

AN APPRAISAL OF THE INVOLVEMENT OF OSUN STATE PROPERTY DEVELOPMENT CORPORATION IN HOUSING DELIVERY SYSTEM

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Abstract

Over the years the public housing delivery system has not been able to eliminate the gap between housing needs and supply in Nigeria. This study focuses on the involvement of the Osun state property Development Corporation in housing delivery system in the state. Both primary and secondary sources of data were used for the study. 50% of 225 housing units allocated to the public from fifteen (15) functional estates of the corporation were taken. 113 questionnaires were administered to the allottees of the estates using systematic random sampling. The study revealed among other that the estates of the corporation that are functional are those ones located in major towns. Ife and Ilesha. The functionality of other are affected by their remote location and accessibility coupled with inadequate basic facilities in the estates. The study recommends among others the construction and rehabilitation of roads linking the estates, provision of security and basic facilities in the estates.

Key words: An Appraisal, Housing Delivery, Osun State and Property Development

Introduction

Housing which is second only to food in the hierarchy of mans needs is an important product and a necessity to man. Housing goes beyond the fabric that makes up a building, to include all the services utilities and all infrastructure that make an environment a neighborhood or community fit for human habitation (Ibagere, 2002). According to Ajanlekoko (2001) of all mans basic needs, housing arguable constitute, and pose the greatest challenge, as adequate housing is essential for human survival with dignity (Morka, 2000). Additionally, access to adequate, safe and secure housing substantially strengthen the likelihood of people to be able to enjoy certain additional rights including the right to family life, the right to privacy and to development (UNCHRR, 1996). The 1948 Universal Declaration on Human Right (Article, 25) and the 1966 international covenant on Economic, social and cultural rights (Article 11.1) included the right to housing as part of the economic, social and cultural rights. Universally, the 1948 Declaration could be seen as the foundation of rights of decent housing. The essential element of the right to housing however, has a number of components including the right not to be evicted without due legal process. At the international level, the most compressive treats

protecting a lot of fundamental social and economic rights, right to housing are inclusive in the revised European social character in 1966.

Housing delivery therefore takes cognizance of the provision of housing in the right quantity and quality and the suitability of the housing in the neighborhood. Housing delivery process involve series of processes by which housing resources such as land, labour, finance and building material are combined to produce new housing. It also involves the process of bringing together and combining the same resources to repair, upgrade, refurbish, renovate, remodel and redevelop existing housing unit in a bid to upgrade them to currently acceptable standards to become part of current housing stock. (Agbola, 1998). The housing delivery system also includes the policy, process and methods of making the current stock available to the households. The delivery of housing in today's economy is the joint responsibility of both the private and public sectors. The private sector contributes over 80% to the existing housing stock in Nigeria (Agbola, *et al*, 2007). It is however observed that the dwelling units produced by the private sectors are usually out of the reach of the average households in Nigeria. This perhaps partly explains the involvement of the public sector in housing delivery in Nigeria. Public housing delivery is being carried out by the government agencies in Nigeria such as Housing Corporation, property Development Corporation, federal housing authority, National housing fund at various tiers of government i.e Federal, State, and Local levels. In views of frequent challenges militating against the institutional involvement in housing delivery system. This paper therefore, examines the institutional participation in housing delivery with particular reference to Osun state property Development Corporation.

The Study areas

Osun state is an inland state in the southwestern part of Nigeria, it was created from old Oyo state in 1991 with its capital at Osogbo. The state occupies a land mass of approximately 8,602 square kilometers. The state is bounded on the west by Oyo state, Ondo and Ekiti in the east, Kwara state in the north and Ogun state in the south. The major important towns in the state include Ile-Ife, Ilesha, Ede, Ila, Iragbiji, Iree, Iwo and others smaller settlement. The people are mainly Yoruba's who traced their origin to Ile-ife. According to 2006 population census the state has a population of 3,423,535. The land surface is undulating and descends from an altitude of over 450m. The major occupation of the people is farming, both export and food crops are cultivated. Other occupation engaged by the people includes civil services, trading and Artisan. There are numerous primary and post institution coupled with some tertiary institution of learning. The state has a rich cultural heritage which shown in their music, art, dances, dresses, and cultural festivals.

