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An Appraisal of Housing Conditions in Residential Core Area of Akure City in South Western Nigeria: A Case Study of Arekesan

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Abstract
This paper appraises the condition of housing in residential core area of Akure city in Southwestern Nigeria taking Erekesan, which consists of Erekesan-Itanla, Eruoba, Afunbiowo, Alakure, Alakure-Ijofi and Iworokosagba as case study. Assessing the quality of existing housing stock, quality of the housing environment, and the availability of the neighbourhood facilities were the major objectives. Data were obtained through questionnaire, personal interview, physical observation of the housing structures and were analysed with appropriate statistical tools. The study reveals a homeownership rate of 40% with average occupancy ratio of 8 persons per household. Only 35.38% of the housing units surveyed have functional wc, 41.31% are with pit-latrine and 23.25% with no toilet facilities. 65.7% of the household depends on well for their domestic water supply while as low as 8.3% use house taps. 42% of houses were constructed of compressed earth bricks, 23% used mud bricks while 17.5% used cement block. 16.5% of these dwellings were in good condition as against 83.5% with notable defects. About 22.5% households practice planned maintenance but only 16.8% have maintenance budgets, hence most houses do not show evidence of proper maintenance. Only 29.70% of the houses surveyed have access to good urban infrastructures such as road network and drainage system. The paper suggests massive construction of boreholes and pipe borne water, improvement on waste management scheme, engagement of more environmental inspectors, slum upgrading and improvement and direct government investments in urban infrastructure.
Keywords: *housing stock, housing quality, housing environment, urban infrastructure, planned maintenance*

1. Introduction

Housing, literally is defined as Buildings or other shelters in which people live. A place to live, a dwelling etc and to a nation, is a critical component in social and economic fabric. Housing represents one of the most basic human needs. As a unit of the environment, it has a profound influence on the health, efficiency, social behaviour, satisfaction and general welfare of the community (Onibokun 1998). To most groups housing means shelter but to others it means more as it serves as one of the best indicators of a person's standard of living and his or her place in the society. (Nubi, 2008). It is a priority for the attainment of living standard and it is important to both rural and urban areas. These attribute make demand for housing to know no bound as population growth and urbanisation are increase very rapidly and the gap between housing need and supply becomes widen. Despite the significance of housing, adequate supply has remained a mirage to all carder of the society in Nigeria. The situation is very particular to most developing countries where population grow at exponential rate and rapid urbanisation becoming a norm, and discrepancy in housing need and supply is high.

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The proportion of the Nigerian population living in urban centres has increased phenomenally over the years. While only 7% of Nigerians lived in urban centers in the 1930s, and 10% in 1950s, by 1970, 1980 and 1990, 20%, 27% and 35% lived in the cities respectively (Okupe, 2002) . Over 45% of Nigerians now live in urban centers of varying sizes. The incidence of this population in urban centers has created severe housing problems, resulting in overcrowding in adequate dwellings, and in a situation in which 60% of Nigerians can be said to be "houseless persons" (FGN, 2004).

The desire to live in a house depends on how conducive and attractive the housing unit is. Conduciveness of a housing unit can be expressed by certain factors such as circulation space within the unit, the availability and affordability of basic amenities such as water, electricity, toilet facilities, occupancy ratio etc. attractiveness on the other hand is a function of the neighbourhood facilities (accessibility, shopping centers, schools, security, hospital etc) and quality of the environment (drainage system, method of refuse collection and disposal, road network etc), personal taste, social value and affordability.

Quality of housing and that of the environment have direct bearing on the lives of people in that community because; environmental quality and quality of live are two variables of the same equation. Quality living depends so much on the quality of the environment one lives in. According to Ebong (1983), as reported in Dung-Gwon and Ibrahim (2006), the quality of environment affects not only the well-being of a people, but also their productivity, way of living as well as the ordinary decencies of their lives.

Housing of a good quality in a good environment is prerequisite to quality living. That is for people to have quality life, they need housing in the required quantity and quality in an efficient environment free from disease, robbery, assault etc which facilities their comfort and enjoyment (Fagbohun, 2003; Dung Gwon and Ibrahim,2006;Sanda and Jambol,2010). Therefore, for people to function as they should, they need adequate housing in a conducive environment; functional housing units in a planned environment accorded the basic necessities for livability (Sanda and Jambol,2010).Assessing the conditions for housing in our cities therefore becomes a necessity in order to determine their functions, conduciveness and livability.

