Analysis of Residential Location Preferences in Ilorin Metropolis, Nigeria

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Abstract

This study examined the residential location preferences in Ilorin metropolis, Nigeria. It identified the types of houses and examined the factors influencing the preferred residential location. Data were obtained from field observation and questionnaire was administered to 387 households. The sample size was determined by Macorr Research Solutions Online Sample Size Calculator from the 237,233 households in the metropolis with 95% confidence level, confidence interval at 5 and estimated proportion at 50%. Principal component Analysis (PCA) was used to reduce the variables to a manageable size. Likert scale was used to rate the influence of the factors that were identified. Relative Importance Index (RII) was used to determine the value for each factor. The RII found the principal indices of the residential location in Ilorin to include physical qualities of the environment (0.7018), availability of land and building (0.6822), social facility (0.6601), income (0.6584), community preference (0.6553), cost of land and building (0.5669), nearness to work (0.5364) and road network (0.5251). However, the following factors were not as strong in the determination of residential location preferences in Ilorin as they have indices of less than 0.5; nearness to city centre, rent, nearness to children school, availability of houses to rent and environmental pollution. Housing affordability and social sustainability concepts were found to have influenced residential location preferences in Ilorin. This study recommends that policy and planning mechanisms should be in place to produce sufficient quantities of affordable housing for the residents at various socio-economic levels for sustainable growth of the metropolis.

Keywords: Residential location, Preferences, Ilorin, Likert scale, Relative Importance Index

Introduction

Housing is a basic need for survival and welfare of human beings. There are various types of houses such as single-family home, multi-family home, bungalows, duplexes apartments or flats, semi-detached house, detached house and studio flats amongst others. The type of house indicates the standard of living and thus affects the status of man in the society (Ibimilua & Ibitoye, 2015). Residential activities depend on the condition of housing supply while the supply is dependent on the demand for housing. Likewise, residential location preference is connected to the price of housing and its availability (Evans, 1973; Usman, Malik & Alausa, 2015). Different groups by income have different preferences in their residential location decisions. High income households are likely to choose high quality of neighbourhood environments, whereas low-income households may prefer locations based on good accessibility to job opportunities and mixed land use (Jin & Lee, 2018). Household is important in the decision-making process of housing types and residential location. A deep understanding of housing and travel demands based on residential location preference is the

most important decision that reflects the behaviour of a household (Rehman and Jamil, 2021). Choosing a location where to live is one of the most important decisions made by households (Traoré, 2019). Many studies on household residential location choice have suggested wide ranging explanations on the determinants for residents' location choice particularly dwelling characteristics, land uses and zone attributes, accessibility measures and household socio-demographics influence residential location, socio-economic, socio-cultural and demographic characteristics of the households (Deeyah, Ohochuku & Eke, 2021). Nkeki and Erimona (2018) using a sector-wise model to investigate residential location in Benin noted there exists somewhat complex household sorting pattern. Kasper and Frank (2020) found tenure, nationality, household type and education level to have contributed more to heterogeneity in residential location choice preferences in Belgium. Likewise, Traoré (2019) found that household residential location preferences are heterogeneous while Haque, Choudhury and Hess (2020) stated that sensitivities to several
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attributes are different. In spite of the considerable volume of literature on residential location choice, the determinants of residential location choice have not been investigated enough in many developing countries (Deeyah *et al.,* 2021; Masoumi, 2021). Hence, the need for this study to examine factors of residential location preferences in Ilorin metropolis.

