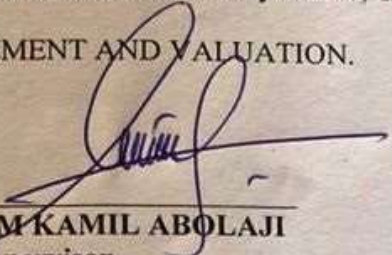
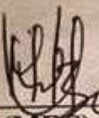


CERTIFICATION


This is to certify that this project was carried out by NTA OPEYEMI ESTHER with Matriculation number **HND/23/ETM/FT/0041** The project was read and approved as meeting the requirements of The Department of Estate Management and Valuation, Institute of Environmental Studies (IES) Kwara State Polytechnic, Ilorin for the award of Higher National in ESTATE MANAGEMENT AND VALUATION.


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Project Supervisor

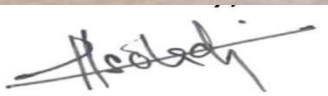
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CHAPTER ONE

1.0 INTRODUCTION

1.1 BACKGROUND OF THE STUDY

The effect of rapid population growth is a critical demographic trend with far-reaching implications for various sectors of human developments, particularly housing. As population increases, the demand for adequate shelter intensifies, often outpacing the supply of housing infrastructure. This imbalance results in a range of social, economic and environmental challenges. Challenges such as substantial housing, inadequate infrastructure and environmental degradation are becoming more pronounced. This study seeks to examine the effect of rapid population growth on housing demand in Amoyo, highlighting the underlying causes, current trends, and potential solutions to ensure sustainable urban development.

The population growth of Amoyo town when compared to the development of houses has led to the problems faced by most developers which include land acquisition labor and poor performance of cooperative societies.

The effect of rapid population growth on economic development in Amoyo town could be observed in terms of productivity has always been negative and measures taken to control it has proved abortive .

1.2 STATEMENT OF THE PROBLEMS

The rapid population growth in Amoyo town, located in Ifelodun local government area of Kwara state, has created significant challenges in meeting the housing need of its residents. As the population continues to expand due to natural growth, migration and urbanization, the existing housing stock has become insufficient. This has led to several pressing issues, including overcrowding, the proliferation of

informal settlements, substandard living conditions and increased competition for limited resources.

1.3 RESEARCH QUESITION

To guide the study on the effect of repaid population growth on housing demand in Amoyo town, ifelodun LGA of kwara state the following research question are formulated;

- i. What are the main factors contributing to repaid population growth in Amoyo town?
- ii. How has the population growth affected housing demand in the area?
- iii. What are the current challenges associated with housing in Amoyo, such as affordability, quality and availability?
- iv. What strategies can be employ to mitigate the negative impacts of repaid population growth on housing in Amoyo?
- v. What are the perception of residents regarding the housing conditions and challenges in the town?

1.4 AIM AND OBEJECTIVES OF THE STUDY

The aim of this study is to examine the effect of repaid population growth on housing demand in Amoyo town of ifelodun local government area kwara state

The objectives includes;

- i. To identity various types of houses in the study area
- ii. To examine the effect of population growth on demand for housing in Amoyo town
- iii. To examine the level of housing demand within a particular period of year.
- iv. Determination of population growth profile of the study area.

1.5 JUSTIFICATION OF THE STUDY

The study on the effect of rapid population growth on housing demand in Amoyo town, kwara state, is crucial in addressing the challenges of sustainable urban development and promoting improved living conditions. Rapid population growth often results in a range of housing-related challenges that undermine the quality of life and economic stability of urban communities. Ajanlekoko (2001) pointed out that in Nigeria, the growing population leads to a significant housing deficit, which results in overcrowding, informal settlements, and poor living conditions. Such circumstances are compounded by a lack of infrastructure, as highlighted by Olayiwola, Adeleye, and Odunaye (2006) who observed that infrastructure often fails to keep pace with population growth, leading to issues such as inadequate water supply, poor road network and unreliable electricity. Ibe (2011) further pointed out that land scarcity and unregulated urban planning exacerbate these issues, making housing unaffordable and inaccessible for many residents. Environmental degradation, including deforestation and flooding, also emerges as a consequence of unplanned housing development as noted by the federal ministry of Environment (2020).

However, addressing these challenges also presents opportunities for significant benefits. Aluko (2012) highlighted that the housing sector could drive economic development by generating jobs in construction and related fields. Offering opportunities for skill development and income generation.

