



UNIVERSITI PUTRA MALAYSIA

***INFLUENCE OF RESIDENTIAL CHARACTERISTICS AND
PREFERENCES ON RESIDENTIAL SATISFACTION AMONG YOUNG
HOUSEHOLDS IN UNPLANNED NEIGHBOURHOODS IN KANO,
NIGERIA***

ADO ABDU

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By

ADO ABDU

**Thesis Submitted to the School of Graduate Studies, Universiti Putra Malaysia,
in Fulfilment of the Requirements for the Degree of Doctor of Philosophy**

December 2015

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DEDICATION

This research work is dedicated to my Mum, Zainab Abdu Gaya; my Dad, Alh. Abdu Gaya (Wazirin Gaya), my wife, Jamila Abubakar and my children Khadija, Aisha, Muhammad, Zainab, Aliyu and Akibu for their moral support towards successful completion of my programme.



Abstract of thesis presented to the Senate of Universiti Putra Malaysia in
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December, 2015

Chairman : Prof. Ahmad Hariza Bin Hashim, PhD
Faculty : Human Ecology

The main objective of the study was to examine the influence of residential characteristics and preferences on residential satisfaction among young households in unplanned neighbourhoods in Kano, Nigeria. Three and sixty eight (368) young households whose heads aged 45 years and below who moved to unplanned neighbourhoods within the period of three to five years in Kano Metropolis were selected as respondents for this study. This study employed multistage cluster sampling to select three unplanned neighbourhoods namely; Wailari, Dorayi-Karama and Gama E and systematic random sampling was utilized to select the respondents. A questionnaire survey was adapted from previous studies for the data collection and the researcher and trained enumerators collected the data. The questionnaire consisted of questions on previous and current neighbourhoods regarding household and residential characteristics and residential satisfaction and residential preferences. Data analysis utilized descriptive statistics such as percentages and Yeh's Index of Satisfaction and inferential statistics such as Pearson's correlation, multiple regression and mediation analyses.

Results of descriptive statistics of the socioeconomic and demographic characteristics showed that the respondents had mean age of 39 years, 6 household members, majority had formal education and owned single family houses (attached) with 3 - 4 rooms, and lived there for 4 - 5 years. The results of Yeh's Satisfaction Index (YIS), revealed that the respondents had very low (dissatisfied) to low levels of satisfaction with almost all the items and residential characteristics components (housing features, housing conditions, neighbourhood facilities and neighbourhood accessibility) for previous neighbourhoods. For the current neighbourhoods, the respondents had high levels of satisfaction with almost all the items and the previous residential characteristics components. Correlations between socioeconomic and demographic characteristics, previous residential characteristics, residential preferences and satisfaction were investigated. The result indicated age of respondents; household income, household size, tenure (renter), tenure (owner) number of bedrooms and number of rooms, had significant relationship with the

current residential satisfaction. Other factors with significant relationship with current residential satisfaction were previous neighbourhood facilities, housing features preference, housing amenities preference, housing conditions preference, housing safety, and security preference, neighbourhood facilities preference, neighbourhood amenity preference, and neighbourhood accessibility preference. However, length of residence, previous housing features, previous housing conditions, and previous neighbourhood accessibility did not have a significant relationship with the current residential satisfaction.

The results of multiple regression analysis on the factors that contribute to the current residential satisfaction of the respondents indicated that five predictor variables explained 46.5% of the variance in the current residential satisfaction. These variables were age of respondents ($\beta = .146$, $t = 3.272$, $p = .001$) and total number of rooms ($\beta = .165$, $t = 3.297$, $p = .001$). Other significant factors also included housing features preference ($\beta = .331$, $t = 7.225$, $p = .000$), housing conditions preference ($\beta = .111$, $t = 2.264$, $p = .024$) and neighbourhood amenities preference ($\beta = .203$, $t = 2.963$, $p = .003$). The model did not show significant contributions of household size, household monthly income, tenure (owner), tenure (renter), total number of bedrooms, previous neighbourhood facilities, housing amenities preference, housing safety and security preference and, neighbourhood facilities preference, and neighbourhood accessibility preference to the current residential satisfaction of the respondents. The result of moderation analysis using the bootstrapping method indicated that there was a significant indirect mediating effect of residential preference on the relationship between previous residential characteristics and current residential satisfaction.

Based on these findings, it can be concluded that socioeconomic and demographic characteristics and some residential preference components had significant influence on residential satisfaction among young households in unplanned neighbourhoods in Kano, while previous residential characteristics had little contribution to their residential satisfaction. Findings on the mediation role of residential preference have an implication of the need to provide housing that satisfied their needs and preference. Thus, policy makers and planners have to consider housing features preference and amenities preference of young households for planned housing decisions.

