

## **CHAPTER TWO**

### **2.1.1 LITERATURE REVIEW**

### **2.2 REVIEW OF RELEVANT LITERATURE ON BUILDING TYPES**

Housing is one of the most critical components of urban development and human well-being. According to the United Nations Human Settlements Programme (UN-Habitat, 2020), access to adequate housing is a fundamental human right and an essential factor in ensuring the sustainability of urban environments.

The development of housing estates has emerged as a strategic approach to meet growing urban population demands, particularly in developing countries where housing deficits are prevalent.

Scholars such as Agbola (1998) and Oyesiku (2002) have argued that well-planned housing estates contribute significantly to urban planning goals by promoting spatial organization, reducing slum development, and enhancing socio-economic integration.

Housing estates are often characterized by uniformity in building design, infrastructure provision, and the integration of essential services like roads, water supply, drainage, power, security, and recreational spaces. These features contribute to the livability and aesthetic quality of urban environments.

In Nigeria, several studies (e.g., Ibem & Aduwo, 2013) have evaluated housing estate projects initiated by government and private developers, pointing out the challenges of affordability, infrastructure gaps, land tenure issues, and poor maintenance.

Despite these challenges, housing estates have remained one of the most viable solutions to tackle urban housing shortages. The Federal Government's National Housing Policy (2012) emphasizes the promotion of public-private partnerships to facilitate mass housing delivery and ensure affordable and decent shelter for all citizens.

Moreover, research by Akinmoladun and Oluwoye (2007) highlights the importance of sustainability in estate development. Green design practices, proper waste management, and energy-efficient systems are increasingly integrated into modern housing estates to promote environmental responsibility.

Housing projects now consider climate-responsive architecture and urban resilience, aligning with the global agenda for sustainable cities (SDG 11).

From a planning and design perspective, housing estate proposals must follow urban zoning laws, space standards, and building regulations. As noted by Olujimi (2009), the success of a housing estate depends on its ability to respond to the needs of its target population while integrating flexibility, accessibility, and community infrastructure.

Literature affirms that housing estates serve as a strategic solution to urban housing crises. For project proposals to be effective, they must be rooted in sustainability principles, guided by planning standards, and informed by both demographic needs and environmental considerations.

Housing is universally recognized as one of the most basic human needs and a key indicator of an individual's standard of living.

According to the United Nations Human Settlements Programme (UN-Habitat, 2020), adequate housing is essential for human dignity, safety, and socio-economic development. In this regard, housing estate developments have emerged as one of the most structured and efficient ways to address the increasing demand for urban shelter, particularly in rapidly growing cities.

The development of housing estates is supported by several theoretical frameworks. One of the most relevant is the Modern Urban Planning Theory, which emphasizes orderly, planned environments with access to infrastructure, social amenities, and efficient land use. In addition, the Basic Needs Theory (Streeten et al., 1981) suggests that shelter is a fundamental component of human development, alongside food, education, and healthcare. Housing

estates, therefore, are not just about physical structures but are key to achieving social stability and economic productivity.

### **Global and Regional Perspectives**

Globally, housing estate development has been utilized in both developed and developing countries to meet growing urbanization demands. Countries like Singapore and South Korea have demonstrated how government-led housing estate programmes can drastically reduce slums and improve quality of life (World Bank, 2016). In sub-Saharan Africa, however, the growth of informal settlements continues to challenge sustainable urban development. The African Development Bank (AfDB, 2019) reports that over 60% of urban dwellers in African cities live in substandard or unplanned settlements, largely due to housing shortages, poor policy implementation, and rapid population growth.

### **The Nigerian Context**

In Nigeria, the housing deficit is estimated at over 20 million units (Federal Mortgage Bank of Nigeria, 2022). This has created an urgent need for innovative and scalable housing solutions. Housing estate projects have gained prominence as a response to this crisis, offering structured and affordable housing for various income groups. Government and private sector initiatives, such as the National Housing Programme (NHP) and Family Homes Fund, have played roles in this regard.

The variety of building types varies in a mass housing depending on the household value and the neighborhood value of the community of the site. The neighborhood value tells us of the environment in which the design is to be situated which is 'Ilorin east local Government, Kwara state' the people who lives here are majorly the Low income earners which gives permission for the design of One bedroom semi-detached block of flat respectively. The household value tells of the number of people resident in a family or in a house at large. The middle income earners attract also the Two bedroom semi-

detached block of flat while the high income earners attracts the three bedroom semi-detached block of flat due to increase in their own income.