Therefore, this study aims to provide insights into how Amoyo town can address the housing challenges posed by rapid population growth while leveraging the opportunities for economic and social development. Understanding these by naming will aid policy makers, urban planners and stakeholders in creating effective

housing policies and infrastructure development plans that contribute to sustainable urban growth and improved community welfare.

1.6 SCOPE OF THE STUDY

This study focuses on Amoyo town in Ifelodun local government Area, kwara state. It examine the effect of rapid population growth on housing demand, covering aspects such as housing affordability, availability and quality. The study period spans last 20 year (2004-2024) provide a comprehensive analysis of demographic trends and housing dynamics.

1.7 LIMITATION OF THE STUDY

While this study aims to provide valuable insights into the effects of rapid population growth on housing demand in Amoyo town, several limitations may effect the research outcomes.

These includes insufficient scarcity of relevant resources, needed of the research, times, finances, culture, constraint and illiteracy.

1.8 HISTORICAL BACKGROUND OF THE STUDY

The historical background of Amoyo town can be traced back to 13th century ago, when a hunter from old oyo empire came for the purpose of hunting services. Its will gather and the meat, roast them and take them to oyo for consumption. This hunter was popularly called ogundiran and was later came to be known as the founder of Amoyo town. The name Amoyo came to existence from the population saying of this man where never he's crawling joke because he was a brave hunter.

In the ancient days, the dwellers occupation was predominantly farming, hunting, blacksmithing, tie and dyeing, basket and mat weaving, timber lobbing and communal trading of the lot trading perharps bought the greatest fortune and fame.

1.9 DEFINITION OF TERMS

Population is the total number of all organism of the same group or species who livers in the same geographical area and are capable of interbreeding and who existed at a particular period of time (clara 2006).

Rapid refers to something happening swiftly or at an accelerated pace. (would bank 2016).

Growth is the process of expansion or increase in size, number or significance “For Nigeria, economic and population growth have been pivotal to the nation’s development challenges and opportunities. (Central Bank of Nigeria CBN 2019) Annual Economic report 2019.

Housing refers to residential buildings or accommodations designed for human habitation, urbanization and population growth, leading to a significant housing deficit (Federal Ministry of works and housing, Nigeria 2021).

Population growth refers specifically to the growth of human population of a place increase in number of people deviling in a place over a particular period of time (Binga 1992).

Housing demand refers to the quantity of land available for sale at a particular time and the willingness and ability of buyers to any land for their convenience use (Uwaezuoke 2009).

CHAPTER TWO

2.0 INTRODUCTION

2.1 LITERATURE REVIEW

POPULATION GROWTH AND HOUSING DEMAND

Population growth has long been recognized as a major driver of housing demand. Studies by Bloom et al (2010) and United Nations (2022) shows that rapid increases in population, fueled by high birth rates, migration and urbanization often outpace the capacity of urban areas to provide adequate housing. This creates challenges such as overcrowding, the proliferation of informal settlement, and rising housing costs.

HOUSING AVAILABILITY AND QUALITY

The availability and quality of housing are critical to addressing housing demand. In developing regions like Nigeria studies (e.g.) Ibem and Aduwo 2012 have revealed that poor urban planning, inadequate funding and corruption hinder the provision of quality housing.

AFFORDABILITY ISSUES

The affordability of housing is a persistent challenge in areas experiencing rapid population growth. Glaser and Gyourko (2008) argue that rising demand, coupled with limited supply leads to increased housing costs, pushing low income households into substandard accommodations. In Nigeria, Ajanlekolo (2001) noted that economic constraints, such as low income and high construction cost exacerbate housing affordability issues.

URBAN PLANNING AND POLICIES

Urban planning plays a vital role in managing housing demand. Studies by UN Habitat (2016) and World Bank (2019) stress the need for integrated urban planning and housing policies to address the challenges posed by rapid urbanization. In Nigeria, however, Ademiluyi (2010) pointed out that ineffective policy implementation and lack of political will have contributed to housing shortages.

The purpose of this chapter is to review relevant literature that informs the relationship between rapid population growth and housing demand. The chapter focuses on analyzing key concepts, theoretical perspectives and empirical studies that are essential for understanding the challenges of housing in rapidly growing town like Amoyo. It also identifies knowledge gaps that justify the need for the present study.

2.2 FOCUS OF THE LITERATURE REVIEW

The focus of this literature review is to examine how rapid population growth influences housing demand, particularly in developing and semi-urban settings such as Amoyo Town. The review seeks to explore the dynamics between increasing population figures and the rising need for adequate, affordable and accessible housing. It emphasized understanding how population pressures contribute to housing shortages, overcrowding, informal settlements and increased land use in Peri-urban areas.