Abstrak tesis yang dikemukakan kepada Senat Universiti Putra Malaysia sebagai memenuhi keperluan untuk ijazah Doktor Falsafah

**PENGARUH CIRI-CIRI DAN CITA-RASA KEDIAMAN TERHADAP
KEPUASAN KEDIAMAN DALAM KALANGAN ISI RUMAH MUDA DI
KAWASAN PERUMAHAN YANG TIDAK DIRANCANG DI KANO,
NIGERIA**

Oleh

ADO ABDU

Disember, 2015

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Fakulti : Ekologi Manusia

Objektif utama kajian ini adalah untuk mengkaji pengaruh ciri-ciri dan keutamaan kediaman terhadap kepuasan kediaman dalam kalangan isi rumah muda di kawasan perumahan yang tidak dirancang di Kano, Nigeria. Tiga ratus enam puluh lapan (368) isi rumah muda, dimana ketua rumah berumur 45 tahun dan ke bawah yang berpindah ke kawasan-kawasan perumahan yang tidak dirancang dalam tempoh tiga hingga lima tahun di metropolitan Kano dipilih sebagai responden untuk kajian ini. Kajian ini menggunakan persampelan kelompok pelbagai peringkat untuk memilih tiga kawasan tidak dirancang iaitu; Wailari, Dorayi-Karama dan Gama E manakala persampelan rawak sistematik digunakan untuk memilih responden. Borang soal selidik telah diadaptasi daripada kajian terdahulu bagi pengumpulan data dimana penyelidik dan pembanci terlatih mengumpul data tersebut. Soal selidik merangkumi soalan berhubung kawasan-kawasan kejiranan dahulu dan semasa berhubung isi rumah, ciri-ciri kediaman serta kepuasan kediaman, dan pilihan kediaman. Analisis data menggunakan statistik deskriptif seperti peratusan dan Indeks Kepuasan Yeh dan statistik inferensi seperti korelasi Pearson, regresi dan analisis mediasi.

Keputusan statistik deskriptif ciri-ciri sosio-ekonomi dan demografi menunjukkan bahawa responden mempunyai purata umur 39 tahun, 6 ahli isi rumah, majoriti mendapat pendidikan formal dan memiliki rumah keluarga tunggal (bersambung) dengan 3 - 4 bilik, dan tinggal di sana selama 4 - 5 tahun. Hasil Indeks Kepuasan Yeh (YIS), menunjukkan bahawa responden mempunyai tahap kepuasan yang sangat rendah (tidak puas hati) kepada rendah bagi hampir semua item dan komponen ciri-ciri kediaman (ciri-ciri perumahan, keadaan perumahan, kemudahan kejiranan dan akses kejiranan) bagi kawasan-kawasan kejiranan dahulu. Bagi kawasan-kawasan kejiranan semasa, responden mempunyai tahap kepuasan yang tinggi dengan hampir semua item dan komponen ciri-ciri kediaman dahulu. Korelasi antara ciri-ciri sosioekonomi dan demografi, ciri-ciri kediaman dahulu, keutamaan kediaman dan kepuasan kediaman. Hasil menunjukkan umur responden, pendapatan isi rumah,

tempoh berdasarkan saiz isi rumah (penyewa), tempoh (pemilik) bilangan bilik tidur dan bilangan bilik, mempunyai hubungan yang signifikan dengan kepuasan kediaman semasa. Faktor-faktor lain yang mempunyai hubungan signifikan dengan kepuasan kediaman semasa adalah kemudahan kejiranan dahulu, keutamaan ciri-ciri perumahan, keutamaan ameniti perumahan, keutamaan keadaan perumahan, keselamatan perumahan, dan keutamaan keselamatan, keutamaan kemudahan kejiranan, keutamaan ameniti kejiranan, dan keutamaan akses kejiranan. Walau bagaimanapun, tempoh menetap, ciri-ciri perumahan dahulu, keadaan perumahan dahulu dan akses kejiranan dahulu tidak mempunyai hubungan signifikan dengan kepuasan kediaman semasa.

Hasil analisis regresi berganda pada faktor-faktor yang menyumbang kepada kepuasan kediaman semasa responden menunjukkan bahawa lima pembolehubah peramal menjelaskan 46.5% daripada varians dalam kepuasan kediaman semasa. Pembolehubah ini adalah umur responden ($\beta = .146$, $t = 3.272$, $p = .001$) dan jumlah bilangan bilik ($\beta = .165$, $t = 3.297$, $p = .001$). Faktor signifikan yang lain juga termasuk keutamaan ciri-ciri perumahan ($\beta = .331$, $t = 7.225$, $p = .000$), keutamaan keadaan perumahan ($\beta = .111$, $t = 2.264$, $p = .024$) dan keutamaan ameniti kejiranan ($\beta = .203$, $t = 2.963$, $p = .003$). Model ini tidak menunjukkan sumbangan signifikan pada saiz isi rumah, pendapatan bulanan isi rumah, tempoh (pemilik), tempoh (penyewa), jumlah bilik tidur, kemudahan kejiranan dahulu, keutamaan ameniti perumahan, keutamaan keselamatan dan keselamatan perumahan, dan keutamaan kemudahan kejiranan dan keutamaan akses kejiranan kepada kepuasan kediaman semasa responden. Hasil analisis mediasi menggunakan kaedah *bootstrapping* menunjukkan bahawa terdapat kesan mediasi tidak langsung yang signifikan keutamaan kediaman terhadap hubungan antara ciri-ciri kediaman dahulu dan kepuasan kediaman semasa.