The aim of this study is to appraise the condition of housing in residential core area of Akure city, Ondo State, in South-Western, Nigeria taking Erekesan as a case study.

The objectives of the study include the assessment of the socio-economic characteristics of the respondents with respect to their income and household size, the conditions of the infrastructural facilities/amenities, the quality of the existing housing stock in the study area and ascertain the availability and quality of urban infrastructure within the neighbourhood (neighbourhood facilities). Erekesan, is one of the three neighbourhoods that made up of the core area of Akure, the capital of Ondo State,Nigeria. The other two are Idiagba-Ijamikin and Obanla. Most buildings^ in these neighbourhoods are in very poor state, with only few of them in sound conditions.

Housing Condition:

Housing condition refers to the state of the physical, environmental and the satisfactory level of a particular housing unit measured against some variables of livability at a particular time (Omole, 2001,Sanda and Jambo, 2010). These variables include the status of the housing stock, housing facilities, occupancy rates, housing environmental quality, neighbourhood facilities, materials used in construction, age of the dwelling, variety and adequacy of facilities provided in the dwelling, level of satisfaction with housing facilities and spatial location of residential housing (Omole,200l, Sanda and Jambo2010). Others include the maintenance level, social and economic wellbeing.

Housing condition therefore considers the totality of the environment rather than the unit in isolation. In Nigeria and most part of the developing world, due to factors such as insufficient funds, weak mortgage market, and poor delivery mechanisms, attention is centred on raising the physical unit rather than the totality of the housing environment. Developments are carried out without really paying attention to planning details such as material and assembly technologies, development control and planning regulations. The results are town with no space for infrastructural development such as road network and drainage systems, Hence slums become common features at fringes of virtually all Nigerian cities. Sheer neglect, poor maintenance, poor, location and inadequate facilities and services as this is compounded by unique

characteristics of houses found in Nigerian cities (Augustine, 2005;Sanda and Jambol,2010).

The condition of housing in Nigeria is so bad that Wahab et al (1990) as reported in Omole (2005) stressed that, most houses (housing environment inclusive) in all the states of the federation require either minor or major repairs. There is therefore the need to embark on this study so as to proffer practical measures for better livability in the study area.

PROBLEM STATEMENT

Buildings are poorly laid out with inadequate roads between them, inadequate drainage and provision for refuse evacuation. There are high densities of buildings, the crowding of large numbers of people into those buildings, lack of space for open air living between houses, Substandard housing and acute sanitary problem (Olotuah, 2009).

Lack of functional in house facilities, and inadequate water supply. Few house hold practice planned maintenance, hence there are evidence of poor maintenance. This clearly shows evidence of poor housing condition in the study area.

In view of the fundamental role of housing in the overall well being and productivity of man, this paper asserts the need to improve the housing condition of the core-area of Akure city, so that residents, who are the least able to afford decent housing, will be able to contribute meaningfully to the economics of Akure city in particular and the National economy in general.

2. Materials and Methods

2.1. The site of the study:

Research investigation took place in the core area of Akure- the administrative and political capital of Ondo State of Nigeria. The city is located within Ondo State in the South Western part of Nigeria. It lies within latitude 7 15N and 7 28N north of the equator and longitudes 5 6N and 5 21'E east of the Greenwich meridian. It is located approximately 700kilometer south west of Abuja, the federal capital of Nigeria and about350 kilometer to Lagos the former capital of Nigeria and it is located within the tropical rain forest region of Nigeria where rainfall is high throughout the year. It became the capital city of Ondo state and a local government headquarters in 1976. The city's morphology has changed over time to assume its present status with its attendant land use problems, as experienced in similar medium sized urban centres in Nigeria . Akure has three kinds of residential settlement patterns: the core area, the peripheral neighbourhood core and the suburbs (Olotuah, 2000,Akin and 0yetunji,2010). The city has witnessed immense growth in size of built up areas, number of immigrants, transportation and commercial activities and has attracted both major investors and private developers into the town (Akin and 0yetunji,2010).. The total area is approximately 41.2km2 and it lies on a relative plain of about 250m above the sea level.