Study Area
Ilorin is located between latitude $8^0\,30'$ N and $8^0\,50'$ N of the Equator and longitude $4^0\,20'$ E and $4^0\,35'$ E of the Greenwich Meridian. It is located in the transitional zone between the deciduous woodland of the south and savanna north of Nigeria (Jimoh, 2003). Ilorin occupies an area of about 100 km^2, situated at a strategic point between the densely populated south-western and the sparsely populated middle belt of Nigeria (Adediji, Ajayi & Olawole, 2009). Figure 1 shows map of Kwara State featuring the three (3) Local Government Areas that makes up the Ilorin metropolis and figure 2 shows the administrative map of Ilorin metropolis
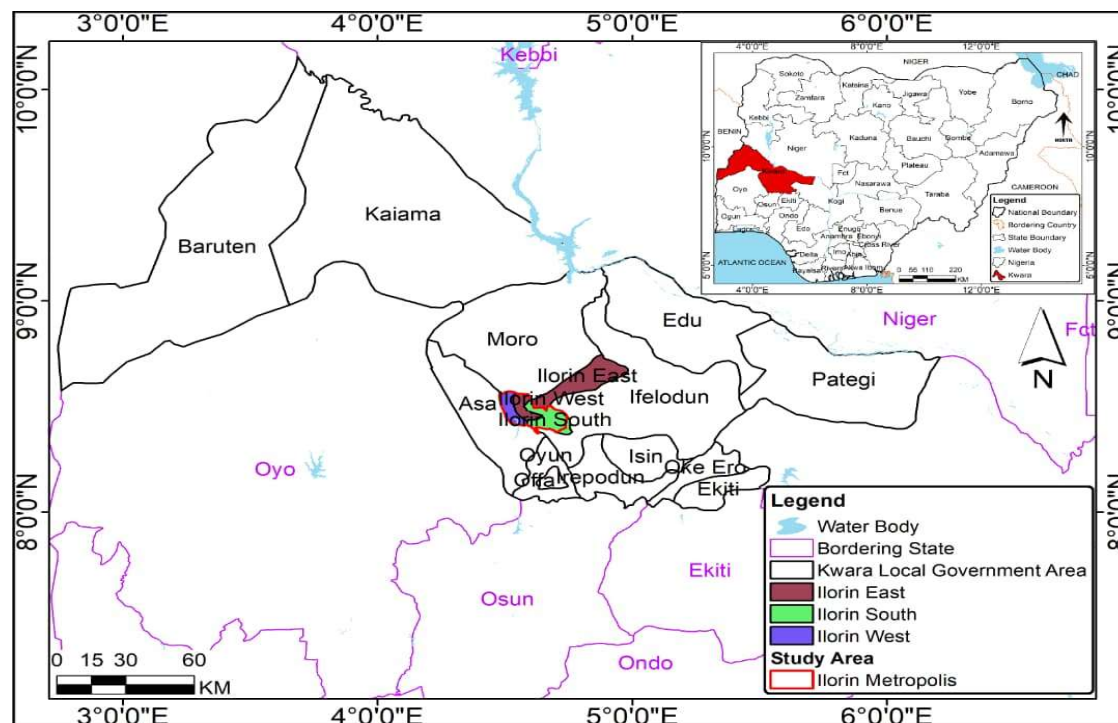