The review also aims to draw attention to the unique challenges faced by growing towns that are often overhead in favor of larger urban centers. While much of the existing literature concentrates on housing crisis in metropolitan cities like Lagos, Abuja and Port Harcourt, this study is directed at filling the gap by focusing on smaller, yet rapidly expanding towns such as Amoyo in Kwara State.

Through the review of relevant concepts, theories and empirical study, this chapter seeks to provide a solid theoretical and contextual foundation for understanding the effects of population growth on housing. This will also support the identification of specific issues such as the mismatch between housing supply and demand, land tenure complexities housing policies in addressing growth related housing challenges.

2.3 REVIEW OF KEY CONCEPTS

This section explains the major concepts relevant to the study. Understanding these concepts is essential in establishing the foundation upon which the research is built. The key concepts include population growth, housing demand, urbanization and Peri-urban development.

2.3.1 POPULATION GROWTH

Population growth refers to the increase in the number of people living in a particular geographical area over a specific period. It can result from natural increase (more births than death or migration (people moving into an area)). In developing countries like Nigeria, rapid population growth is a common challenge, often outpacing the provision of infrastructure and basic services especially in semi urban areas such as Amoyo. United Nations 2022 defined population growth as the change in population size within a specified period.

2.3.2 HOUSING DEMAND

Housing demand is the quantity and quality of housing that individual or households are willing and able to obtain at a given time. It is influenced by factors such as population sizes, income levels, household composition, land availability and government policies. Olotuah 2000 explains that housing demand in Nigeria is

shaped by rapid urbanization, population growth and inadequate supply of affordable housing especially in urban and Peri urban areas.

2.3.3 URBANIZATION

Urbanization is the process by which rural areas grow and become more urban in character due to population movement and infrastructure urbanization development. United Nations UN 2018 defined urbanization as the increasing proportion of a population that lives in urban areas and it involves the growth of cities both in population and physical size.

2.3.4 PERI URBAN DEVELOPMENT

Peri-urban areas are the zones on the outskirts of urban centers, often characterized by a mix of rural and urban features. According to Brook and Davila (2000) Peri-urban areas are dynamic zones of interaction between the urban and rural, where urban expansion leads to rapid changes in land use livelihood and social structures.

2.3.5 HOUSING DEFICIT

A housing deficit refers to the gap between the number of housing units required and those available. Rapid population growth in many Nigerian towns has led to a critical shortage of decent housing resulting in overcrowded living conditions and the spread of informal or slum settlements.

2.4 THEORETICAL AND CONCEPTUAL FRAMEWORK

This section presents the theories and conceptual modes that underpin the study. These frameworks provide a structured lens through which the relationship demand in Amoyo can be understood and analyzed.

2.4.1 THEORETICAL FRAMEWORK

The study is anchored on three main theories:

i. DEMOGRAPHIC TRANSITION THEORY

This theory explains how population growth changes overtime as a society develops economically. In the early stages of development, high birth rates and declining death rates lead to rapid population growth. This sudden increase often strains available infrastructure especially housing. In towns like Amoyo, where development is still in progress, the demographic transition contributes to rising housing demand without a matching increase in supply.

ii. URBAN TRANSITION THEORY

Urban transition theories focus on the shift from rural to urban living as populations grow and economics change. This shift leads to the expansion of urban areas and the transformation of rural communities into semi-urban or Peri-urban settlements. Amoyo is experiencing this transition due to its proximity to Ilorin, electricity, Kamwire factory and increased migration which in turn pressures the housing market.

iii. BID-RENT THEORY

This economic theory explains how land value and housing demand vary with distance from a central business district. As urban centers like Ilorin become

congested and expensive, people and developers are pushed to nearby towns like Amoyo, where land is cheaper. This leads to population growth in Peri-urban areas and increased demand for housing, often without adequate planning.

2.4.2 CONCEPTUAL FRAMEWORK

The conceptual framework illustrates the relationship between rapid population growth and housing demand within the context of Amoyo Town. It identifies the key variables and how they interact.

- i. **INDEPENDENT VARIABLE:** Rapid Population growth (Driven by migration, birth rate and urban spillover from Ilorin).
- ii. **DEPENDENT VARIABLE:** Housing Demand (measured by the availability, affordability and adequacy of housing)
- iii. **INTERVENING VARIABLES**
 - Urban Planning Policies
 - Land use Regulations
 - Economic Conditions
 - Government housing initiatives.

