flats are able to buy through a loan secured on the dwelling and of over a period of years.

The 1974 Housing Act, introduced measures to deal with unfit and adolescent housing through the classification of housing under Housing Auction Areas (HAAs); Priority Neighbourhoods (PNs); and General Improvement Area (GIAs), as well as the attendant differential policy initiatives.

HOUSING POLICY IN DEVELOPING COUNTRIES NIGERIA

Fadahnsi, (1989), observed that three major events brought government into housing in Nigeria, these were; Firstly the plague of 1928 that led to the establishment of the Lagos Executive Development Board (LEDB) charged with the planning and development of Lagos.

Secondly, the workers strike of 1914 which further gave rise to government commitment to housing and Thirdly the using of Lagos as Federal Capital after Nigeria gained independence.

Nigeria under the colonial rule did not experience much of what a public housing programme should provide. Therefore, little would be discussed on the efforts of the colonial authorities towards housing provision in the country.

The colonial era was described as "the era of housing reservation because the major experience was the creation of Government Reserved Areas (GRA) in all the

administrative centers in the country where quarters were built cater for the housing needs of expatriate staff and senior civil servants. Provisions of housing for other categories of working class in the urban administrative centres were left in the hands of the private sector.

However, the colonial authorities set-up the Housing Control Board changed with the responsibility of enforcing strict compliance with the planning law regulation (1946) by the private sector in their building operations so that their development did not interfere with public developments and facilities.

After the independence, the era marked the transfer of government housing reservations and quarters to the Nigerian elites from the white colonial masters.

During this era, the federal government drew up some development plans, which incorporated housing policies and programmes. The development plans are;

(a) **The first National Development Plan (1962-1968)** in this plan, the main concern of the Federal Government in the realm of housing was confined to the federal territory of Lagos. The federal Government expressed deep concern over the explosive expansion and the enormous housing problems of the metropolitan Lagos. Overcrowding of the limited number of housing units available featured prominently.

(b) **The second National Development Plan (1970-1974).** The plan fell within the period immediately after the civil war. In view of this, the need for resettlement and rehabilitation featured prominently and this put forward proposals which were to bring a slight improvement on these provided by the previous plan period. However, housing still featured under the town and country planning sector. It contained to recognize the role of land in promoting housing and also the importance of providing building materials of reasonable prices. Generally, the plan provided for surveys preparation of masters plans, river basin development, resettlement schemes and housing. Also during this period saw the establishment of the Federal Mortgage Bank of Nigeria (FMBN) in 1972 as the major financial institution for the provision of housing finance and the Federal Housing Authority (FHA) in 1973 to cater for federal housing projects.

(c) **The Third National Development Plan (1975-1980).** The federal government continued to recognize shelter as one of the most basic human need, and also noted the effect of urban growth arising from accelerated temperature of socio-economic development. To combat shortage, overcrowding, high rent and acquirer settlements, the federal government proposed to build 202,000 owner-occupied housing units in major urban centers all over the country. This period witnessed the decision of the Government to participate actively on the provision of housing for all income groups by direct

construction of housing both the federal and state government. In order to achieve this significant increase, there was increased investment in local production of essential material (like cement), promotion of the local building materials on large scale, assistance to indigenous contractors, attractions of foreign contractors to supplement the overall housing construction capacity.

The most revolutionary step taken by the Government during the plan period was the promulgation of the land-use decree No. 6 of 1978 aimed at making acquisition of land of housing and other land-uses easier and less expensive. There was also an anti-inflation task force established to check the alleged excesses of urban landlords.

(d) The Fourth National Development Plan (1981-1985) the plan stated the Federal Government commitment to the provision of housing units during the plan period and construction annually. The policy was aimed at increasing and improving the overall quantity of housing both in urban and rural environments. This was aimed by adopting realistic designs and using local building materials to provide houses at reasonable cost.

The New Housing Policy in (1989), the Federal Military Government set up an adhoc committee to prepare a New National Housing Policy. Its goal is to ensure that all Nigerian own or have access to decent housing accommodation at affordable cost by the year 2000AD, its objectives include

1. to encourage and promote active participation in housing delivery by all tiers of government by allocating specific functions to each tier.
2. to strengthen institutions within the system to render their operation more responsive to demand.
3. to emphasize housing investments, which satisfy basic needs.
4. to encourage greater participation by the private sector in housing development.