The problems of housing in Nigeria are enormous and complex, exhibiting marked regional differences. Furthermore, the challenges faced by the rapid rate of uncontrolled and unplanned urban growth are immersed. Millions of people live in sub-standard and sub-human environment characterized by slum, squalor and grossly inadequate social amenities. The problem of housing in our urban center is not only restricted to quality of housing stock, but also to the quality of affordable housing units, infrastructure and the environment. The result is manifested in growing overcrowding in homes, neighborhood, communities and increase pressure on infrastructural facilities such as road, drainage, water power supply e.t.c and rapidly deteriorating environment. The scenario is slightly different in the rural areas where the problem is primarily, not just that of inadequate quality of housing units but also that of inadequate and poor infrastructural facilities such as roads, drainage water, power supply and basic social amenities (schools, health care facilities e.t.c).

Another important characteristics of both the urban and rural schemes is the to social amenities, and foster planned urban growth. Additionally, estates contribute to economic development by stimulating the construction industry and generating employment.

### **Challenges in Housing Estate Development**

Despite these benefits, housing estate development in Nigeria faces challenges such as land acquisition disputes, high construction costs, inadequate infrastructure, poor maintenance culture, and bureaucratic delays in title documentation. Egbu et al. (2008) argue that lack of access to affordable housing finance and weak urban planning regulations hinder the effectiveness of housing estate projects. Moreover, many estates lack inclusivity, often catering to middle- or high-income earners while neglecting low-income populations.

## **Gaps in the Literature**

Although much research has focused on housing deficits and affordability, less attention has been paid to the design quality, environmental sustainability, and long-term livability of housing estates, particularly in peri-urban and semi-rural locations.

Furthermore, there is a need for more studies on community participation in housing estate planning and how estates can be integrated with broader urban transport and economic networks. The literature confirms that housing estates are a practical and scalable solution to the housing crisis in Nigeria and other developing countries.

However, their success depends on strategic planning, community inclusion, sustainable design, and policy support. This project proposal seeks to build upon these insights by proposing a well-designed, affordable, and environmentally friendly housing estate that meets the growing demand for decent shelter while contributing to organized urban development.

Housing remains a fundamental human necessity and an essential component of sustainable urban development. In recent decades, rapid urbanization, population growth, and rural-urban migration have intensified the demand for residential accommodation in many developing nations, including Nigeria.

To address this challenge, the concept of housing estates has become increasingly relevant. Housing estates, as planned residential developments, are designed to provide structured, functional, and affordable shelter while contributing to improved living standards and urban orderliness.

The United Nations (UN-Habitat, 2021) asserts that access to decent, adequate, and affordable housing is a basic right. However, the persistent housing deficit, particularly in urban centers, has made this right elusive for many. In Nigeria, the estimated housing deficit exceeds 20 million units (Federal Ministry of Works and Housing, 2023), highlighting the urgent need for sustainable housing solutions. Housing estates—whether public, private, or through public-

private partnerships—are viewed as effective instruments to tackle this shortfall.

Aluko (2011) points out that housing estates are advantageous because they provide integrated services and infrastructure such as road networks, water supply, electricity, drainage, and waste disposal, which are often lacking in informal settlements. Estates also offer a better framework for urban planning and management, as they can be regulated more easily in terms of layout, building codes, and environmental standards.

In urban planning literature, the compact city model supports the idea of developing organized, higher-density housing estates to reduce urban sprawl and preserve open land.

Housing estates encourage efficient land use and enable the clustering of essential services such as schools, markets, and healthcare centers within accessible proximity.

Agboola (2005) highlights that properly planned housing estates can also improve social integration and safety, as they often provide communal spaces and security systems. Despite the promise housing estates hold, numerous challenges have been documented.

These include land tenure issues, poor infrastructure, weak institutional frameworks, and lack of affordability for low-income earners. Studies by Onibokun (1990) and Olotuah (2010) show that while many housing estates exist, they often cater to middle and high-income groups, leaving the majority of urban dwellers—who are low-income earners—underserved.

Additionally, maintenance culture and enforcement of development control in estates are often weak, leading to rapid deterioration and informal modifications by residents.

Recent innovations in housing delivery advocate for sustainable and affordable designs, such as the use of local building materials, green architecture, and modular housing systems.

In conclusion, These concepts aim to reduce costs while enhancing energy efficiency and livability, particularly for urban poor populations. Moreover, modern housing estate models increasingly emphasize inclusive planning, where community participation is key in ensuring relevance and acceptance.