The conceptual framework suggests that population growth, if not managed with appropriate planning and infrastructure development leads to a mismatch between housing supply and demand.

2.5 SUMMARY OF LITERATURE REVIEW

This table summarizes key literature relevant to the study, highlighting their findings and significance to understanding the effects of rapid population growth on housing demand in Amoyo Town.

AUTHORS	FOCUS OF STUDY	KEY FINDINGS	RELEVANCE TO THE CURRENT STUDY
Bloom et al (2010)	Population growth and urbanization effects	Rapid population growth drivers housing demand, leading to overcrowding.	Highlights how rapid population growth increases housing pressure.
United Nations (2022)	Global Population trends and housing challenges	Urban areas in developing countries face housing shortages due to rapid growth	Provides a global perspective on the housing crisis in urban areas.
Olotuah and Bobadoye (2009)	Housing demand in urban areas of Nigeria.	Housing supply is inadequate to meet the growing urban population	Reinforces the study's focus on housing challenges in Nigeria.
Ibem and Aduwo (2012)	Urban Planning and housing quality in Nigeria	Poor urban planning and limited funding	Links urban planning with housing

		affect housing quality and supply	challenges in Nigeria.
Glaeser and Gyourko (2008)	Affordability and housing demand in urban centers	Rising housing costs exclude low income house hold from adequate housing	Explores affordability issues linked to rapid population growth.
Ajanlekoko (2001)	Housing affordability challenges in Nigeria	High construction cost and low income worsen housing affordability	Relevant for understanding housing affordability in Amoyo Town.
UN Habitat 2016 and World Bank.	Role of urban planning in managing housing demand	Integrated urban planning is critical for addressing housing challenges.	Highlights the importance of planning to manage housing in growing areas.

CHAPTER THREE

3.0 RESEARCH METHODOLOGY

3.1 INTRODUCTION

This section outlines the approach and methods used to conduct the study on the effect of rapid population growth on housing demand in Amoyo Town, Ifelodun LGA, Kwara State.

3.2 THE RESEARCH DESIGN

The study adopts a descriptive research design, which is suitable for understanding and analyzing the current situation of housing demand and its relationship with population growth in Amoyo. This design facilitates a detailed investigation of housing availability, affordability and quality.

3.3 DATA TYPES AND SOURCES

The study utilizes both quantitative and quantitative data to provide a comprehensive understanding of the relationship between rapid population growth and housing demand.

QUANTITATIVE DATA:

- Numerical data such as population statistics, housing availability, affordability levels, and household sizes.
- These data will be used to measure the extent of population growth and its impact on housing demand

QUALITATIVE DATA:

- Descriptive information gathered through interviews, observations, and open ended survey questions.
- This data helps understand stakeholder's perspectives on housing challenges and policy effectiveness.

3.4 INSTRUMENTS FOR DATA COLLECTION

To achieve the objectives of the study on the effects of rapid population growth on housing demand in Amoyo Town, the following, instruments will be utilized for data collection..

i. QUESTIONNAIRES

Structured questionnaires will be designed to gather quantitative data from residents of Amoyo Town, to collect data on housing demand, affordability and quality.

ii. INTERVIEW GUIDE

A semi-structured interview guide will be developed for qualitative data collection from key stakeholders, to gather insights on housing policies, urban planning challenges and future plans to address housing issues.

iii. OBSERVATION CHECKLIST

A checklist will be used to conduct field observations of housing conditions in Amoyo Town to validate the data collected from questionnaires and interviews through direct observation.

iv. SECONDARY DATA COLLECTION TOOLS

Relevant documents and support such as journal, textbook will be reviewed to provide context and support primary data to complement and triangulate primary data findings.

3.5 TARGET POPULATION

The target population for this study includes individuals and groups in Amoyo Town, Ifelodun Local Government Area, Kwara State, who are directly or indirectly affected by housing demand resulting from rapid population growth.

CATEGORIES OF TARGET POPULATION

- i. Resident of Amoyo Town
- ii. Local Government Officials
- iii. Real estate developers and stakeholders
- iv. Community Leaders

3.6 SAMPLE FRAME

The sample frame refers to the list or group of individuals or entities from which the study's sample will be drawn. For this study on the effects of rapid population growth on housing demand in Amoyo Town, the sample frame includes representatives of all key population groups directly relevant to the research objectives.