The past housing policy of the Federal Government suffered from poor implementation and inadequate funding as a result of diversion of budgeted allocation; hence the targets set were never achieved.

Therefore, the New Housing Policy of adequate funded and properly implemented, the target of building 700,000 housing units in the federation (36 states) per annum will be visible to meet up the overall target of 8 million housing units by the next decade.

METHODOLOGY

THE STUDY AREA

The study covers Rukpokwu Town in Rivers State; it is made up of about 100 streets. According to the 1999 population census Rukpokwu Town has a population of 3,626, using the exponential growth model, with an annual

growth rate of (5.8%), the projected population of the study area to 2014 is about 10,500.

The study area is located at the northern fringes of Port Harcourt with land boundary of 289km² (area). Its center lies at latitude of (4.9012600 and longitude of 7.0056500) and it has an elevation of 21m above sea level and co-ordinates of 4^o54'15"N and 7^o0'0"E. Rukpokwu Town is partly residential and partly commercial. It gives access to the Port Harcourt International airport road. Rukpokwu is made up of five contiguous communities namely: Elipokwo-Udu, Mgbuchi, Rumuapu, Rumuijuma, Rumuehienwo. And the natives of Rukpokwu community are predominantly farmers.

Key informants, questionnaires administration, field survey were the primary sources of data collected and used. Also some secondary sources of data such as: textbooks references from maps, journals and other archival materials.

THE TARGET POPULATION

The population of the study area is 10,500 persons living in Rukpokwu Community and randomly selected 10 sample streets among the total number of street that make up Rukpokwu Community.

THE SAMPLE SIZE

The multi-staged sampling technique was used; it involved the listing of all the identified streets in Rukpokwu Town, which was followed by the division of the town into five zones based on the communities. Two streets each was selected at random in the 5 communities to give a fair representation and ten questionnaires were assigned to each street. The administration of the questionnaire was done with through simple random technique.

Table 1: Questionnaire distribution in the study area

S/N	Name of Street	Questionnaire for Households
1	Jenida	10
2	Owo	10
3	Bunu	10
4	Eneka	10
5	Ohiajji	10
6	Wokpor	10
7	Church	10
8	Apononu	10
9	Okporo	10
10	Overcomers	10
	Total	100

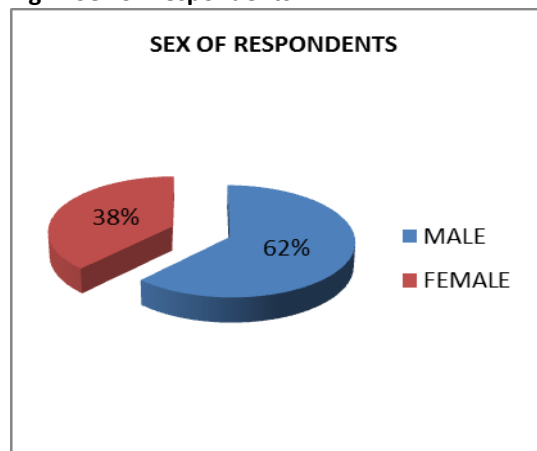
Source: Authors' survey, 2014

DATA ANALYSIS

Data was collected collated and analyzed manually, using percentages. Pie charts, graphs, age pyramid and as well as the use of charts so as to illustrate the information.

DISCUSSION OF FINDINGS

Fig 1: Sex of Respondents



Source: Authors' survey, 2014

Fig. 1 above shows the sex of the respondents in the study area which indicates that male respondents were 62% and female respondents were 38%.

