

EVALUATING RESIDENTS' DEMOGRAPHICS AND SATISFACTION WITH PUBLIC HOUSING ESTATES IN BENIN METROPOLIS, EDO STATE, NIGERIA

Kingsley Okechukwu Dimuna, PhD

Department of Architecture, Ambrose Alli University, Ekpoma, NIGERIA

ABSTRACT

This study examines the residents' demographics and its impact on satisfaction level in six built and occupied housing estates in Benin City, Edo state, Nigeria. Data were collected in 2018 from six (6) housing estates namely: Oluku Housing Estate, EDPA Housing Estates Ugbowo, Federal Housing Estate, Oregbeni, and Federal Housing Estate on Ikpoba Hill, Iyekogba Housing Estate, Ebo and Andrew -Wilson Housing Estate, Evbuoriaria. Through administration of structure questionnaires, interviews and direct observations. Descriptive statistical tools such as means, standard deviations, and categorical regression analysis were utilized for the data analysis. The result showed that the categorical regression results has an R^2 value of 0.679 which indicates that the model explains about 67.9% of systematic variations in residents satisfaction with an adjusted value of 62.3%. Specifically, the study reveals that Gender is negative though not significant (-0.0016, $p=0.9559$) which suggest that gender of resident has no significant effect on the level of satisfaction. Age is positive (12.712), though not significant at 5% ($p=0.511$). However, level of Education is positive (0.0099) and significant ($p=0.000$) at 5% which implies that the level of education of residents can influence their satisfaction levels. More educated individuals combined with their exposure have higher expectations regarding what estates condition should be. Also, rank/position of the resident has a positive effect (0.0179) and significant at 5% (0.042) and the result implies that residents in the senior officer cadre are less satisfied than those in the junior officer cadre. This suggests that the higher residents climb in their professional status, the lesser their level of satisfaction. In addition, Length of stay is negative (-0.0015), though not significant (0.9449). On the whole, the study fails to accept the hypotheses that demographic characteristics of resident have no significant effect on resident's satisfaction. The study recommends that public housing policy should be innovative and respond to emerging trends in residents taste and preference.

Keywords: Resident demographics, Residents' satisfaction, Benin Metropolis.