Figure 1: Kwara State in Nigeria showing Ilorin East, South and West
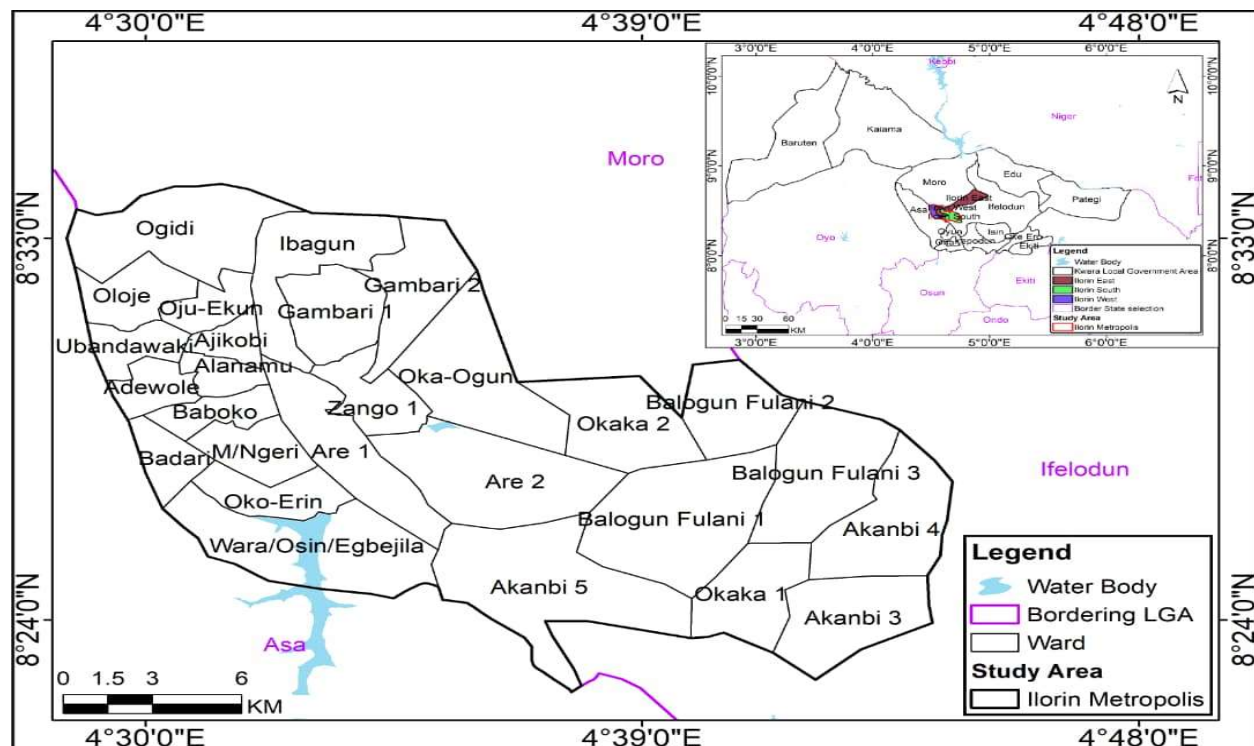Source: GIS Lab, Geography Department Nigerian Defence Academy, 2020

Figure 2: Administrative Map of Ilorin Metropolis
Source: GIS Lab, Geography Department Nigerian Defence Academy, 2020

Ilorin is one of the fastest growing urban centres in Nigeria. The population census of Ilorin was first carried out after the establishment of the British Colonial administration in 1911, and the population was 36, 343. In 1953, the population grew to 157,552 and 208,546 in 1963, 412,918 in 1977, 474,835 in 1982 532,088 in 1991, 606,553 in 1999 at the projection of 2.84% annual growth rate. The population was 781,934 as at 2006 (NPC, 2006). The major land uses in Ilorin are residential, commercial, institutional, transportation and agricultural land use. The residential land-use covers about 52%, transportation covers 19%, and institutional covers 12%, while the remaining 17% is used for commercial and agricultural. The increase in land consumption rate shows the development in the pattern of land use. The type and density of land use varies among the three Local Government Areas in Ilorin (Olarewaju, 2016).

Methods

Sample Size Calculator by Macorr Research Solutions Online was used to determine the sample size of 387 households from 237,233 households in the metropolis with confidence level at 95%, confidence interval at 5 and estimated proportion at 50%. The population and household distribution in the metropolis is shown in Table 1.

Table 1: Projected population and estimated households of the three Local Government Areas of Ilorin Metropolis.

LGA	2006 Census	2019 Projection	2006 Household Population	2019 Projection	Percentage	Number of Respondents
Ilorin East	207,462	324,715	38,002	59,480	25.1	97
Ilorin South	209,251	327,515	39,099	61,197	25.8	100
Ilorin West	365,221	571,636	74,468	116,556	49.1	190
Total	781,934	1,223,866	151,569	237,233	100	387