Conceptual Framework and Literature Review

Concept of Housing needs, Affordability and Delivery system

Housing need is an expression of human desire for descent and affordable accommodation. It is the quantity of housing that is required to provide accommodation of an agreed minimum standard for a population of a given size, household composition and age distribution (Robison, 1979).housing need is the extent to which the quantity and quality of existing accommodation

falls short of that which is required to provide each household or persons in the population, irrespective of their ability to pay or particularly personal preferences with accommodation of a specified standard. However, housing need could be expressed in term of inadequate privacy, space, materials, and services. To this end, there is quite a significant proportion of the populaces who have roofs over their heads and yet express certain level of qualitative housing needs. Hence the difference between the actual and the required number of units to house a population together with the number of existing units which do not yield minimum satisfaction for the users, adequately express the need-gap and vacancy rate. There are many indices by which the human need for housing can be evaluated. Among them are affordability, cost recovery, adequacy, suitability and vacancy rate. The housing delivery system is a combination of many inter related by exogenous and endogenous variable. It is a system that allocates house to households in a giving country irrespective of class and location. It consists of the production of new houses, the renovation of the existing ones and the distribution of new and old house to all consumers. The housing delivery system involves a complex process which flows in stages and in a sequential series to produce housing units (Agbola, 1998). This process essentially involves the bringing together of housing resources such as labour, land, finance and building material to produce a new housing. The system also involves the process of bringing together and combining the resource to repair, upgrade, refurbish, renovate, remodel and redevelop existing housing units in a bid to upgrade them to currently acceptable standards and this become parts of the current stock. The housing delivery system also includes the policy, process and methods of making the current stock available to the households. The housing delivery system encompasses the whole gamut of activities or processes involved in the production and allocation of housing units to the households. In Nigeria housing production and allocation have always resulted from both public and private sector efforts. Although, the higher degree of housing stock in most countries of the world are produced by the private sector. The public sector housing delivery is usually either directly through government efforts through her agencies or indirectly through the creation of enabling environment such as provision of site and service schemes. According to Agbola (2000) such agencies in Nigeria include various housing cooperation, property development cooperation, National housing fund (NHF) and various housing Authorities at the various ties of government. Unfortunately, the housing delivery system has not been able to eliminate the gap between housing need and supply. It has equally failed to correct the decificent that exists between demand and supply. Rather, the gap between housing delivery and housing needs has continued to widen, thus developing into a wide gulf. According to Agbola (2000a) despite the activities of both private and public sector in housing delivery, the twin problems of non-available and non-affordable housing have continue to persist. In the work of (Onibokun, 1985; Aina, 1989; Hamdi, 1991) the problem of housing delivery system in Nigeria has been attributed to the influx of people to the urban centre. They observed that, of particular significance is the observation that the rate of housing delivery falls short of the rate of urban growth and housing need. Agbola (1998) observed that prevailing housing problem include the following; acute housing shortage, unsanitary living condition, overcrowding and exorbitant rent relative to income and the exploitative tendency of shylock landlords. In Nigeria there have been the supply of various types of unit to ease the problem of accommodation; both public (formal) and the private (informal) sectors make the supply of housing units to the nations market (jinadu1995). By and large the production of residential

housing in Nigeria has been dominated by the private sector, which provides houses mainly on a rental basis and at time for sales (Jinadu, 1995). The suppliers here include individuals, merchant builders, and land developers, building investors, cooperative association and private voluntary organization. However, Agbola (2000) identified agencies such as Housing Corporation, property Development Corporation, National housing fund. Federal housing authority at the various tiers of government: federal, state, and local government. However, the failure of the private sector through price system to allocate housing to the public make governmental intervention imperative (Balchin and Kieve, 1982) generally there have been variation in the reason behind the direct involvement of government around the world. In Western Europe, the involvement was seen as a way of repairing cities damage during the Second World War as well as providing cheap, good quality and affordable accommodation for the low income group (UNCHSI, 1996). In the developed countries of Eastern Europe and the Soviet Union Carter (1994) was of the view that direct involvement in housing was seen in similar perspective as in Western Europe also a way of creating egalitarian society and avoiding exploitative land ordinance. In Africa and Asia, it was favored by many independent governments although it was often rooted in colonial precedents that has previously housed colonial staff or provided cheap accommodation for the works in certain key institution and industries (UNCHS, 1996).The reason for the direct government intervention in Nigeria according to the third National Development plan (1975-80). According to the development plan (1975-80) was to achieve a significant increase in supply and bring relief especially to the low income group who are mostly affected by the current shortage. The general goal of direct housing delivery option has always been the creation of access to decent and affordable housing for all, but more importantly the low income group. This laudable objective has however been achieved in many country of the world. Mobogunje *et al* (1978) affirmed that everywhere the process of direct government construction of the houses was used, even when subsidized. It had always been beyond the purchasing capacity of the majority of urban residents. Linn1979 revealed the failure of such government direct interaction. Okpala (1992) drains similar conclusion about the experience of developing countries in direct government interaction in housing delivery. However, limited success stories of direct public housing delivery were recorded in such places as China, Saudi Arabia, Singapore and Hong Kong and to a lesser extend in Chile, cote d'ivoire and India (Grime, 1976 and Tacalp, 1987). Agbola (2000) concluded that despite the activities of both private and public sectors in housing delivery, the twins problems of non-available and non-affordable housing have continue to persist. The persistence can be regarded as a function of uncoordinated interaction between the private and the public sectors in the course of housing delivery.