Table 2: Age-Sex distribution of respondents

Age Cohorts	Male		Female		Total	
	N	%	N	%	N	%
0-4	12	1.8	9	1.3	21	3.1
5-9	33	5	30	4.4	63	9.4
10-14	41	6.1	36	5.3	77	11.4
15-19	35	5.2	28	4.1	63	9.3
20-24	39	5.7	44	6.5	83	12.2
25-29	25	3.7	20	3	45	6.7
30-34	45	6.7	38	5.6	83	12.3
35-39	24	3.5	29	4.3	53	7.8
40-44	17	2.5	22	3.2	39	5.7
45-49	18	2.7	24	3.5	42	6.2
50-54	20	3	14	2.1	34	5.1
55-59	14	2.1	17	2.5	31	4.6
60 and above	18	2.7	23	3.4	41	6.1
Total	341	50.7	334	49.2	675	100

Source: Authors' survey, 2014

Table 2 above shows the Age-Sex distribution of respondents in the study area. The table indicates that those within age cohorts of 0-4 years represent 3.1% of the population, followed by those in age cohort 20-24years represent 12.2% of the respondents, and those in the age cohort 30-34years represent 12.3%. Also those within the age cohort of 25-29years are 6.7% of the respondents. However it is very evident that the predominant population falls within the active and productive age group.

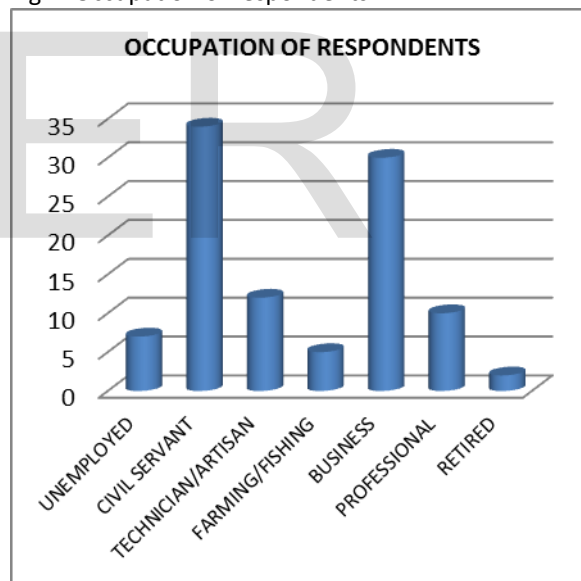
Table 3: Educational status of respondents

EDUCATIONAL LEVEL	Male		Female		Total	
	N	%	N	%	N	%
No formal education	15	4.5	21	6.3	36	10.8
Primary completed	44	13.2	55	16.6	99	29.8
Secondary Completed	60	18.1	64	19.3	124	37.4
Technical vocational	18	5.4	22	6.6	40	12
Tertiary completed	20	6	13	4	33	10
Total	157	47.2	175	52.8	332	100

Source: Authors' survey, 2014

Table 3 shows the educational status of respondents in the study area. From the data got it indicates that 4.5% for males and 10.1% for females had no formal education, while 13.2% for males and 29.8 for females had primary education completed, also 18.1%for males and 37.4% for females had secondary education completed, those that had completed technical vocational are 5.4% for males and 12% for females, and those that had completed tertiary were 6% for males and 10% for females respectively.

Fig 2: Occupation of respondents



Source: Authors' survey, 2014

Figure 2 above shows the occupation of respondents.34% of them are civil servants and this ranks highest , followed by 30% businessmen, while 12% are technicians/drivers, 10% are professionals and 5% are farmer/fisherman, 7% are unemployed and 2% are retired respectively.

Table 4: Income of respondents

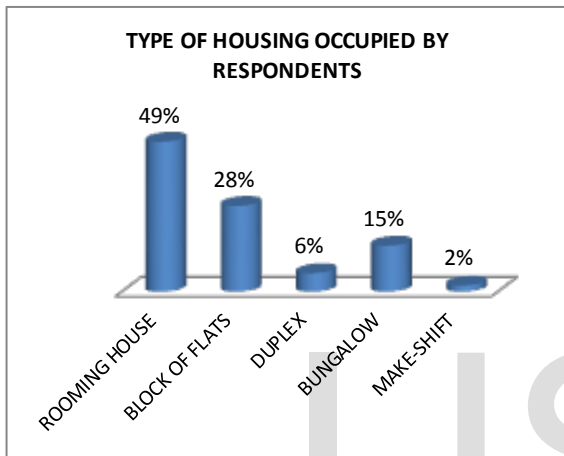
S/N	INCOME RANGE	N	%
1	Less than ₦8,000	5	5.0
2	₦8,000 - ₦18,999	5	5.0
3	₦19,000 - ₦28,999	26	26.0