Source: Author's Fieldwork 2021

The Local Governments that make up the metropolis were comprised of wards but as a result of unavailability of population for each of the wards, copies of the questionnaire were distributed proportionately according to the population size of each of the Local Government Areas. Identification codes were attached to the variables of residential location for easy referencing. The principle of Likert scale was the basis to rate the influence level of the factors identified, the scale was ranked in descending order of importance; (very high =5, high= 4, average= 3, low=2 and very low=1). The Relative Importance Index RII was used to analyse the value for each factor. The RII is expressed mathematically by;

$$RII = \sum W / (N^* A)$$

Where W is the weighting given to each factor by the respondent
A is the highest weight and N is the total number of respondent (Likert, 1961; Adewale & Adekola, 2019). However, to reduce high-dimensional data while maintaining the trend and pattern of the data, Statistical Package for the Social Sciences (SPSS) was also used to run Principal Component Analysis (PCA) on the relevant variables to get the summary the data by using limited principal components.

Results

The socio-demographic features of the respondents that participated in the survey are shown in Table 2

Table 2: Demographic Features of the Respondents

Respondent description	Frequency	Percentage (%)
Age		
Below 35	92	23.8
36 – 60	119	49.5
Above 60	102	26.4
Unanswered	1	0.3
Gender		
Male	262	67.7
Female	125	32.3
Marital status		
Married	226	58.4
Single	42	10.9
Divorced	36	9.3
Widowed	83	21.4
Types of marriage		
Polygamy	78	20.2
Monogamy	160	41.3

Unanswered	149	38.5
Size of household		
1 – 5	200	51.7
6 – 10	149	38.5
11 – 15	30	7.8
Above 15	8	2.0
Level of Education		
Quranic Education	33	8.5
Primary Certificate	30	7.8
Secondary Certificate	74	19.1
OND/NCE	69	17.8
Graduate/HND	119	30.7
Postgraduate	55	14.2
Adult Education	7	1.8
Nature of Occupation		
Civil Servant	114	29.5
Public Servant	29	7.5
Company Worker	36	9.3
Self Employed	103	26.6
Labourer/Artisan	55	14.2
Others	50	12.9
Monthly Income		
Below ₦20,000	35	8.0
₦20,000 - ₦40,000	85	22.0
₦40,000 - ₦60,000	86	22.2
₦60,000 - ₦80,000	84	21.7
Above ₦80,000	98	25.3
Accommodation Types		
A Room Self-contain	55	14.2
2 Bedroom Flat	32	8.3
3 Bedroom Flat	65	16.8
Family compound	164	42.4
Bungalow	46	11.9
Duplex	25	6.5
Ownership Status		
Landlord	255	65.9
Tenant	131	33.9
Unanswered	1	0.3

A higher percentage of respondents agreed to physical quality of the environment (61.2%), availability of land/building (58.7%), monthly income (54.8%), community preference/ cultural ties (53.5%), and social facilities (48.6%) as factors they considered for their residential location preferences while nearness to work (41.8%), road network (34.1%), rent (32%), nearness to city centre or market (30.2%), availability of houses to rent (28.1%), nearness to children school (24.0%) and environmental pollution (16.8%) were rated low by the respondents as factors that influence their residential location preferences. Table 3 shows the respondent's residential location preference determinants. The level of influence of the factors that determine the residential location preference in Ilorin was analysed using the Relative Importance Index RII and the result is shown in Table 4. Physical quality of the environment is seen to be the most important factor with RII of 0.7018 and environmental pollution is the least important with RII of 0.4331. Five of the factors have their RII below

0.5. Physical quality of the environment is a major factor of residential location in Ilorin because the residents choose to have a good live.