Berdasarkan hasil ini, dapat disimpulkan bahawa ciri-ciri sosio-ekonomi dan demografi dan beberapa komponen keutamaan kediaman mempunyai pengaruh yang besar ke atas kepuasan perumahan dalam kalangan isi rumah muda di kawasan-kawasan perumahan yang tidak dirancang dalam Kano, manakala ciri-ciri kediaman sebelumnya mempunyai sumbangan kecil kepada kepuasan perumahan mereka. Penemuan pada peranan pengantaraan keutamaan kediaman mempunyai implikasi keperluan untuk menyediakan perumahan yang memuaskan keperluan dan keutamaan mereka. Oleh itu, pembuat dasar dan perancang perlu mengambil kira ciri-ciri keutamaan perumahan dan keutamaan kemudahan isi rumah muda dalam keputusan perumahan yang terancang.

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Thank you

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This thesis was submitted to the Senate of Universiti Putra Malaysia and has been accepted as fulfilment of the requirement for the degree of Doctor of Philosophy. The members of the Supervisory Committee were as follows:

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LIST OF ABBREVIATIONS

ANOVA	Analysis of Variance
CBD	Central Business District
ECOWAS	Economic Community of West African States
KNUPPDA	Kano Urban Physical Planning and Development Agency
K-SEEDS	Kano Economic Empowerment Development Strategy
KSHC	Kano State Housing Corporation
NBS	National Bureau of Statistics
NEEDS	National Economic Empowerment & Development Strategy
NEST	National Environmental Study/ Action Team
NHUDP	Housing and Urban Development Policy
NHP	National Housing Policy
NNDC	Nigeria National Development Corporation
NPC	National Population Commission
NRP	National Rolling Plan
SPSS	Statistical Package for Social Science

CHAPTER 1

INTRODUCTION

1.1 Background of the Study

Housing is an important aspect of the residential environment that influence the preference and satisfaction of its residents. It is more than a mere shelter, because it offers a number of benefits, such as enhanced security, the creation of a neighbourhood, improved social relations, community facilities and services, access to jobs, and control over the environment (Vera-Toscano & Ateca-Amestoy, 2008; Jiboye, 2010; Waziri, Yusof, and Salleh, 2013). Residents' satisfaction with their housing is of paramount importance to their quality of life (Caldieron & Miller, 2013; Jansen, 2014). On the other hand, being dissatisfied with it can affect their quality of life (Lu, 1999; Jansen, 2014). Thus, an insight into the factors that influence the residential satisfaction of households measures their current housing situations and guide future residential improvement policies towards better-planned housing projects (Amole, 2009; Jansen, 2014).

Nigeria is one of the sub-Saharan African countries struggling to improve its residential areas, especially unplanned neighbourhoods in urban centres. This is because about 75% of urban households exist in unplanned residential neighbourhoods characterized by, overcrowded conditions, deteriorated housing, inadequate facilities and services and poor layout design (Okupe, 2002; Nwaka, 2005; Khalifa, 2011; Olotuah, 2009; Makinde, 2014a). Lack of planned layouts in unplanned neighbourhoods affect the efforts of local authorities in the urban areas to provide adequate facilities such as schools, roads, hospitals, shops, electricity and water (Nwaka, 2005; Muhammad & Bichi, 2014; Opoko & Oluwatayo, 2014). The growth of these neighbourhoods is attributed to both high population growth and the rapid urbanization in Nigeria since its independence in 1960 (Nwaka, 2005; Makinde, 2014a). The country is the most populous country in Africa with over 160 million people (National Bureau of Statistics [NBS], 2012). The number of urban households is over 25 million, while households whose heads aged 45 years and below constituted over 50.11% of the population of households (National Population Commission [NPC], 2009). This indicates that more than half of urban households in the country are young households (Opoko & Oluwatayo, 2014). Thus, the provision of housing that satisfies the needs of the household is crucial to the safety, health, and security of its members (UN Habitat, 2001); this is also important for households with young children, because of their potential for family expansion.

Housing for young households is important because their family circumstances and needs change over time (Wu, 2010; Opoko & Oluwatayo, 2014). These households prefer a number of residential attributes and services, rather than a territorial core called 'house' (Kain & Quigley, 1970; Speare, 1974; Hayward, 1977; Clark & Onaka, 1983; Lawrence, 1987). The preferred residential attributes of these households include adequate space, neighbours, accessibility to various places, schools for children, hospitals, safe and secure neighbourhoods, and nearby shops (Kim, Horner & Marans, 2005; Wu, 2010). Turner (1972) argued that the preference

of young households for these residential characteristics depends on their level of income and the type of opportunities found in their neighbourhoods within the city.

Kano is one of the most populous and highly urbanized cities in Nigeria, and also has the highest proportion of young households. For example, the proportion of heads of households aged 45 years and below numbered over 772,850, which accounts for 6.15% of the national figure (NPC, 2009). This proportion of young households increases the demand for housing in the city (Dankani, 2013; Muhammad and Bichi, 2014). Due to such overpopulation, many young households were compelled to live in the overcrowded city of Kano within unplanned family compound houses (Nwanodi, 1989; Oumar, 1997; Hamza, 2010). On the other hand, the present high population growth, rapid urbanization, and modernization in the city increase the desire for homeownership, more spacious houses, and demands for additional neighbourhood facilities and services (Nabegu, 2010; Dankani, 2012; 2013). Dankani (2013) states that households from the inner city of Kano move to the periphery to own and rent houses, which increases the expansion of the unplanned neighbourhoods. Over two-thirds of residential areas in Kano are unplanned houses built without compliance to planning laws (Home, 1986; Dankani, 2013; Muhammad & Bichi, 2014).