4	₦30,000 - ₦39,999	20	20.0
5	₦40,000 - ₦49,999	16	16.0
6	₦50,000 - ₦59,999	18	18.0
7	₦60,000 and above	10	10.0
	Total	100	100

Source: Authors' survey, 2014

Table 4 shows the income of respondents. A total of 5% of the respondents earns between ₦19,000- ₦29,000, 20% of the respondents earns between ₦30,000- ₦39,000, and 10% of the respondents earn between ₦60,000 and above.

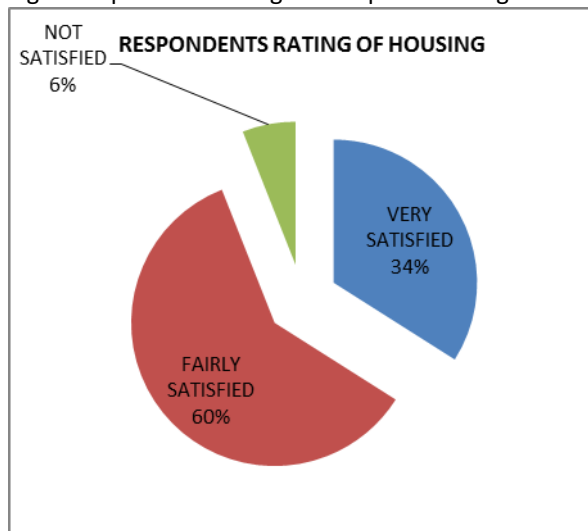
Fig. 3: Type of housing occupied by respondents



Source: Authors' survey, 2014

Figure 3 shows the type of housing occupied by respondents. From the data got, 49% of the respondents occupy rooming house, 28% of the respondents occupy block of flats while 6% of the respondents presently occupy duplex, also 15% of the respondents occupy bungalow and 2% of the respondents occupy Make-shift housing.

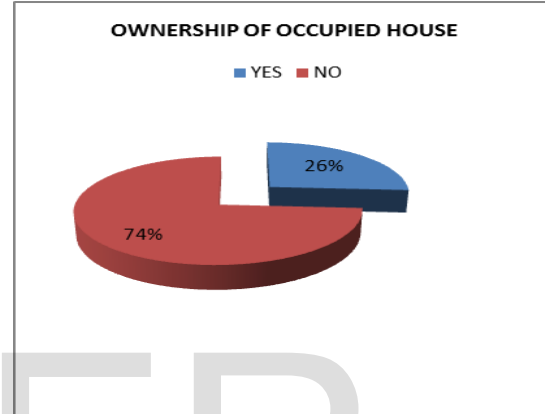
Fig 3: Respondents rating of occupied Housing



Source: Authors' survey, 2014

Figure 3 above shows that 34% Of respondents are very satisfied with their state of residence and is rank the highest, while 60% of them are fairly satisfied. This is followed by the least, 6% of them said they are not satisfied with their state of residence. Their reasons for dissatisfaction were unavailability of housing, of adequate utilities and services in the building and so on, reasons for satisfaction includes nearest to relations, lack of finance and love for the neighborhood.

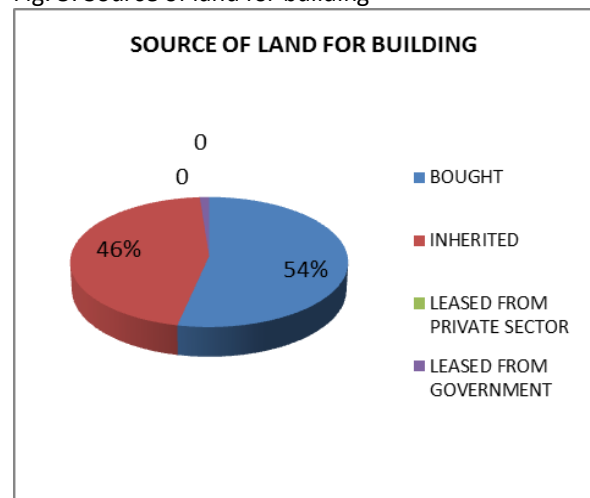
Fig. 4: Ownership of respondents occupied house



Source: Authors' survey, 2014

Figure 4 indicates that 74% of respondents are tenants while 26% of respondents are landlords in the study area of Rukpokwu Town

Fig. 5: Source of land for building



Source: Authors' survey, 2014

Figure 5 above shows that 54% of the respondents bought their parcel of land and 46% of the respondents inherited the land however there are no records of land leased from the private sector and land leased from government source.