Table 3: Respondents' Residential Location Preference Determinants

Factors	Code	Strongly Agree (%)	Agree (%)	I Don't Know (%)	Disagree (%)	Strongly Disagree (%)	Total 100%
		Options					
Nearness to Work	NW	18.3	23.5	2.8	18.6	36.7	100
Nearness to city center/market	NCM	9.8	20.4	9.0	31.3	29.5	100
Nearness to children school	NCS	9.3	14.7	8.4	29.3	38.3	100
Social facility	SC	18.1	30.5	26	14	11.4	100
Physical qualities of the environment	PQ	30.0	31.2	12.4	12.4	14	100
Community preference/cultural ties	CP	37.7	15.8	9.8	9.8	26.9	100
Availability of land/building	ALB	46.3	12.4	3.6	11.6	26.1	100
Availability of houses to rent	AHR	9.8	18.3	6.5	15.5	49.9	100
Monthly /Annual Income	MI	35.9	18.9	5.7	17.6	22	100
Environmental pollution (Noise, solid waste and air pollution)	EP	5.2	11.6	17.6	25.8	39.8	100
Road network/accessibility to area	RN	6.7	27.4	15.8	22	28.2	100
Cost of land/building	CLB	22.2	15.0	17.8	14.0	31.0	100
Rent	R	18.6	13.4	4.4	13.4	50.1	100

Source: Author's Fieldwork, 2021

Table 4; Calculated Relative Importance Index value for Ilorin Metropolis

S/N	Factors	N	A*N	∑W	RII	Rank
1	NW	387	1935	1038	0.5364	7
2	NCM	387	1935	967	0.4997	9
3	NCS	386	1930	878	0.4549	11
4	SC	386	1930	1274	0.6601	3
5	PQ	387	1935	1358	0.7018	1
6	CP	387	1935	1268	0.6553	5
7	ALB	387	1935	1320	0.6822	2
8	AHR	387	1935	862	0.4455	12
9	MI	387	1935	1274	0.6584	4
10	EP	387	1935	838	0.4331	13
11	RN	387	1935	1016	0.5251	8
12	CLB	387	1935	1097	0.5669	6
13	R	387	1935	917	0.4739	10

Source: Author's analysis, 2021

The relationship between the factors of residential location preferences was determined as a precondition for principal component analysis (PCA). As shown in Table 5, the strongest positive correlation exists between availability of houses to rent and rent, ($r = 0.695$, $p < 0.000$), followed by environmental pollution and road network ($r = 0.523$, $p < 0.000$), nearness to children school and availability of social facilities, ($r = 0.392$, $p < 0.000$) as well as availability of houses to rent and monthly income ($r = 0.391$, $p < 0.000$). The strongest negative correlation exists between availability of land/ building and availability of houses to rent ($r = -0.711$, $p < 0.000$) as well as availability of land/building and monthly income ($r = -0.413$, $p < 0.000$). Reliability test using Kaiser-Meyer Olkin (KMO) and Bartlett's Test of sampling adequacy was carried out to determine the strength of the correlated variables to allow for the PCA. The approximate Chi-square is 1384.887 which is significant at 0.05 Level of significance and KMO statistic of 0.817 hence the appropriateness of PCA for the data analysis.

Table 5: Correlation Matrix of Factors of Residential Location Preferences

	NW	NCM	NCS	SC	PQ	CP	ALB	AHR	MI	EP	RN	CLB	R
NW	1.000												
NCM	.362	1.000											
NCS	.313	.301	1.000										
SC	.340	.307	.392	1.000									
PQ	.045	.096	.163	.210	1.000								
CP	-.111	-.128	-.112	-.287	.057	1.000							
ALB	-.340	-.264	-.183	-.270	.098	.323	1.000						
AHR	.242	.179	.055	.232	-.046	-.267	-.711	1.000					
MI	.291	.197	.169	.278	.046	-.215	-.413	.391	1.000				
EP	.240	.250	.274	.369	.261	-.101	.019	-.057	.142	1.000			
RN	.223	.250	.180	.365	.195	-.089	-.069	.042	.128	.523	1.000		
CLB	-.051	.071	.057	.041	.167	-.017	.212	-.272	-.077	.128	.137	1.000	
R	.209	.172	.070	.177	-.123	-.291	-.686	.695	.422	-.032	.019	-.269	1.000

The variance of the extracted components from PCA of the factors of residential location preference indicates that 53.4% of the total variance that was accounted for by the PCA shows two components with eigenvalues of more than 1. The results in Table 6 shows that component 1 has an eigenvalue of 3.59 accounting for 27.6% of the total variance explained, while component 2 has an eigenvalue of 2.35 representing 18.1%. The significance of this component provides a clear explanation of the important factors of residential location

preference which has been reduced to two major
components with eigenvalues of at least 1.