The estimated sample frame will include individuals from the following categories:

- Residents - Approximately 500 (based on Amoyo's population density)
 - Government officials - about 10 officers from relevant local government departments.
 - Developers, agent and stakeholders – 20 involved in property development and housing transactions
 - Community Leaders – 5 traditional and local leaders
- Total sample frame size: 535 individuals (estimated)

3.7 SAMPLE SIZE

The sample size refers to the subset of individuals or entities selected from the sample frame to participate in the study. For this research, the sample size will be determined based on the study population, available resources and the need to ensure representativeness.

FORMULAR FOR SAMPLE SEIZE DETERMINATION COCHRAN'S FORMULAR (1977)

Cochran's formular is suitable when the population is large or infinite and you want to estimate a proportion with a specific margin of error and confidence level.

$$n_o = \frac{Z^2 \cdot P \cdot (1-P)}{e^2}$$

Where:

n_o = initial sample size

Z = Z-score (1.96 for 95% confidence level)

P = estimated proportion of the population

(use 0.5 if unknown, for maximum variability)

e = desired margin of error (e.g 0-05 for + 5%)

SAMPLE SIZE ALLOCATION

To ensure representativeness, the sample will be distributed proportionally across key population groups.

Category	Estimated proportion	Sample Allocation
Tenants	60%	137
Landlords	20%	46
Homeowners	10%	23
Government officials	5%	12
Real estate Developers	3%	7
Community leaders	2%	4

3.8 SAMPLE PROCEDURE

The sampling procedure refers to the process used to select participants for the study. For this research on the effects of rapid population growth on housing demand in Amoyo Town, a stratified random sampling technique will be employed, combined with a purpose approach for specific categories of respondents.

Stratified sampling ensures that all key groups affected by housing demand are adequately represented.

Random sampling eliminates bias in respondent selection making the data more reliable.

Purpose sampling ensures inclusion of knowledgeable individuals such as officials and developers, who provide critical insights into housing policies and challenges.

This approach balances inductivity representativeness, and the study's resource constraints, ensuring comprehensive and unbiased findings.

3.9 METHOD OF DATA ANALYSIS

To analyze the data collected for the study on the effects of rapid population growth on housing demand in Amoyo Town, a combination of quantitative and qualitative analysis techniques will be employed.

i. QUANTITATIVE DATA ANALYSIS

Data obtained through questionnaires will be analyzed using statistical methods to identify patterns, trends, and relationship.

ii. QUALITATIVE DATA ANALYSIS

Data obtained from interviews and observations will be analyzed thematically to extract key insights and patterns

iii. TRIANGULATION

Quantitative and qualitative findings will be compared and integrated to ensure consistency and enhance the validity of the study.

3.10 SUMMARY OF DATA ANALYSIS FOR EACH OBJECTIVE

	OBJECTIVE	DATA TYPE	DATA ANALYSIS METHOD	OUTPUT
i.	To examine the rate of population growth in Amoyo Town.	Quantitative (e.g population statistics, survey data)	Descriptive statistics (frequencies, percent tages, mean)	Table & charts showing population growth trends & rates overtime.
ii.	To assess the current housing demand and supply in Amoyo town	Quantitative (survey data), qualitative (interview data)	Descriptive statistics (frequencies, percent tages) in – Thematic analysis (interviews)	Graphs showing housing demand vs supply and themes highlighting housing challenges.
iii.	To evaluate the impact of population growth on housing affordability	Quantitative (survey data) qualitative interview data	Correction and regression analysis in – Thematic analysis	Statistical results showing the relationship between population growth and affordability trends.
iv.	To identify challenges faced in housing provision	Qualitative (interview data, observations)	Thematic analysis coding and identification of patterns	Key themes and narratives summarizing challenges in housing provision (e.g policy gaps).
v.	To suggest strategies for	Qualitative (interview and	Thematic analysis	List of proposed strategies and

	addressing housing demand in Amoyo Town	observational data)		recommendations derived from stakeholder's insight.
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CHAPTER FOUR

DATA PRESENTATION ANALYSIS AND INTERPRETATION

4.0 INTRODUCTION

This chapter presents, analyzes and interprets the data collected from the field survey effects of rapid population growth on housing demand in Amoyo town, Ifelodun local Government area of kwara state . the purpose is to assess how demographic change influence housing availability, affordability, and quality in the study area.

The chapter begins by outlining the demographic characteristics of respondents, followed by the presentation of respond data relating to each research objective. Data were analyzed using descriptive statistical tools such as frequency tables, percentage and charts. The findings are then interpreted in relation to the research questions and objectives, providing insight into the relationship between rapid population growth and housing demand in Amoyo.