The population of the city grew from 38,852 (Thirty two thousand, eight hundred and fifty two) in 1952 to 71,106 (Seventy one thousand, one hundred and six) in 1963. Its population was estimated to be 112,850 (one hundred and two thousand , eight hundred and fifty (DHV, 1985); 144,544 (One hundred and forty four thousand, five hundred and forty four) in 1987, 148,880 (One hundred and forty eight thousand, eight hundred and eighty) in 1988, 153,347 (One hundred and fifty three seven thousand, three hundred and forty seven) in 1989 and 157,947 (One hundred and fifty seven thousand, nine hundred and forty seven) in 1990 (Ondo State of Nigeria, 1990). The 1991 national population census however, put the population of Akure at 239,124 (Two hundred and thirty nine thousand, one hundred and twenty four and its estimated population in 1996 was 269,207 (Two hundred and sixty nine thousand, two hundred and seven) NPC, 1996. Based on the last census conducted in 2006, the city's population is 353,211 i.e three hundred and fifty three thousand, two hundred and eleven (NPC, 2006).

Akure has three kinds of residential settlement patterns: the core area, the peripheral neighbourhood core and the suburbs (Olotuah, 2000). The study investigated the core area, which consists of the three neighbourhoods, namely Erekesan, Idiagba-Ijemikin and Obanla. Out of the three, the study took place at Erekesan which consists of Erekesan- Itanla, Eruoba and Afunbiowo, Alakure, Alakure -Ijofi and Iworokosagba,

2.2. Research Database:

The Primary data was collected by means of questionnaires corroborated with personal interviews and physical observation of the housing structures. Data measured on nominal scale were analysed using descriptive statistics such as frequency distribution and

percentages. Mean score were used to analyse data measured on ordinal scale. The study area was divided into six strata, each unit of Erekesan forms a stratum. Data for analyses was collected by the use of a set of questionnaire administered on 600 residents of the core area community. A total of 600 questionnaires were distributed (100 to each sub-unit). 480, (80%) were retrieved and analysed.

2.3 Sampling:

Pilot survey was conducted during which layout plan of the area was drawn, since the researcher could not lay his hand on updated ones. The pilot survey was carried out in the month of January, 2014.

In order to gather necessary data from the household of the core area, a pre-determined number of 600 households was decided. The use of a particular mathematical model to determine the sample size may result in a sample size that cannot be easily managed by the researcher. Going by the words of Fasakin (2000), the above is rational and safer since the use of a straight jacket statistical formula to obtain a sample size and proportion is fraught with dangers. Among other things ,samples obtained through such methods invariably fall short of the need for a flexible relationship of sample sizes of particular aggregate populations(Fasakin2000,Emamanuel,2010).

The primary research instrument used was research questionnaire, developed over a month. The reason stated above influenced the decision to administer same number of questionnaire (600) to the study area. The second phase was carried out in the month of February and March, 2011. The number of houses on selected streets was initially obtained in a pilot survey.

2.4. Data collection process:

Data collection process was handled by a team, comprising the author as principal researcher, a research assistant and twenty four field assistants who are either third or fourth year student of School of Environment Studies (comprising of Architecture, Urban studies, Quantity survey, Estate Management and Industrial Design) of Federal University of Technology, Akure, Nigeria. The field assistants were picked on the basis of their knowledge of the Core area being native; of Akure town. While the research assistant and six of the field assistants reside in the research area. They were able to explain the purpose of the survey to the residence in their native language (Akure dialet). Moreover, since some of the research assistants live in this community, the respondents see them as one of them. This is responsible for having a very high rate of response (80%). In addition, the survey was conducted on Fridays, Saturdays, Sundays and Mondays in the months of February and March, 2014. Mondays was included since some residents (mostly farmers) regard this day as a day of relaxation after busy weekend.

2.5. Data Analysis:

Out of the 600 questionnaire used for this research, 480 were retrieved and analysed .This represent 80%. The processing of the data analysis involved the use of statistical soft wares named statistical package of social statistics (SPSS) version and Microsoft Excel 2007.

The variables examined took into consideration the relevant data required for the research.

The data were obtained from the household heads. The questionnaire contained 30 questions and four sections. The variables included in the questionnaires solicited information on (a) Socio-economic characteristic (5 questions), (b) Building facilities (10 questions), (c) Structural conditions (10 questions), (d) Physical infrastructures (5 questions).

The socio economic section contains questions on occupation, sex, marital status, income, rent paid.

