

An Analysis of Housing Problems in the Federal Capital Territory, Nigeria

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Abstract

The paper focuses on Analysis of Housing Problems in the Federal Capital Territory (FCT); Abuja. A total of 491 Questionnaire were collected and subjected to descriptive statistical analysis. Also, focus group discussion (FGDs) involving seven (7) people in each council area to represent each target group to talk about housing problem in their place of abode. The study reveals that (66.3%) of the respondent have their water from unsafe sources, (44.2% of the respondent have their toilet facilities not conducive for hygienic living, (83.5%) respondent method of disposal are not officially approved and (46.4%) respondent pay between N2,000- N4,000 for facilities (water, electricity) in their accommodation. Therefore, for the FCT to meet the standard of being one of the best urban centres in Africa, efforts must be made by the Federal Government, Federal Capital Territory Authority (FCTA), Mortgage institutions and private individuals in reducing these housing problems.

In Nigeria, by 1952 National Population Census; the population of Nigeria was put at 30.4 million, out of which 3.237million people were living in 56 urban centres. A city was then regarded (defined) as settlement that harbored 5,000 people. The classification criterion for an urban Centre was increased to a threshold population figure of 20,000 during the 1963 National Population Census. The 1963 census indicated that the population of Nigeria had increased to 55.67 million people out of whom 10.6 million people were then living in 183 cities and towns that constituted 19.1% of the total population. The 1991 National population Census gave the population of Nigeria at 88.5 million, and it shows that Nigeria urban population had risen by 36.3% with 359 urban centres existing in the country then estimated the total population of Nigeria at 115 million and speculated that Nigeria urban centers must have risen to 600. This is confirmed by the result of the 2006 population census that indicated the total population of Nigeria to be 140,542,032.

From the foregoing, it is observed that compared to the growth rate of about 3% for the total population, the urban population in Nigeria over the last three decades has been growing close to about 5.8% per annum. This is amongst the highest urban growth rates in the world due mainly to migration from the rural to urban areas. For instance, Lagos a former capital of Nigeria is growing in size by more than 10% per year, which will make it the third largest city in the world by 2020. Also, Abuja is contesting with Lagos as the fastest growing city in the country. By 1991; the population was 378,671. In 2006, the population increased to a total of 1,406,239. This is largely due to migration.

The rapid urbanization in most urban centres has resulted in poor layout of building with inadequate roads between them and inadequate drainage and provision for refuse evacuation. Asserted that demand for urban services in Nigeria has grown over the years, but the overall Quality and coverage of public services have deteriorated. It can be deduce that rapid population growth due to migration may lead to housing problems in the FCT. This the study will examine.

The result is not unexpected as resident cannot afford accommodation with available toilet facilities due to high rent for houses in the FCT. This correlates with a study that explains rent as a determinant of housing affordability and quality.

Keywords: Migration, urbanization, population growth, housing, push-pull factors, environmental condition