Research methodology

Both primary and secondary sources of data were used for this study. The primary data were used to solicit information from the allottees of sampled housing units of the estates owned by the corporation. Also the officials of the cooperation were interviewed to obtained necessary information. There are fifteen (15) functional estates of the corporation with 225 housing units allocated to the residents. 50% sample size of the housing units were taken resulting in 113 questionnaires administered to the allottees of the housing units. The questionnaires were administered to solicit information from the allottees concerning the state of basic facilities such

as light, water, security and access road to the estate. A systematic random sampling was adopted in the administration of the questionnaire. The secondary data were collected from textbooks, journals and the 2010 publication of Osun state property Development Corporation.

Summary of findings

The study as presented in table 1.1 shows that Osun state property development corporation has fifteen functional (15) estates presently across the state. Table 1.1 also revealed that available plots in each of the estate are divided into residential, commercial, industrial, public and semi-public plots. The corporation has a total of 8,440 plots with residential plots accounting for 86.3% and public and semi public plots accounting for 1.4% respectively while commercial and Industrial plots according for the remaining percentage. In all the estates only three (3) estates namely; Oroki estate Osogbo, Moremi estate Ile-ife and Oroki extension Osogbo had their plots fully allocated to developers. This is because Osogbo is the state capital and Ile-ife is a university town. There are still available plots in other estates, especially the estates that are located in the remote parts of the states.

Table 1:1 Corporation Estates with the Number of Plots Available

Estate	Location	Area (HA)	No of residential	No of commercial	No of industrial	Public & semi Public	Total/ Remarks
Oroki	Osogbo	39.9	362	21	29	07	419 plot fully allocated
Ajaka	Ilesha	340.510	776	22	66	08	916 Plot available
Moremi	Ile-ife	65.000	313	70		06	339 plot fully allocated
Akoda	Ede	245.259	851	74	77	12	1,014 plot available
Oroki Est.	Osogbo	48.800	258	29	-	6	293 plot fully allocated
Agunbe	Ikirun	4.551	154	16	-	4	174 plot available
Olufi	Gbongan	274.690	1040	94	75	15	1,224 plot/house avail.
Owaoye	Imesi-ile	32.042	65	05	-	02	72 plot available
Ile-ogbo	Ile-ogbo	21.677	697	52	45	21	815 plot/house availab.
Oluwo	Iwo	200.965	402	16	22	14	461 plot available
Aiyegunl	Ode-omu	289.929	961	71	50	-	1,088 plot available
Owamiran	Esa-oke	132.940	456	46	30	-	532 plot/house avail
Ipetumodu	Ipetumodu	176.400	571	38	20	12	641 plot available
Okinni	Okinni	180.30	280	36	28	3	347plot available

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Okuku	Okuku	20.17	84	11	09	01	105plot available
Total							8,440

Source: OSPDC, 2011.

Table ii: ALLOCATIONS OF PLOTS AND HOUSES 2003-2010

Estate	Residential plots	Commercial plots	Industrial plots	Allocation Of Housing units before 2003	Housing units allocated between 2003-2010
Oroki	01	12	17	57	-
Oroki ext.	26	05	02	-	-
Moremi Ile-ife	94	05	-	50	-
Ajaka Ilesha	67	31	08	44	-
Agunbe, Ikirun	34	05	-	-	-
Akoda, ede	384	72	35	-	43
Owa-oye, Imesi	22	-	-	03	01
Owamiran, Esa-oke	02	-	-	05	01
Oluwo,iwo	11	03	02	22	04
Ile-ogbo	-	-	01	14	-
Ayegunle, odeomu	17	-	-	14	-
Olufi, Gbongan	10	01	-	16	01
Okuku, Okuku	10	04	02	-	-
Ipetumodu	-	-	-	-	-
Okinni	-	-	-	-	-
Total	678	138	67	225	50

Source: OSPDC, 2010.