Table 6: Total Variance Explained Residential Location Preferences Factors.

Total Variance Explained						
	Initial Eigenvalues			Extraction Sums of Squared Loadings		
Component	Total	% of Variance	Cumulative %	Total	% of Variance	Cumulative %
1	3.594	27.642	27.642	3.594	27.642	27.642
2	2.352	18.089	45.731	2.352	18.089	45.731
3	.996	7.659	53.391			
4	.937	7.211	60.602			
5	.880	6.768	67.369			
6	.807	6.207	73.576			
7	.703	5.407	78.984			
8	.616	4.740	83.724			
9	.595	4.580	88.304			
10	.523	4.019	92.324			
11	.437	3.365	95.689			
12	.296	2.276	97.965			
13	.265	2.035	100.000			

Source: Author's computation, 2021

A scree plot that shows the graphical representation of the distribution of the variance among the components is shown in Figure 3. The 'elbow' shape of the curve shows that a high order of components contributes a decreasing amount of additional variance with a marked decrease after the second component. This implies that the factors of residential location preference can be explained by the first two components.
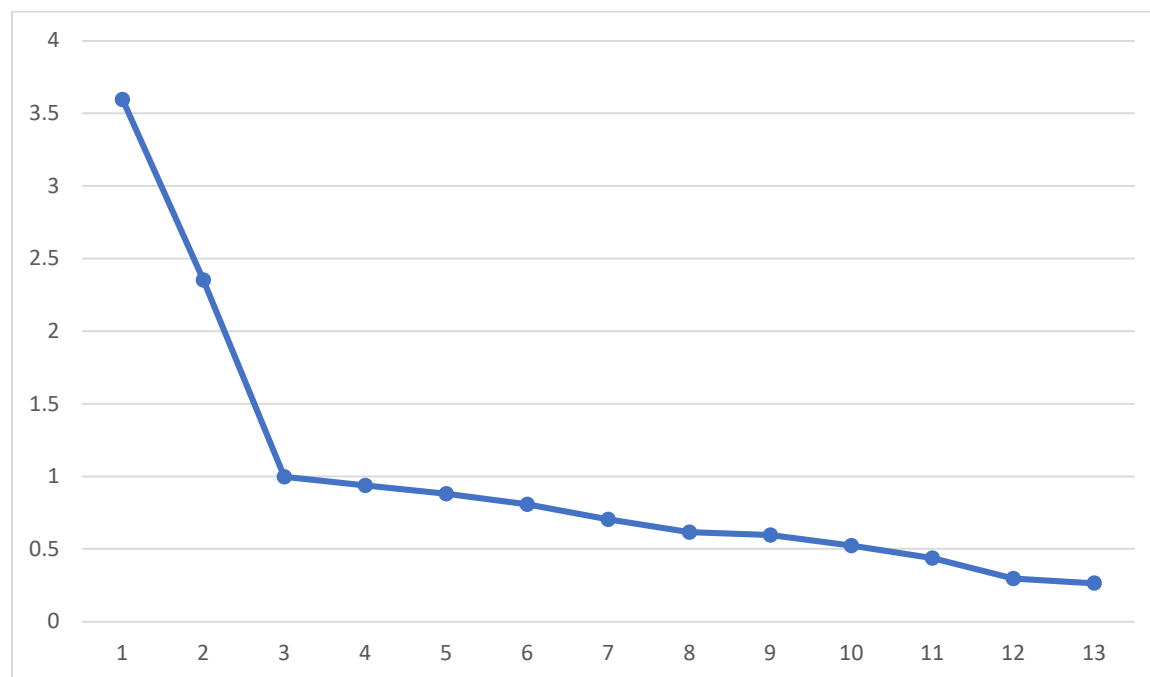