The government finds it difficult to provide urban facilities and services in these unplanned neighbourhoods because of poor layouts and inadequate spaces associated with its informal settings (Nwaka, 2005). Additionally, unplanned neighbourhoods often become a source of concern in a rapidly growing metropolitan area like Kano. As a result, the local authority attempted to reduce the number of unplanned neighbourhoods through the introduction of planned housing in order to improve the quality of life of their households, especially young households. Thus, the perspective of these young households regarding their residential characteristics and preferences needs much attention.

Studies have shown that residential satisfaction assesses the perspective of individuals on their housing situations and needs (Morris & Winter, 1975 & 1978; Ogu, 2002; Amole, 2009; Mohit, Ibrahim & Rashid, 2010, Caldieron, 2011; Baiden, Arku, Luginaah & Asiedu, 2011; Kahraman, 2013). Factors such as housing characteristics, neighbourhood characteristics, and socioeconomic and demographic characteristics influence residential satisfaction of households (Mohit et al., 2010, Caldieron, 2011; Kahraman, 2013; Baiden et al., 2011). Furthermore, previous studies also found a link between residential satisfaction and preference (Khozaei, Ramayah, Hassan & Surlenty, 2012; Jansen, 2014).

Only in the past few decades have housing researchers in Nigeria begun to focus their attention on residential satisfaction. Ukoha and Beamish (1997) studied the satisfaction of residents of public housing in Abuja, Nigeria. Amole (2009) studied the satisfaction levels of students' housing. Ibem, Okopo, Adeboye, and Amole (2013) studied the satisfaction of residents of public housing in Ogun, Nigeria. Waziri, Yusuf and Salleh (2013) studied the residential satisfaction of private low-cost housing in Abuja, Nigeria.

Despite the studies that focused on public housing residents, there are many questions remaining that the current study seeks to address by focusing on the

perspectives of the households in unplanned neighbourhoods concerning their residential situations. Thus, this study examined the influence of residential characteristics and preferences on residential satisfaction among young households in unplanned peripheral neighbourhoods in Kano, Nigeria.

1.2 Research Problem

The growth of unplanned residential neighbourhoods due to high population and rapid urbanisation poses serious challenges to the quality of the residential environment for urban households. Successive governments in Nigeria attempted to improve the residential situations of these households by reducing unplanned housing through the construction of planned housing. However, the perspectives of the households in unplanned neighbourhoods regarding their residential characteristics, preferences, and satisfaction received little attention.

Now there is an increasing interest towards the study of how people think of their residence and how it affects their lives (Mohit et al., 2010). Residential satisfaction has become an important tool used to assess how households are satisfied or dissatisfied with their housing. It is one of the criteria used to determine the quality of life of the residents, guides future housing improvement proposals and adequate housing policies (Caldieron & Miller, 2013). Many scholars assessed residential satisfaction in various housing settings, including informal residential areas (Mudege & Zulu, 2010; Caldieron, 2011; Caldieron & Miller, 2013; Wu & Li, 2013). Such studies measured the perceptions of residents of inadequacies in their housing environment in order to improve the current situation (Djebuarni & Al-Abed, 2000; Amole, 2009). Researching residential satisfaction helps to identify the contribution of various factors to satisfaction, the differences between different types of determinants and the relationships between numerous measurements of the residential environment (Amole, 2009).

In this study, the assessment of residential satisfaction level among young households living in unplanned residential areas in Kano Metropolis, revealed the aspects of residential environments they were satisfied or dissatisfied in both previous and current neighbourhoods. Households are experiencing changing housing needs and aspirations that occur as households progress through their life cycle stages leading to residential dissatisfaction at some stage and they respond to this dissatisfaction through movement to another residence (Rossi, 1955). Residential movement of households was a process of adjustment with the purpose of increasing one's level of residential satisfaction (Morris & Winter, 1978). Previous housing experience has an influence on the current residential situation and satisfaction (Rent, 1975; Mudege & Zulu, 2010; Jansen, 2011). It is important to assess residential satisfaction of households in both previous and current residential areas. The households can be more satisfied with their current residence, if their unfulfilled residential needs and preferences at the previous neighbourhoods become at the current residential areas fulfilled.

Kano is a commercial and industrial hub of Northern Nigeria that faced rapid growth of unplanned residential developments, especially among young households. These unplanned developments are characterised by poor layouts, haphazard housing

development, which result in inadequate spaces that inhibit provision of facilities and services in many cities in Nigeria, including Kano (Muoghalu, 1991; Ogu, 2002; Nwaka, 2005; Amole, 2009; Imam & Rostam, 2012, Dankani, 2013; Muhammad & Bichi, 2014). The low-income individual and households in unplanned residential areas of Kano acquired residential plots through customary right, allocation by the local authority, by purchasing, or through inheritance (Home, 1986; Garba, 1997; Imam & Rostam, 2011). The acquisition of land through customary right like in unplanned areas is different from squatter settlements. This is because most the landowners in these unplanned areas are legal occupants, although they may have developed it without complying with planning and building regulations (Home, 1986; Kironde, 2006). Customary land right is a legal tenure recognised by Land Use Decree of 1978, a highest land law in Nigeria (Home, 1986, Ibem & Odum, 2011). Therefore, most unplanned residential areas Kano has legal tenure status, though developed without compliance to construction and planning rules.