The building facilities section contain questions on Age of building, type of kitchen, type of toilet, number of toilet, type of bathroom, source of water supply, how regular is electricity supply, number of bedrooms.

The structural condition section contain question on: state of repair of building, materials used for building walls, floors and roof and condition of wall.

The physical infrastructure section contain: Nature of road in the community, type of communal infrastructure, accessibility to other part of the city and type of drainage provided. Date obtained from field survey were analysed using Uni- variate

2.6 Analysis:

This involved presentation of data obtained from the field tables to describe the frequency of data obtained and pattern by observed attributes, Because of space,

only thirteen variables are presented in this paper. These are: income structure, housing cost (rent paid), number of rooms occupied, condition of housing unit, source of water supply, type of toilet facilities, solid waste disposal method, age of housing unit, income spent on housing, materials used for construction, physical condition of housing unit, type of maintenance in operation and condition of Neighborhood infrastructure.

3. Results and Discussion

Socio-economics characteristics of respondents and housing condition.

Income structure by respondents:

Table 1 depicts the pattern of income structure of the respondents as obtained from the field investigation. Analysis of table 1 shows that a high proportion of the respondents (75%) earn below N15,000 monthly. In other words, majority of respondents (75.6%) can be classified as low-income earners, While about 20% can be classified as middle-income earners. The remaining householders (6.4perccntage f the sampled population) are therefore under the high income group. This results shows that majority of residents of the study area are:

Table 1: Income profile of households heads

Monthly income in naira	Response	■ Percentage
Below 5,000	60	12.5
6,000- 10,000	168	35
11,000- 15,000	132	27.5
16,000-20,0000	36	07.5
21,0000-30,000	48	10.0
31,000-40,000	36	07.5
Total	480	100

Source: Field survey 2014

low and medium income earners. The implication is 1 that they will not be able to pay high rents on build their own housing and equally be able to meet other necessities of life, when faced with problem of high rents. The few that are of high income earners seems to be attached culturally to the area.

Table 2 : Housing Cost (Rent) paid by respondents:

Monthly income (Naira)	Frequency	Percent
Below 500	95	19.7
501 -1000	176	36.7
1001 -2000	101	21.0
2001 -5000	78	16 3
5001 - 10,000	27	5.6
Above 10,000	3	0.7
Total	480	100

Source : Field Survey, 2014.

The rent paid on housing unit occupied or equivalent if owner occupied is the cos-t of housing in the study area. Table 2 shows the monthly rent paid by respondents on housing units occupied by them. Analysis of the table shows that the highest number.

Housing conditions of respondents pays between N500 and Nl,000 on housing,. This group accounted for 36.7 percent of the sampled population. Those that paid between N 1,000 and N2,000 come next (21%). Others are those that pay below N500. (19.7%). N5,000 to N 1,000 (5.6%). A very small proportion of the respondents (0.7%) pays above N 10,000 monthly for their housing. Investigation shows that apart from paying for rents, householders also pay other charges like electricity bills, water, sanitation, and refuse disposal bills. All these add up (plus rents) to the total housing cost of householders.

Income spent on housing by respondents:

Table 3 shows the percentage of monthly income of respondent spent on rents. A close observation of the table revealed that a significant proportion (43.62percent) of the sampled respondent pay above 30 percent of their monthly income on rent. However, this figure is less than that of Lagos where average monthly rents is about 60 percent of the national minimum wage as against 20 percent set by the United Nations (FRG, 1977; Fawehinmi, 2000). 43 percent of the sampled respondents pay less than the acceptable 30 percent of their monthly income on housing. This confirms previous studies that the average monthly rent is about 60 percent of the national minimum wage as against the 20 percent set by the United Nations (Adeagbo, 1997). This is a serious problem considering the fact that about 70 percent of the urban low income group live in rented rather than owner occupied houses (National Housing Policy, 1991). The fact that about seven out of every ten urban low

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income earners spend 60 percent of their monthly salary on rents means that the majority of Nigerians are partly impoverished as a consequence of housing shortage.

Table 3: Percentage of income spent on housing

Monthly income (Naira) Frequency	Percent
Below 20 89	18.58
20-30 120	25.04
30-60 177	36.98
60-90 85	17.67
Above 90 9	1.73
Total 480	100

Source: Field survey, 2014

Number of rooms occupied by respondents:

The numbers of rooms occupied was used to measure the size of housing unit occupied by respondents in the study area. The result is as depicted in table 4. Analysis of table 4 shows that majority of respondents (31 percent) are occupying one room apartment.