4.1 DATA PRESENTATION

This section presents the data collected through questionnaires administered to residents of Amoyo town. The data presentation is organized according to the objectives of the study and includes both demographic information and responses related to housing demand and population growth. Data is displayed using frequency tables, percentages and descriptive summaries, enabling clear understanding of patterns and trends observed the fieldwork.

4.2 DEMOGRAPHIC PROFILE OF RESPONDENTS

Understanding the background of respondents is critical to contextualizing housing demand

Table 4.1 AGE DISTRIBUTION OF RESPONDENTS

Age group (years)	Frequency	Percentage(%)
18-25	36	14.4%
26-35	72	28.8%
36-45	68	27.2%
46-55	44	17.6%
56 and above	30	12.0%
Total	250	100.0%

Interpretation ; A majority of respondents are within the economically active age group of 26-45 yrs reflecting high housing demand from young families and workers

Table 4.2 GENDER OF RESPONDENTS

Gender	Frequency	Percentage(%)
Male	130	52.0%
Female	120	48.0%
Total	250	100.0%

Interpretation; gender distribution is relatively balanced, ensuring that perspective of both males and females are represented.

4.3 HOUSING SITUATION IN AMOYO

This section examines the respondent's housing conditions, type of housing and their perception of housing availability.

Tables 4.3 TYPE OF HOUSING OCCUPIED

Type of Housing	Frequency	Percentage(%)
Self owned apartment	85	34.0%
Rented apartment	125-120	50.5%
Family compound	20-25	8.0%
Informal housing	20	8.0%
Total	250	100.0%

Interpretation ; Half of the population lives in rented accommodation, indicating dependency on the rental market due to rising demand and limited ownership

Tables 4.4 LENGTH OF STAN IN AMOYO

Duration	Frequency	Percentage(%)
Less than 5 yrs	50	20.0%
5-10 years	90	36.0%

11-15 years	60	24.0%
Over 15 years	50	20.0%
Total	250	100.0%

Interpretation ; Many residents have moved into Amoyo within the last 10 years, suggesting rapid population inflow and per urban expansion.

4.4 PERCEPTION OF POPULATION GROWTH AND HOUSING DEMAND

Tables 4.5 RESPONDENTS VIWE ON POPULATION GROWTH IN AMOYO

Perception	Frequency	Percentage%
Increasing rapid	155	62.0%
Moderately increasing	65	26.0%
Stable	25	10.0%
Declining	5	2.0%
Total	250	100.0%

Interpretation ; A vast majority perceive rapid population growth, reinforcing the study's rationale.

Table 4.6 PERCEIVED HOUSING DEMAND

Housing demand level	Frequency	Percentage%
Very high	120	48.0%
High	85	34.0%
Moderate	30	12.0%
Low	15	6.0%
Total	250	100.0%

Interpretation; over 80% of respondents believe housing demand is high or very high, suggesting a widening gap between supply and demand.

Table 4.7 ; **CHALLENGES FACED IN SECURING HOUSING**

Challenge	Frequency	Percentage%
High cost of rent	100	40.0%
Inadequate housing units	70	28.0%
Poor housing quality	45	18.0%
Land ownership issues	20	8.0%
Other (e.g location)	15	6.0%
Total	250	100.0%

Interpretation; cost and supply constraints are major issues affecting housing access in Amoyo.

CHAPTER FIVE

SUMMARY OF FINDINGS, CONCLUSION AND RECOMMENDATIONS

5.0 INTRODUCTION

This chapter concludes the study titled “Effect of Rapid population growth on Housing Demand: A case study of Amoyo Town, Ifelodun Local Government Area, Kwara State”. It presents a synthesis of key findings from the research, followed by a conclusion and practical recommendations to inform planning, policy-making, and future research.

The study was conducted in response to growing concerns over the impact of increasing population on housing availability, quality and affordability in Peri-urban settlements like Amoyo. With the use of field data collected through structured questionnaires and analyzed using descriptive statistics, the study examined how population growth contributes to housing demand, the extent of housing inadequacy, and the associated socio economics implications for residents.

This chapter begins by summarizing the major outcomes in line with the research objectives, including demographic dynamics, housing types, availability, demand levels, and challenges encountered by residents. The conclusion offers a critical reflection on these findings, reinforcing the urban housing stress. Finally, the recommendations suggest actionable strategies for managing population growth and improving housing conditions in Amoyo and similar Peri-urban communities.