Table 5: Cost of Land per Plot

S/N	Cost (₦)	%
1	200,000 - 300,000	4.7
2	310,000 - 400,000	4.7
3	410,000 - 500,000	12
4	510,000 - 600,000	14.3
5	610,000 - 700,000	23.8
6	710,000 – and above	40.5
	Total	100

Source: Authors’ survey, 2014

Table 5 shows the cost of acquiring land by some respondents in the study area, the table shows 40% of the respondents bought the land they built between ₦710,000 and above, 23.8% of the respondents got their land between ₦610,000 - ₦700,000 and 14% of the respondents bought their land between ₦510,000 - ₦600,000, while 12% of the respondents bought between ₦410,000 - ₦500,000 naira, 4.7% ₦310,000 - ₦400,000 and 4.7% also bought their land between ₦200,000 - ₦300,000 respectively which was the least among the landlords that bought land and built on it in the study area.

SOME CHALLENGES ENCOUNTERED BY THE LANDLORDS

Based on empirical deductions from the survey in the study area, landlords encountered some challenges with respect to physical development in Rukpokwu Town and they are as follows:

- (a) **Land Disputes:** this is one of the most common difficulty property developers’ encounter during the process of developing the parcel of land bought. Some landlords undergo disputes of boundary adjustment and sometimes family issues.
- (b) **Cost of Building Materials:** Generally the cost of building materials are expensive and this has led to the abandonment of some buildings still being uncompleted, this is due to financial constraints.
- (c) **Community Youths:** during the process of developing the plot of land, some landlords have issues with the community youths with respect to in the form of collection of illegal fees and levies popularly called (*marching-ground*) so as to allow builders commence building.
- (d) **Local Government Council and Town Planning Authority Difficulties:** during the process of developing the land some landlords could not get the required approval from the town planning office, and they start having problems with Local Government Council and Development Control Department in Town Planning office.

CONCLUSION

Housing demand in this phase of urban growth comes with attendant challenges which ranges from pressures on the

existing facilities, services and utilities to the deterioration and degradation of the environment of Rukpokwu Town. It is imperative to posit here that, the Government of the day at the State and Local Government levels should look for how to construct more housing units to meet the increasing population housing needs due to the continuous influx of people into the fringes of Port Harcourt. This will enable the government meet up with the housing demand of the population and to achieve the maximum degree of convenience, safety and harmony and the provision of ancillary facilities in a pleasant environment.

RECOMMENDATIONS

From the findings, most of the houses in Rukpokwu Town are rooming wagon types and lacks the basic dwelling facilities and services such as electricity, pipe borne water, toilet, bath room and kitchen thereby making them sub-standard.

- (a) Therefore, Government should embark on the construction of more housing units of two and three bedrooms low cost housing units through the appropriately designated Ministry/Agency to accommodate the upsurge in demand for housing in Rukpokwu Town.
- (b) Also Government should carry out redevelopment and/ or upgrading of existing residential areas in Port Harcourt such as urban renewal schemes.
- (c) The private sector should be encouraged to further participate in the provision of accommodation for different income groups to be sold or leased at subsidized rates.
- (d) Government should play an active role in the identification and encouragement of interested investors towards the use of building materials from local sources in order to ensure availability of cheap building materials for housing development.
- (e) Government should also ensure that the roads and streets in the study area are properly tarred with better drainage line that channels storm water from one point to another to avoid street flooding in the study area.

In the light of this provision of housing by the public and private sectors are embarked on this it will enhance an increase in housing development in Rukpokwu Town to meet the increasing population upsurge..

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