Table ii above indicate that between 2003 -2010 the corporation had allocated 678 residential plots, 138 commercial plots and 67 industrial plots. Also between the same periods the corporation allocated seven units of uncompleted 2, 3 and 4 bedroom bungalows on the estates of the corporation. Some of these houses were allocated to the allottees as they were for completion. Also the 43 urban houses constructed at Akoda, Akoda estate Ede have been fully sold to interested buyers. Table11 also indicated that before 2003, 225 housing units had been allocated by the corporation. The study also revealed that the corporation has also developed a block of 18 shopping units at Ilobu road and another 2 block of fifteen (15) shops opposite Osogbo Grammar school and of Oroki estate osogbo. However; as plan of corporation to start the development of students hostel in tertiary Institution in Osun state. The corporation has completed a student's Hostel at osun state college of technology, Esa-oke.

Table1: iii; BASIC FACILITY CONSIDERATION IN THE ESTATES

Facilities	Adequate	%	Fairly adequate	%	Not Adequate	%	Total (%)
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Pipe borne water	15	13.2	25	22.1	73	6.46	113(100)
Electricity	25	22.1	40	35.4	48	42.5	113(100)
Security	10	8.8	35	30.9	68	60.1	113(100)
Tad-road	18	15.9	22	19.4	73	64.6	113(100)
Total	68		122		262		133(100)

Author field survey, 2015

Table iii : The outcome of the residents perception on basic facilities in the estate are shown in the table iii above. Generally the interpretation of table iii is that virtually all basic amenities are not adequate in majority of the estates as shown in the table. The table indicates that inadequacy in pipe borne water in the estate accounts for 65%, Electricity 43%, security 60.1% and tarred road 64.6%. The study revealed that location of most of the estate is remote and this contributes to non functionality of many of the estates. Again, It was observed that the design of the houses of the estate do not meet the present taste of the public allottee. It was also discovered that inadequate security in the estates enhances the incidences of theft and vandals in the estates, this can be through construction of police posts in the estates and provision of night guards in the estate that has no police posts.

In allocating the houses to the allottees, political influence should be discouraged to avoid double allocations. From the research findings, it was discovered that local building material are easy to maintain, manage and cheaper. The use of local materials should be encouraged by the corporation, especially in rural housing schemes. The successful accomplishment of the corporations aim and objectives depends on the sufficient manpower in general and adequate professional and technical personnel in particular , from the perception on the activities of the corporation , it is recommended that in order to promote better performance the corporation should employed adequate technical and professional personnel.

Conclusion

Although, the corporation has realized its responsibilities regarding housing provision for all and sundry, however much has not been achieved considering the importance of housing to human hood. Many plots allocated to developers (allotters) are yet to be developed due to economic situation, thereby making the plot to become bushy. Due to the fact that location of some of the estates is remote, adequate security are not provided by the corporation. It was also discovered that double allocation of plots and housing units are rampant in some cases this was said to be as a result of political consideration in the allocation of plots and housing units to the people.

Recommendation

The following measures are therefore recommended to solve the problems of ineffectiveness of the Osun State Property Development Corporation. The allotter's welfare should be put into consideration in order to make all the estate function; hence the road linking the estate with the major city should be tarred. This will encourage people to acquire plots and housing units in the estates that are located in the remote parts. Adoption of one single design for the whole estate should be discouraged. The people should be given the opportunity to make amendment in the original plan to taste subject to the approval of the town planning authority of the corporation.

Considering the population residing in the estates, government should provide the approach to housing provision should not be in piece meal as in the olden days, it must be planned in totality of all aspects of our national, social, economic and cultural condition. It is quite known that government can not satisfy the public by making all the developments such as houses and its infrastructures for everybody, but the situation can be alleviated if it contributes its own quota towards effective housing delivery system in the state. Operation house the masses can be initiated by the corporation and this will go a long way to increase the existing housing stock if properly implemented.

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