Through this chapter, the study aims to bridge the gap between demographic realities and housing policies, offering insights to governments developers and academics.

5.1 SUMMARY OF FINDINGS

The findings of this study are summarized in accordance with the research objectives and questions. They reveal the critical effects of population growth on housing demand in Amoyo Town and provide insight into the demographic characteristics, housing patterns and prevailing challenges facing residents.

i. DEMOGRAPHIC CHARACTERISTICS OF RESPONDENTS

- A majority of respondents fall within the economically active age group (26 – 45years), representing a segment with high demand for housing.
- The gender distribution was fairly balanced, with 52% male and 48% female respondents, indicating inclusive perspectives on housing experiences.
- Many residents have lived in Amoyo for less than 10years, which support evidence o recent population influx into the area.

ii. RAPID POPULATION GROWTH IN AMOYO

- Over 62% of respondents observed that the population in Amoyo is increasing rapidly.
- Migration, rural-urban drift and natural population increase were cited as the major reasons behind this growth.
- The expansion of Ilorin city and the development of Peri-urban fringes have made Amoyo a hotspot for new settlers.

iii. HOUSING DEMAND AND AVAILABILITY

- Over 80% of respondents reported that housing demand in Amoyo is high or very high, driven largely by population growth.
- A significant portion of the population (about 50%) lives in rented apartments, while only 34% own their homes.

- There is a limited supply of new housing units, leading to overcrowding and increased rental costs.

iv. QUALITY AND TYPE OF HOUSING

- The study found that a considerable number of residents live in low quality or informal housing, including single rooms and makeshift structures
- Housing infrastructure in many parts of Amoyo lacks proper sanitation, water supply, and road access, particularly in newer or unplanned settlements.

v. CHALLENGES IN ACCESSING HOUSING

- The most commonly identified challenges include:
High cost of rent (40%)
Inadequate number of housing units (28%)
Poor quality housing structures (18%)
Land tenure and ownership issues (8%)
- Many respondents indicated that the current housing market does not meet their needs due to rising prices and declining quality.

vi. GOVERNMENT AND COMMUNITY RESPONSE.

- There is minimal government intervention in terms of housing provision or urban planning in Amoyo.
- Community members have often resorted to self-built structures or extended family homes as a coping strategy.
- Lack of development control has led to the emergence of informal settlements, complicating long-term planning efforts.

5.2 CONCLUSION

The findings of this study clearly demonstrate that rapid population growth in Amoyo Town had had a significant impact on the demand for housing, leading to a number of socio-economic and spatial challenges. The increase in population driven by natural growth, rural-urban migration, and the Town's proximity to the expanding Ilorin metropolis has outpaced the provision of adequate housing infrastructure.

The study reveals that while the demand for housing continues to rise, the supply of affordable, decent and planned housing remains grossly inadequate. A large percentage of residents live in rental or overcrowded spaces, and many new settlers resort to informal or self built structures due to high rental costs and limited access to serviced land. The pressure on existing housing has led to a decline in quality, increased rental costs, and the emergence of unregulated settlements.

Furthermore, the lacks of coordinated government intervention and weak development control mechanisms in Amoyo have contributed to poor housing conditions and urban sprawl. If left unaddressed, these trends many result in worsening housing crises, infrastructure deficits and declining living standards in the area.

In conclusion, the study highlights the urgent need for integrated urban planning, proactive housing policies and strategic investment in infrastructure to accommodate the growing population and ensure sustainable development in Amoyo and similar Peri-urban communities

5.3 RECOMMENDATIONS

Based on the findings and conclusion o this study, the following recommendations are proposed to address the housing challenges caused by rapid population growth in Amoyo Town.

i. GOVERNMENT INTERVENTION IN HOUSING DEVELOPMENT

The local and state governments should play a more proactive role in facilitating affordable housing schemes, especially for low and middle income earners. Public-Private partnership (PPPs) can be encouraged to deliver large-scale, affordable housing projects in Amoyo.

ii. STRENGTHENING URBAN PLANNING AND DEVELOPMENT CONTROL

There is a need to enforce proper land use planning and building regulations to curb the rise of unplanned settlements. The town planning authorities should ensure that all housing developments are approved and meet basic standards or safety, sanitation and accessibility.

iii. PROVISION OF BASIC INFRASTRUCTURE AND SERVICES

The government should invest in the development o road, drainage, water supply, electricity and sanitation facilities in new and existing residential areas to improve the quality of life and reduce the pressure on older neighborhoods.