Households living in unplanned residential areas were moving between unplanned neighbourhoods within the Kano city to satisfy their housing needs (Dankani, 2013; Muhammad & Bichi, 2014). Such behaviour would effects on residential situations and quality of life of the households in the long run, especially households with young children. In addition, it would stamp down the preparation of planned layout and housing as well as the provision of facilities and services. Efforts improve residential situations of these households by reducing unplanned development in the city by the state government through planned public low-cost housing for urban households have to assess the perspectives of the households. Hence, the perspectives of the households about factors that influence residential satisfaction such as residential characteristics and preferences need to be evaluated and incorporated in the future planned housing.

With the researcher's knowledge of the available literature, no empirical study conducted to assess the residential satisfaction of the young households in Kano. Thus, to understand residential situations and demands of young households, it is important to examine their residential satisfaction.

Many scholars conducted studies on residential satisfaction in Nigeria (Ogu, 2002; Ukoha & Beamish, 1997; Amole, 2009; Ibem, Okopo, Adeboye & Amole, 2013; Waziri, Yusuf & Salleh, 2013). However, none of these studies have focused on the residential satisfaction of unplanned (informal) neighbourhoods in Nigeria. The existing studies on residential satisfaction have focussed on residents of public and private low-cost housing, despite the fact that a significant proportion of urban housing in Nigeria is located in unplanned areas and their residents live in conditions that are undignified to human pride (Okupe, 2002). Most of these urban residents were a low-income group with about 62% of them surviving on less than \$2 per day (NBS, 2012). The low-income situation has a serious negative effect on housing and living conditions as well as the quality of life of the residents. Therefore, it becomes imperative to study residential satisfaction of the people living in unplanned locations, as it is one of the important tools for determining the quality of the residential environment, mobility behaviour and urban development policies (Lu, 1999; Jiboye, 2010; Caldieron & Miller, 2013). Thus, knowledge of residential satisfaction is crucial to their quality of life (Lu, 1999), especially low-income young households living in unplanned neighbourhoods.

Housing scholars have conducted studies on residential satisfaction among households living in unplanned (informal) neighbourhoods in developing countries (Fried & Gleicher, 1961; Amérigo and Aragonés, 1997; Mudege & Zulu, 2010; Caldieron, 2011; Zanuzdana, et al., 2012; Caldieron & Miller, 2013; Li and Wu, 2013). However, these existing studies have not examined the difference between previous and current unplanned neighbourhoods in residential satisfaction among households. The few among the available literature on the changes and differences in satisfaction were Wiesenfeld (1992) and Rashid, Ngah and Eluwa (2013) and their focus was on previous and current housing and neighbourhood satisfaction. These studies focused on public housing residents with the exception of Rashid, Ngah and Eluwa (2013) that focused only on neighbourhood features in old unplanned and newly planned neighbourhoods in Kurdistan, Iraq. Based on these previous studies, the current study examined differences in resident satisfaction among young households between previous and current unplanned neighbourhood in Kano, which previous studies did not examine in Nigeria. Thus, understanding the differences in residential satisfaction of these households between previous and current unplanned neighbourhoods would provide information on housing and neighbourhood attributes they wanted to have. It would also provide information on whether they have achieved their residential needs or not at the current neighbourhoods. It would also help policy makers to create a policy that targeted at improving the current and future needs of the households.

Furthermore, household characteristics such as age, household income, household size, tenure, employment, education level, and length of stay of the residents are among the factors that influence residential satisfaction (Ukoha & Beamish, 1997; Jiboye, 2010; Zanuzdana et al., 2012). Studies on residential satisfaction in informal neighbourhoods have not examined the household characteristics of their respondents (Mudege & Zulu, 2010; Caldieron, 2011; Caldieron & Miller, 2013). As regards to this, the researcher intended to find out whether household characteristics relate to the current residential satisfaction of young households in unplanned neighbourhoods. Other factors related to residential satisfaction include objective housing characteristics as shown in the literature (Amole, 2009; Zanuzdana et al., 2012).

Previous studies on residential satisfaction in Nigeria and other places have shown the significance of satisfaction with housing and neighbourhood characteristics both objective (types of window, the size of the dwelling, facilities, etc.) and subjective (privacy, safety and security, accessibility) (Ibem & Amole 2012, Jiboye, 2010). Based on this, the researcher wants to find out levels of residential satisfaction and to find out whether previous housing and neighbourhood characteristics have an influence on the satisfaction of young households. Additionally, the researcher intends also to find out whether the current residential satisfaction of young households unplanned neighbourhood in Kano, Nigeria is influenced by housing and neighbourhood preferences as shown by previous studies (Molin & Timmermans, 2002; Kauko, 2006).