Figure 3: Distribution of Component Loadings
Source; Author's compilation, 2021

The dominant loading for each of the components using Varimax with Kaiser Normalization is shown in Table 7. The rotated component matrix of the variables indicates that component 1 has significant loadings of 3 variables: rent (0.850), availability of houses for rent (0.848) and income (0.573). Component 2 has significant loadings on 5 variables: environmental pollution (0.741), road network (0.678), social facilities (0.667), nearness to children school (0.572) and nearness to city centre (0.526). The component 1 can be summarized into rental value and income level which can best be explained by 'housing affordability concept'. This concept is considered an important determinant of socio-economic development and stability, though, its optimal measurement is a major concern worldwide (Ezennia & Hoskara, 2019). Housing demand and affordability have influenced residential location in Ilorin to a large extent. Component 2 can be summarized into environmental factors and social facilities. These can be explained by 'concepts of social sustainability' Grum and Kobal Grum (2020) opine that quality social infrastructure leads to the general quality of people's life in the built environment which is explained by social sustainability concept. The residents of Ilorin hope for better life and that could be explained by the fact that physical quality of the environment is an important reason for residential location in Ilorin metropolis.

Table 7: Rotated Component Matrix of Factors of Residential Location Preference

	Component	
	1	2
Nearness to Work	.385	.478
Nearness to City Centre	.271	.526
Nearness to Children School	.148	.572
Social Network	.301	.667
Physical Quality of Environment	-.199	.466
Income	.573	.252
Community Preference	-.426	-.181
Availability of Land and Building	-.865	-.077
Availability of Houses for Rent	.848	-.021
Rent	.850	-.050
Environmental Pollution	-.078	.741
Road Network	-.001	.678
Cost of Land	-.394	.320

Source: Author's analysis, 2021

Discussion

Analysis of factors of residential location preference and influence level revealed that Physical quality of the environment plays a major role in the residential location preference of the residents of Ilorin metropolis. More than half of the respondents agreed to physical quality of the environment being a factor of residential location preference, and the agreement was spread over the different categories of socio-economic groups but with majority being in their productive age. The productive age, that is, vibrant and working

class, gives more attention to stimulating and experiential creative environments and are always on the look-out for places with visible signs of diversity (Philip, 2011). The respondents who agreed to nearness to work as a factor of their residential location preference were found to be mostly below 60 years of age, single and married. Most of the married were having 1-5 household members. Many of them were graduates and company/ private workers and civil servants. The youths dominated this category. They take their jobs more seriously and prefer areas that provide easy accessibility to their various workplaces which is in accordance to classical utility maximization theory by Alonso (1964), which states that "with all other effects being constant, people are likely to choose the neighbourhoods that are easily accessible to their workplace as their most preferred residential location so as to minimize cost, stress and energy of commuting". Also, Horner (2004) carried out research where he discovered that one of the most important and primary factors that affect the residential location preference of people in urban regions is the accessibility to their workplace.

Nearness to city centre or market as a factor of residential location preference is not a major factor of residential location in Ilorin. This is because there are markets and shopping centres in various residential neighbourhoods. This is why Tiebout (1956) opines that people prefer residential locations where they can shop for an optimal package of public goods at the lowest available cost. Most of the residents do not see nearness to children school as an overwhelming factor of residential location preference as most households do not mind going several kilometres to provide their children with quality education which according to Brasington (2002) and Croft (2004), good quality schools will always be sought for children where ever they are located. The various means of transporting children to schools in Ilorin are by driving children to school in private cars, school bus or public transports, while the children that live in the neighbourhood walk to school and other children stay in the boarding house. Arati and Joel (2018) analysed that people do not really care about the distance to their children school and the cost of commuting the children to school as far as there

are quality infrastructures and the school is of good standard.

