

**ASSESSMENT OF THE EFFECT OF POPULATION GROWTH  
ON HOUSING SUPPLY IN NIGERIA  
(A CASE STUDY OF SANGO AND UNIVERSITY ROAD ILORIN)**

**BY**

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**BEING A RESEARCH PROJECT SUBMITTED TO THE  
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FOR THE AWARD OF HIGHER NATIONAL DIPLOMA  
(HND) IN ESTATE MANAGEMENT & VALUATION.**

**JULY, 2025.**

## **CERTIFICATION**

This is to certify that this research project has been read and approved as meeting part of the requirements for the award of Higher National Diploma (HND) in Estate Management & Valuation, Institute of Environmental Studies, Kwara State Polytechnic, Ilorin.

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## **DEDICATION**

This project is dedicated to Almighty Allah, the master of mankind, the most beneficent the most merciful for His guidance upon me throughout the course of this program. And to my lovely parents **MR. & MRS. SANNI**, for supporting me financially, morally and spiritually.

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## SYNOPSIS

*One of the fundamental effects of population growth affecting millions of Nigerians is the high demand for housing from which residents of Sango and University Road communities along Ganiki, Tanke Oke-Odo, Tanke Ajanaku and Tanke Bubu are not exempted.*

*This study assesses the effects of population growth on housing growth in Ilorin. Two areas chosen randomly are Sango and University Road. There are four hundred and twenty-six (426) buildings in Sango and five hundred and fifteen (515) in University Road, which cover the area mention earlier making eight hundred and forty-one (841) residential buildings in the two residential neighbourhoods representing the research population. Using a systematic random sampling technique, questionnaires were administered to a householder in the 70 building at the interval in the selected residential area thus, giving a sample size of 135 buildings in Sango and 150 buildings in University Road making eighty-five (85) respondents. Data is analyzed using simple descriptive statistics such as frequency counts and percentages. The study reveals that income, household size, occupation, education, housing finance and family expenses have a significant influence on housing demand and population growth in the study area. The government's inability to tackle these factors appropriately manner has made many people unable to live in convenient and affordable apartments.*

*Recommendations were suggested for a progressive way in ensuring that housing in the study area is improved such as the introduction of economic revitalization, government intervention in road construction, and provision of public facilities e.g waste collection, disposal system, and potable water, amongst others.*

**Keywords:** *Population, Growth, and Housing Supply*