Previous studies on residential preferences in Nigeria focused on physical environment features, neighbourhood facilities and housing structural features for households living in Owerri, Imo State (Gbakeji & Magnus, 2007) and socioeconomic variables that influence residential preferences in Abeokuta, Ogun

state (Aniah, 2012). However, none of these studies focused on the residential preference of young households living in unplanned areas, especially those that moved between unplanned neighbourhoods within a city. Furthermore, there were few studies on the relationship between residential preferences and residential satisfaction of young households in unplanned neighbourhoods.

In addition, the mediating effect of residential preference on the relationship between previous residential characteristics and current residential satisfaction also received little attention. A study by Jansen (2012) attempted to examine the mediation effect of residential preference on the relationship between residential characteristics and residential satisfaction. On the other hand, Khozaei, Ramayah, Hassan and Surienty (2012) suggested in their study on the mediating role of residential preference on the relationship between sense of place attachment and residential satisfaction. However, Jansen (2012) could not confirm the mediating effect of residential preference between objective housing characteristics and residential satisfaction of the respondents who were willing to move and had standard income. The finding suggests the use of other housing and neighbourhood characteristics, different contexts and other respondents without standard income. Therefore, since achievement of residential satisfaction of households occurs when their preference for residential characteristics is fulfilled (Galster & Hesser, 1981; Galster, 1987), the feelings of the households about their previous residential characteristics (previous housing experiences) and situations would have an effect on their current residential satisfaction through preferences. This mediating relationship has also received little attention among housing scholars. Based on this, the researcher examined the mediating effect of residential preference on the relationship between previous residential characteristics and current residential satisfaction.

Thus, to fill the above research gaps, this study examined the influence of residential characteristics and preferences on residential satisfaction among young households in unplanned neighbourhoods in Kano.

1.3 Research Questions

1. What are the socioeconomic and demographic characteristics of young households in unplanned neighbourhoods in Kano?
2. What are the previous and current levels of resident satisfaction of young households in an unplanned neighbourhoods in Kano?
3. What are the housing and neighbourhood components preferred by young households in unplanned neighbourhoods in Kano?
4. Is there differences in satisfaction with residential components between previous and current unplanned neighbourhoods among young households in Kano?
5. Is there any significant relationship between some socioeconomic and demographic characteristics, previous residential characteristic components, residential preference components and residential satisfaction among young households of unplanned neighbourhoods in Kano?
6. Are there any significant contributions of some socioeconomic and demographic characteristics, previous residential characteristic

components and residential preference components to the current residential satisfaction of young households in unplanned neighbourhoods in Kano? and;

7. Is there any mediating effect of residential preference on the relationship between previous residential characteristic components (housing features, housing conditions, neighbourhood facilities, and neighbourhood accessibility) and current residential satisfaction among young households in unplanned neighbourhoods in Kano?

1.4 General Objective

The general objective of this study is to examine the influence of residential characteristics and preferences on residential satisfaction among young households in unplanned neighbourhoods in Kano, Nigeria.

1.5 Specific Objectives of Study

1. To describe the socioeconomic and demographic characteristics of young households in unplanned neighbourhoods in Kano;
2. To describe the previous and current levels of residential satisfaction of young households in unplanned neighbourhoods in Kano;
3. To determine the housing and neighbourhood components preferred by young households in unplanned neighbourhoods in Kano;
4. To determine the significant difference in satisfaction with residential characteristics components between previous and current unplanned neighbourhoods among young households in an unplanned neighbourhood in Kano;
5. To determine the significant relationship between some socioeconomic and demographic characteristics, previous residential characteristic components, residential preference components and current residential satisfaction among young households in unplanned neighbourhoods in Kano;
6. To determine the significant contributions of some socioeconomic and demographic characteristics, previous residential characteristic components and residential preference components to the current residential satisfaction of young households in unplanned neighbourhoods in Kano; and
7. To examine the mediating effect of residential preference on the relationship between previous residential characteristics components and current residential satisfaction among young households in current unplanned neighbourhoods in Kano.

1.6 Research Hypotheses

- H₁: There is significant relationship between some socioeconomic and demographic characteristics, previous residential characteristic components, residential preference components and current residential satisfaction of young households in unplanned neighbourhoods in Kano
- H₂: There are significant contributions of some socioeconomic and demographic characteristics, previous residential characteristic components, and residential preference components to current residential satisfaction of young households in unplanned neighbourhoods in Kano
- H₃: Residential preference mediates the relationship between previous residential characteristic components and residential satisfaction among young households in unplanned neighbourhoods in Kano

1.7 Significance of the Study

The findings of this study would contribute to the current literature on residential satisfaction and would be significant to researchers, policy makers, planners, developers, architects, local landlords, and the residents. The significance of the study would be as follows;

1. The findings of this study would contribute in filling the existing gaps in the previous literature by examining the differences in the level of satisfaction with residential components between previous and current unplanned neighbourhoods. Furthermore, the findings would fill the gaps in the previous literature on the preferred housing and neighbourhood components and predictors of residential satisfaction. The study also determined the mediating effects of residential preference on the relationship between previous residential characteristics and current residential satisfaction among young households in unplanned neighbourhoods, which are currently scarce in the available literature. Particularly, the findings of this study would focus on young households who moved between unplanned (informal) neighbourhoods unlike the previous studies that focused more on residential satisfaction in planned public low-cost housing.
2. The findings, based on this current data on residential preference and satisfaction of young households would guide and serve as a blueprint to the policy makers in formulating and designing appropriate urban development and housing policies, and programmes for residents of unplanned areas. The findings would also guide policymakers regarding the preference for housing, locations, and amenities of among young households with a view to improve or help them to improve their satisfaction, quality of life, and residential stability.