Many people were indifferent to availability of social facilities, particularly water and electricity as factor of residential location preference. A higher number of people above 60 years of age were in this category. Though, high quality social facility plays important role in increasing quality of life. Majority of the residents that agreed to cultural ties and community preferences as a factor of residential location preference were found to be staying in their family houses. People want to create bond with their extended family members. Some people also prefer to stay back in their compound houses because they are already used to the environment. This aligns with Camerer (1998) statements that the preference of a person towards an attribute is affected by the level of exposure of the person to the attribute. This accustomed attitude that is developed after being exposed historically is supported by behavioural theories that view human beings [as] adaptive organisms constantly adjusting themselves and that assume "preferences are often formed over time".

The availability of land or building was an important residential location determinant factor. Most polygamous families agreed to the importance of land and availability of buildings as residential location preference factor. Likewise, most people staying in family house, bungalow and duplex agreed and are majorly the owners of their houses. Availability of houses for rent is applicable to people who rents houses and the result shows that a large number of the tenant respondents agreed as they settle for accommodation that are available.

Income was found to be one of the generators of housing choice and also residential location preference in Ilorin. However, the elderly above 60 years of age are indifferent about residential location preference based on income. The economic condition of a person is defined by how much he makes and this in turn influences the decision-making process on the type of housing and the location of his house. People often look for better neighbourhood where facilities are

available to suit their economic condition whether rich or poor (Ahmed, 1995).

Housing rent in Ilorin is from ₦35,000.00 per annum for those staying in the traditional areas like Idi-ape, Baboko among others, to ₦200,000.00 per annum in intermediate areas, to ₦500,000.00 per annum in the GRA like Fate Road. Though, there is no uniformity of rents in all the areas as so many things such as type of building, the facilities available in the building also influence the rent. The educated residents considered good road network and areas devoid of pollution as places to stay while the uneducated do not consider the issue of pollution while determining where to live.

The result from the relative importance index (see Table 4) which was calculated using the respondent's data showed that physical quality of the environment was the overall most important factor in Ilorin metropolis. The people of Ilorin care a lot more about the attributes of their environment, the growth of the environment, the structures within the environment, and areas that are free of erosion and other natural disasters. The second most important factor was availability of land or building, and it was discovered that people who stay in family house choose to stay there because there is a house and they find no reason to move or have the money to move. However, for those that stay outside the family house, they choose to stay in their current location because that was the area they were able to buy house or because there was land or building for sale in the area they want. The third most important was the availability of social facility, fourth most important was monthly income and the fifth most important factor was cultural ties/ community preference.

The strength of the factors of residential location preference was determined using Principal Component Analysis PCA. Reliability test was carried out using KMO and Bartlett's Test of sampling adequacy to determine the strength of correlated variable for PCA. The approximate chi-square is 1384.887 which is significant at 0.05 and KMO statistic of 0.817. The significance of the components provides a clear explanation on the key factors of residential location preference which was reduced to five classes. Component 1 had 3 loadings; availability of houses to rent, rent which can be termed "rental issues" and also income level. Component 2 had 5 loadings; environmental pollution termed "environment", road network and social facilities termed "infrastructures" and lastly nearness to children's school and nearness to city centre/market termed "distance".

Conclusion

The importance of analysing the residential location choice in a rapidly growing city as Ilorin is as a result of shelter playing major role in man's life and also the development of a nation. The growth and expansion of Ilorin has been a phenomenal one, the land use of the metropolis has been changing gradually; from a core traditional city to a mixed city with the historical and modern areas. 'Housing affordability concept' and the 'concept of social sustainability' were found to be the concepts guiding the people's residential location preferences in Ilorin metropolis. Urbanization comes with challenges; hence, efforts should be made to plan for future needs of the society. It is therefore necessary to understand the implications of residential location preference on the sustainable urban growth for planning and decision-making purposes. The residential location preference in Ilorin demands for a policy and planning that will produce sufficient quantities of affordable housing for the residents. The planning will need to take into consideration the socio-economic characteristics of the residents. Hence, provision should be made for low-, moderate- and high-income residents. This will promote a sustainable development growth of the metropolis.

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