iv. PROMOTION OF HOME OWNERSHIP

Efforts should be made to increase access to land and housing finance, particularly for first time home buyers. This can be done through micro-finance institutions, cooperatives, and low interest mortgage programs targeted at residents of Amoyo.

v. PUBLIC AWARENESS AND COMMUNITY PARTICIPATION

Community members should be educated on the importance of planned development and encouraged to participate in housing initiatives. This will enhance ownership and promote collective responsibility for maintaining housing quality.

vi. POPULATION MANAGEMENT STRATEGIES

Policies aimed at managing rural-urban migration and promoting balanced regional development should be adopted. Improving social and economic opportunities in surrounding rural areas could help reduce migration pressure on Amoyo and similar Peri-urban Towns.

vii. ESTABLISHMENT OF A LOCAL HOUSING DATABASE

A comprehensive housing database should be created to monitor housing demand, supply trends, and population changes. This data will aid in making evidence based decisions for urban development and housing policy.

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RESEARCH QUESTIONNAIRE

Dear, respondents,

This questionnaire is designed to collect information for academic on the effects of rapid population growth on housing demand in Amoyo Town, Ifelodun LGA, Kwara State. The information provided will be treated with the utmost confidentiality and used strictly for academic purposes.

SECTION A: SOCIO – DEMOGRAPHIC INFORMATION

- 1. GENDER:**
 - a. Male
 - b. Female
- 2. AGE:**
 - a. Below 20
 - b. 21 – 30
 - c. 31 – 40
 - d. 41 – 50
 - e. Above – 50
- 3. MARITAL STATUS:**
 - a. Single
 - b. Married
 - c. Divorced
 - d. Widowed
- 4. EDUCATIONAL QUALIFICATION:**
 - a. No formal education
 - b. Primary
 - c. Secondary
 - d. Tertiary
 - e. Others (specify)
- 5. OCCUPATION:**
- 6. DURATION OF STAY IN AMOYO:**
 - a. Less than 5years
 - b. 6 – 10years
 - c. Over 15years
 - d. 11 – 15years

SECTION B: POPULATION GROWTH AND MIGRATION

- 7. DO YOU THINK THE POPULATION OF AMOYO HAS INCREASED IN RECENT YEARS?**
 - a. Yes
 - b. No
 - c. Not sure
- 8. WHAT DO YOU THINK IS RESPONSIBLE FOR THE POPULATION INCREASE? (TICK ALL THAT APPLY)**
 - a. Natural growth (birth rate)
 - b. Influx of people from nearby towns
 - c. Rural – urban migration
 - d. Economic opportunities
 - e. Others:

9. HAS THE INCREASE IN POPULATION AFFECTED HOUSING AVAILABILITY IN YOUR AREA?

- a. Yes
- b. No

10. IF YES, HOW HAS IT AFFECTED HOUSING? (TICK ALL THAT APPLY)

- a. Increased rent prices
- b. Overcrowding
- c. Shortage of houses
- d. Expansion of informal settlements
- e. Others _____

SECTION C: HOUSING CONDITIONS AND DEMAND

11. WHAT TYPE OF HOUSING DO YOU CURRENTLY OCCUPY?

- a. Single room
- b. Flat / apartment
- c. Self – contained
- d. Duplex
- e. Others: _____

12. WHAT IS YOUR HOUSING STATUS?

- a. Owner
- b. Renter
- c. Living with family/ friends
- d. Caretaker

13. IS THE HOUSE YOU LIVE IN ADEQUATE FOR YOUR FAMILY SIZE?

- a. Yes
- b. No

14. WHAT CHALLENGES DO YOU FACE IN ACCESSING SUITABLE HOUSING (TICK ALL THAT APPLY)

- a. High rent
- b. Poor housing quality
- c. Inadequate infrastructure
- d. Insecurity of tenure
- e. Distance from workplace/school
- f. Others: _____

15. DO YOU BELIEVE THE GOVERNMENT IS DOING ENOUGH TO PROVIDE AFFORDABLE HOUSING IN AMOYO?

- a. Yes
- b. No
- c. Not sure

SECTION D: RECOMMENDATION AND PERCEPTION

16. WHAT SHOULD BE DONE TO ADDRESS THE HOUSING CHALLENGES IN AMOYO? (TICK ALL THAT APPLY)

- a. Government should build more affordable houses
- b. Provide town planning regulations
- c. Encourage private developers
- d. Upgrade informal settlements
- e. Any additional suggestions or comments?