3. The findings from the current data would also be of particular benefit to urban planners who play a greater role in physical planning activities and strategies for improvement of the quality of life of residents in the urban centres through the incorporation of the households' views about their unplanned housing situations in future planning activities. This is important because unplanned neighbourhoods constituted the largest residential environments among urban centres in developing countries, especially in Africa.
4. The present research findings on the housing characteristics, needs and preferences of the young households would also be useful as a guide to other professionals including developers, architects and engineers that might be party to future housing design and development efforts by public authority towards their residential improvement of households living in unplanned neighbourhoods.
5. The finding based on the current data would also be essential to homeowners and tenants in unplanned neighbourhoods, as it would unearth their actual housing situations for policy makers, urban development agencies and local housing property owners to redress them.
6. Finally, the findings on the current data will be relevant to the current efforts of the Kano State Government towards reducing unplanned housing developments and illegal land transactions in the peripheral areas of the metropolis. Furthermore, the findings could enhance understanding of the opinions of young households about their residential situations in unplanned neighbourhoods, especially in this period of global concern for sustainable housing for residents of informal neighbourhoods.

1.8 Scope of the Study

The scope of this study covered only young households living in unplanned neighbourhoods in Kano metropolis, who aged 45 years and below with children, who moved between unplanned neighbourhoods in the past 3 to 5 years. However, it was not the intention of this research to overlook the residential characteristics, preferences and satisfaction of other type of households in the unplanned neighbourhoods. Studying young households in these neighbourhoods would provide a base for understanding residential needs for the households living in Kano metropolis. The selection of households, especially those with children was because of their special needs and preferences for residential characteristics due to potential family expansion. Therefore, there is a need for improving residential situations of these households, especially those who are living in unplanned neighbourhoods.

On the other hand, the findings of this study can only be generalised to the population of young households living in unplanned (informal) neighbourhoods in Kano Metropolis. However, the findings may not be generalised on young households in other parts of Nigeria that did not fall within the scope of this study. The cultural differences and residential needs among people and families in the

country are different. In addition, the findings cannot be generalised to young households in other countries, because the characteristics of the respondents and residential characteristics and needs may also differ.

1.9 Limitations of the Study

This study has many limitations relating to various aspects of the research processes. This research was conducted in unplanned (informal) neighbourhoods in Kano Metropolis, Nigeria. As a result, it may not be applicable in other geographical areas or across other cultural environments. The selection of target respondents mainly comprised young households in three unplanned neighbourhoods in Kano metropolis, which may not provide the picture to generalise to all unplanned neighbourhoods and households. As with many adopted models, there is a risk of not including some additional significant factors in the current model. In addition, an adoption of research strategy in the current study might also risk not including an important research strategy, which can help to understand the research problem better and improves the quality of the study outcome.

1.10 Research Focus

The focus of research relates to the content of the research. Specifically, the focus of this survey was on examining the influence of residential characteristics and preferences on residential satisfaction of young households in unplanned neighbourhoods in Kano, Nigeria by; firstly, describing the socioeconomic and demographic characteristics of the respondents. Secondly, describing the levels of satisfaction with housing and neighbourhood characteristics and the differences in satisfaction with residential components between the previous and current neighbourhoods. Thirdly, determining the levels of housing and neighbourhood components preferences and the fourthly, determining the factors that contribute to the residential satisfaction. Finally, mediating the effect of residential preference on the relationship between previous residential characteristics and current residential satisfaction was also determined.

1.11 Conceptual and Operational Definitions of Terms

1.11.1 Residential Satisfaction

Conceptual Definition: Residential satisfaction refers to a measure of residents' satisfaction with both their housing units and the neighbourhood environment (Kaitilla, 1993; Ogu, 2002; Hashim, 2003)

Operational Definition: In this study, residential satisfaction refers to the expression of satisfaction or dissatisfaction by the head of young households with different features of the housing and neighbourhoods in unplanned peripheral neighbourhoods in Kano Metropolis.

Neighbourhood Satisfaction

Conceptual Definition: Neighbourhood satisfaction refers to the extent to which residents feel happy around their surrounding neighbourhood context (Ferguson & Mindel, 2007).

Operational Definition: In this study, the neighbourhood satisfaction refers to the extent to which young households feel satisfied with their unplanned neighbourhood. It is measured using a question on five-point Likert scale, 1-very dissatisfied, 2-dissatisfied, 3-neither satisfied nor dissatisfied, 4-satisfied and 5-very satisfied

Housing Satisfaction

Conceptual Definition: Housing satisfaction is the self-perceived satisfaction of the person being in the home, apartment, bungalow, detach house, semi-detach etc. (Zanuzdana, Khan & Kraemer, 2012).