Table 4: number of rooms occupied by respondents.

No of Room Frequency	Percentage
Tenement(compound type) 116	24.19
One Room 149	31.00
Two Rooms 120	' 24.91
Three Rooms 65	13.53
Four Rooms 25	5.19
Five Rooms 5	1.16
Total 480	100

Source: Field Survey, 2014.

Two rooms apartments follow this with 24.91% and 24.19% of respondents are of tenement type. 13.53 percent of the respondents are occupying three rooms and 5.19% are occupying four bedrooms. While householders occupying five room and above recorded the least number of respondents (1.16percent). The implication of this result 23.25 percent of all buildings do not have any form of toilet facilities indicate that majority of buildings in Erekesan is substandard and that many residents of Erekesan will defecate anywhere and cause environment problems.

Table 5: Type of toilet facilities

Type of Toilet	No of Houses	Percentage
Water closet	170	35.38
Pit latrine	198	41.31
None	110	23.25
Others	. 2	0.07
Total	480	100.00

Source: Field survey 2014.

Solid waste disposal method: Another indicator of housing quality is refuse collection and disposal system. On method of refuse collection and disposal in the study area, the Waste management Authority is responsible for collection and disposal of waste from 31.2 percent of all the building in the area (see table 6). 55.1 percent and 11.8 percent of waste generated in the city are disposed off by dumping them on dump site and by burning respectively. These methods are not only unhealthy but destroy and pollute the environment.

Table 6: Solid waste disposal method

Method of Disposal	No of Houses	Percentage
Waste Management Van/Point	149	31.2
Dump Site	264	55.1
Burning/Incineration	56	11.8
Others	11	1.8
T otal	480	100.00

Source: Field survey 2014

QUALITY OF THE EXISTING HOUSING STOCK IN THE STUDY AREA

Building, like human beings have life span which is a function of age, materials used , level of maintenance, usage etc. These factors were investigated into, so as to determine the quality of the existing housing stock.

Table 7: Approximate Age of Housing Units

Age of Structures (Yrs)	Response	percentage
< 10	18	07.5
11-20	36	15.5
21-30	48	20.5
31 -40	60	25.0
41 and above	78	35.0
Total	480	100.0

Source: Field survey, 2014

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Table 7 present the approximate ages of the building surveyed. Out of 480 households surveyed, 60% are aged between 31 years and above. This explains why most of them are sub-standard, with no designs, and no plan approvals. These type of houses do not give the occupants the desired aesthetics and comfort.

Table 8 shows majority of the residential buildings(65%) are either constructed with compressed earth bricks and mud bricks. Whereas the remaining buildings (35%) are either of combination of cement and mud brick and cement blocks only.

Table 8: Materials used for construction of Housing Units in the study area:

Materials	Response	Percentage
Cement Blocks	84	17.5
Mud Bricks	112	23.0
Timber	00	00.0
Compressed Earth Bricks	200	42
Cement and Mud Bricks	84	17:5
Total	480	100.0

Source: Field Survey 2014

The buildings are showing signs of defects such as cracks in walls, leaking roofs, dampness rising inside the rooms. These reflects the result of the survey on physical Housing Condition in the study area are as presented in Table 9.

Table 9: Physical Condition of Housing Units in the Study Area

Building Elements	Bad		Fair		Good	
	No	%	No	%	No	%
Foundation	115	45.0	100	42.0	24	15.0
Wall-External	108	42.0	96	40.5	36	12.0
Internal	108	44.0	. 84	32.5	54; .	20.5
Floor	132	50.0	142	35.0 ,	24,	17.5
Roof	120	, 52.0	115	32.5	42	17.5
Total		46.6		36.9		16.5

Source: Field Survey, 2014

Table 10: Type of Operation Maintenance in

Type of Maintenance	Response	Percentage
Planned Maintenance	108	22.5
Corrective Maintenance	372	. 77.5 .
Total	480	100.0

Source: Field Survey, 2014

Table 11: Condition of Neighbourhood Infrastructure

Neighbourhood Infrastructure	Bad		Fair		Good	
	No	%	No	%	No	. %
Drainage System	132	50.0	66	27.5	42	25.5
Road Network	126	45.5	78	32.5	36	35.0
Electricity Supply	120	48.40	109	45.4	11	28.6
Total		47.96		22.34		29.70

Source: Field Survey, 2014

Only 16.5% of the households surveyed are in good condition 36.9% have one form of notable defect or the other. While 46.6% are completely bad, yet they are occupied.