Operational Definition: In this study, housing satisfaction is the extent to which head of young household expresses satisfaction or dissatisfaction with his current house in unplanned neighbourhoods. It is measured using a question on five-point Likert scale, 1-very dissatisfied, 2-dissatisfied, 3-neither satisfied nor dissatisfied, 4-satisfied and 5-very satisfied.

1.11.2 Residential Preference

Conceptual Definition: Residential preference is defined as what people want or believed that they would have in a house and neighbourhood for them to live comfortably (Jansen, 2012).

Operational Definition: Residential preference refers to the expression of the head of young households, their preferences and desirability of certain attributes of current housing preferred and the current neighbourhood preferred.

Housing Preference: In this study housing preference refers to the expression of preferred housing attributes and dimensions (components) by the head of young households in the unplanned neighbourhood. Housing preference was measured using four components; housing features measured with 9 items, housing amenities measured with 5 items, housing conditions measured with 9 items, safety and security levels measured with 3 items. The young households were asked for each item in all the components on 5-point Likert scale from 1 = not important, 2 = of little importance, 3 = moderately important, 4= important and 5 = very important.

Neighbourhood preference: Refers to the expression of preferred neighbourhood attributes and components by the head of young households in the unplanned neighbourhood. For neighbourhood preference, there were three components; neighbourhood facilities preference measured using 7 items, neighbourhood amenities measured with 7 items were involved and neighbourhood accessibility measured with 13 items were involved. The young households were asked for each item in all the components on 5-point Likert scale 5-point Likert scale from 1 = not

important, 2 = of little importance, 3 = moderately important, 4= important and 5 = very important.

1.11.3 Residential characteristics

Residential characteristics refer to attributes of housing and neighbourhood in a given area (Morris and Winter, 1976).

Operational Definition: In this study residential characteristics refer to attributes of housing and neighbourhoods in unplanned neighbourhoods that young households express their satisfaction or dissatisfaction with.

Housing Characteristics: Refer to the types of housing attributes that young households express their satisfaction or dissatisfaction with at the previous and current neighbourhoods. For previous neighbourhoods, there were 9 housing features and 7 housing conditions involved and for current housing there were 9 housing features and 9 housing conditions involved and were asked on five-point Likert scale, 1-very dissatisfied, 2-dissatisfied, 3-neither satisfied nor dissatisfied, 4-satisfied and 5-very satisfied.

Neighbourhood Characteristics: Refer to the previous and current neighbourhood attributes that young households expressed their satisfaction or dissatisfaction within the unplanned neighbourhoods in Kano. These characteristics were grouped into four 4 components with many items. For the previous neighbourhoods 11 neighbourhood facilities items and 13 neighbourhood accessibility factors were involved and for current neighbourhood there were also 11 neighbourhood facilities and 13 neighbourhood accessibility factors that were involved and asked on five-point Likert scale, 1-very dissatisfied, 2-dissatisfied, 3-neither satisfied nor dissatisfied, 4-satisfied and 5-very satisfied.

1.12 Young households

Conceptual Definition: Young household refers a household headed by a married couple whose head aged 45 years and below, without or with children aged up to 18 years (Rudzitis, 1982:20; Mustapha & Yakudima, 2008).

Operational Definition: In this study, young household refers a household headed by a married couple with the head aged 45 years and below with children and at least one child aged less than six years old.

1.13 Unplanned Neighbourhood

Conceptual Definition: Unplanned neighbourhood refers to a housing area developed without considering urban planning regulations and without building approval (NEST, 1991; Khalifa, 2011)

Operational Definition: In this study unplanned neighbourhood refers to as housing area which has legal/illegal and permanent structures without building approval located at the core or periphery in Kano city.

1.14 Organisation of the Study

The organisation of this study adopted a method of research design which comprises of five chapters. Chapter one introduced the background of the study, research problem, research questions, general objective, specific objectives and research hypotheses. The chapter also introduced the significance of the study, the scope of the study, limitations of the study, research focus, conceptual and operational definitions of terms, and organisation of the study. Chapter two introduced the literature, including the theoretical and conceptual framework of the study as well as a review of unplanned residential neighbourhoods in Nigeria and in the Kano city. Chapter three presented the research methodology which encompasses research design, the location of the study area, population and sampling procedure, instrumentation, validity and reliability of the instruments, Pilot testing, data collection procedure, the procedure of data analysis. Chapter four, contained data analysis, interpretation, and discussions. Finally, chapter five comprised of summary, conclusion, and implications of the study, recommendation for further study.

1.15 Summary of the Chapter

The chapter presented information on the background of the study and the research problem. The chapter also presented the research questions, general and specific objectives, and hypotheses of the study. In addition, the chapter offered explanations on the significance of the study. It also presented the scope, limitation and the research focus of the study. Finally, the chapter describes the conceptual and operational definitions of terms used in this study and the organisation of the study.

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LIST OF PUBLICATIONS

- Abdu, A., Hashim, A, H., Abu Samah, A., & Salim, A, S.S. (2014). Comparison of Satisfaction with Residential Components between Previous and Current Unplanned Neighbourhoods among Young Households in Kano, Nigeria. *IISTE, Research on Humanities and Social Sciences*, 4(23) 27- 34.
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