Table 10, presents the result of an investigation into the type of maintenance practised in the study area and shows that only 22.5% households plan for maintaining their houses due to lack of fund. As a result most houses show lack of proper maintenance which affect the life span of the structures.

23.25 percent of all buildings do not have any form of toilet facilities indicate that majority of buildings in Erekesan is substandard and that many residents of Erekesan will defecate anywhere and cause environment problems.

Table 12: Type of toilet facilities

Type of Toilet	No of Houses	Percentage
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Pit latrine	198	41.31
None	110	23.25
Others	2 .	0.07
Total	480	100.00

Source: Field survey 2014.

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Building, like human beings have life span which is a function of age, materials used , level of maintenance, usage etc. These factors were investigated into, so as to determine the quality of the existing housing stock.

Table 14: Approximate Age of Housing Units

Age of Structures (Yrs)	Response	Percentage
<10	18	07.5
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21-30	48	20.5
31 -40	60	25.0
41 and above	78	35.0
Total	480	100.0

Source: Field survey, 2014

Table 14 present the approximate ages of the building surveyed. Out of 480 households surveyed, 60% are aged between 31 years and above. This explains why most of them are sub-standard, with no designs, and no plan approvals. These type of houses do not give the occupants the desired aesthetics and comfort.

AVAILABILITY AND QUALITY OF NEIGHBOURHOOD INFRASTRUCTURE:

Urban housing infrastructure was surveyed to determine their conditions and the result is shown on Table 11.The study area lacked functional and necessary urban infrastructure such as drainage systems & Electricity supply as 47.96% houses do not have access to these facilities. They are either not provided at all or the few available ones are not functioning properly. Only 29.70% have access to functional urban facilities, while access by 22.34% can be said to be fair. Houses were build without paying attention to planning details such as set back. Hence most houses are accessible through narrow foot paths, with no allowances for construction of drainage channels. The few channels available have become refuse dumping pits. Hence refuse dumps are common sights in Erekesan and the first rain of the year do wash these waste into peoples' houses making them vulnerable to diseases such as typhoid fever, cholera etc. Based on the assessment of the infrastructure, the study area can best be qualified as a slum. However, through the ongoing State urban renewal program, the quality of infrastructure is now improved when compared with some years ago, especially the road network.

4. Conclusions

Erekesan is a typical low income settlement marred with numerous housing problems. These are social, environmental and economic in nature. These problems manifest in shortages of accommodation unit, sub-standard building, overcrowding, inadequate and non-functioning social amenities, unsatisfactory and unwholesome environmental conditions and poor quality air circulation. Similarly, the environmental and economic conditions of the study area exhibited the characteristics of slum neighbourhood typical of fringe settlements in most Nigerian towns, characterized by unplanned developments, uncoordinated system of development and long term neglect by the government.

From these findings, the following measures are suggested as means of resolving the deplorable housing conditions in the study area as well as others with similar problems:

Urban development and restoration should be a major concern of governments in order to reduce the environmental stress experienced in the study area. This is achievable with major investments committed to urban infrastructure and services.
This however, requires the will of government without undue politicking.

The residents of the study area (Erekesan) which is part of the core area of Akure city are culturally attached to the land, it is impracticable to embark on total clearance and resettlement programme. Slum upgrading and improvement should therefore be aimed at.

Adequate and quality drinking water should be provided through construction of boreholes and pipe-borne water in order to eliminate water borne diseases.
Recently introduced waste management schemes should be improved upon, while more environmental inspectors should be engaged.

Monthly environmental sanitations programme should be improved upon with workable measures of enforcing it in order to keep the environment clean.
Poor housing is in intricately linked with poverty and it is indeed informed by it, thus government has a definite role to play in addressing the high unequal distribution of wealth in the country. The poverty

alleviation programmes of government should be stepped up to reduce unemployment rate in the country.

This paper appraises the housing conditions in Erekesan, a part of the core area of Akure city, the Ondo State Nigeria. It assess the quality of existing housing environment and the availability of the neighbourhood facility. The study concludes that the housing condition is very poor and proffers recommendations to improve them.

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