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بِوَسِيلَتِنَا مِنْكُمْ لَتَرْحَبُنَا جَمِيعًا

SOCIO-CULTURAL VALUES IN RELATION TO
RESIDENTIAL SATISFACTION OF LOW-COST
HOUSING IN KANO STATE

BY

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requirements for the degree of Master of Science (Built
Environment)

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ABSTRACT

Hausa vernacular houses before the colonial period have satisfied the needs and socio-cultural requirements of their occupants. However, low-cost housing design nowadays is divorced from the needs of its users. This study assessed the level of residential satisfaction of low-cost housing respondents based on six socio-cultural values inherent in Hausa vernacular. The survey method was used to investigate and determine the respondents' perception on the socio-cultural performance of these low-cost housing. A total of 360 questionnaires were administered to low-cost housing respondents in Kano via snowball sampling. The findings show that the satisfaction indexes of 50% of the respondents fall within the medium region and that the majority of them consider it very important for the socio-cultural values to be integrated in the design of their residences. The findings suggest that a greater consideration should be paid to the people's preferences and their socio-cultural needs when designing public housing.

ملخص البحث

إن البيوت الهوسوية التقليدية قبل الاستعمار استطاعت أن تلبي الحاجات التقليدية الاجتماعية لسكانها. إلا أن نظام البيوت ذات الكلفة المنخفضة قد هجرتها رغبات سكانها. هذه الدراسة تقوم بتقييم هذه البيوت ذات الكلفة المنخفضة للتعرف على مدى ارتياح المستجيبين لها من خلال القيم التقليدية الاجتماعية الست في المنطقة الهوسوية. وقد استعمل منهج هذه الجولة الاستبائية للفحص والتعرف على ملاحظات وفهم المستجيبين لهذه البيوت في التأدية التقليدية الاجتماعية لها. وقد خُصّصت ٣٦٠ ورقة استبائية للمستجيبين لهذه البيوت في ولاية كانو. و أن ٥٠% من النتائج وقعت خلال معدل متوسط، وأن أكثرهم يرون أنها قيمة، حيث يعتبرون دمج هذا النظام السكني الجديد بالنظام التقليدي السائد أمر مرحّب به. وقد اقترحت الدراسة للجهات المسؤولة أن تهتم بإشباع رغبات الناس وتلبية حاجاتهم الحاجات التقليدية الاجتماعية حين تصميم البيوت.

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DEDICATION

I dedicate this thesis to my parents; Mama and Baba with all my love.

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LIST OF ABBREVIATIONS

KSHC	Kano State Housing Corporation
LCH	Low-cost housing
HE	Housing Estate
FRN	Federal Republic of Nigeria
LCHE	Low-cost housing estate
MHLG	Ministry of Housing & Local Government
PBUH	Peace be upon him

CHAPTER ONE

INTRODUCTION

1.1 BACKGROUND

Residential satisfaction as a quality assessment tool is used to evaluate individuals' perception of their residence as well as their satisfaction. Individuals' dissatisfaction with their residence can affect their quality of life (Lu, 1999; Abdul Ghani, 2006) and can cause unsuccessful ageing (Phillip, Oi-Ling, Anthony, and Kevin, 2004). According to Ge and Hokao (2005) level of satisfaction depends upon on how easily housing can be adjusted to meet way of life.

The main aim of housing is providing shelter for the people (Chui, 2003). This is of utmost importance for the general well being of man (Fadamiro, Taiwo, Ajenifujah and Ajayi, 2006). Therefore, a successful housing design takes into account the lifestyle or rather the socio-cultural needs of the users (Chui, 2003; Jiboye, 2004). These socio-cultural needs originate from socio-cultural factors, which are the primary determinants of house form as opposed climatic and economic factors (Rapoport, 1964). Hausa vernacular in Kano before the coming of the colonial masters met the users' socio-cultural needs (Denyer, 1978; Kausarul, 2003; Özkan, 2006). It incorporates six socio-cultural variables (privacy, separation of the male children from the females in terms of sleeping rooms, separation of the females from the non-relative males, security, ability of the house to increase or decrease in size and adequate space for household activities) established from literature. However, colonization in Kano has led to the abandon of Hausa vernacular. Consequently, the western style of architecture is adopted as a solution to housing problems. As a result

the socio-cultural requirements and preferences of the people are neglected in the design of low-cost housing (Ogu, 2002; Jiboye, 2004; Chokor, 2005). This makes the residents of low-cost housing dissatisfied with their residences.

The focus of this research is to assess the residential satisfaction of Low-cost housing residents in Kano State. This assessment is based upon a benchmark of six socio-cultural needs inherent in Hausa vernacular. The research also seeks to ascertain if these socio-cultural needs are still valued by the residents in view of rapid westernization.

1.2 PROBLEM DEFINITION

Shelter is one of the basic needs of human survival, which according to Leckie (1999) is a right not a privilege. With the increase in population and the high rate of rural-urban migration in search of greener pastures (Elleh, 1997), the demand for shelter cannot be overemphasised.

The National Housing Policy launched in 2001 has among its goals the promotion of the use of appropriate designs suited to Nigeria's context but of no avail (Federal republic of Nigeria [FRN], 1991). Low-cost housing continues to be detached from its users' socio-cultural needs (Jiboye, 2004). The low-cost housing design model appears to give priority to maximisation of profit at the expense of the established six socio-cultural needs of users (Table 2.2 pg. 16). Privacy of women, a priority of Muslim families seems to be compromised. Low-cost houses are also characterised by inadequate number of rooms. Also, it does not allow cultural expression. Leckie (1999) asserts that the way housing is constructed and policies related to it must permit cultural expression and should not be at the expense of such.

These disadvantages of low-cost housing design cause inconveniences to their residents and eventual dissatisfaction.

1.3 RESEARCH GAP

There are quite a number of studies on residential satisfaction that focused on different aspects of it. Five recent studies on such are discussed. Firstly, a study conducted by Ogu (2001) in Benin City; the capital of Edo state in Nigeria to appraise residential satisfaction in the city. The objectives of the study were; to determine the patterns of residential satisfaction across different zones of the city and also to assert the importance of satisfaction technique in planning issues in developing countries. In another research done by Jiboye (2004), he asserts that the non-inclusion of socio-cultural values and preferences results in unhealthy and poor quality housing. He studied houses in Osogbo; the capital of Osun state (Nigeria) to ascertain if the consideration of household size (socio-cultural variable) when designing housing results in better quality. His conclusions show that the consideration of household size (a socio-cultural variable) has a significant influence on overall housing quality.

Dwira and Abdul Majid (2006) conducted a research in Malaysia in order to determine the factors that affected residential satisfaction and the selection of dwelling location by residents. Their results show that the availability of public facilities is the first criteria that influenced residential satisfaction, followed by housing location and lastly security of neighborhood.

Abdul Ghani (2006) investigated factors such as dwelling units, housing services, neighborhood facilities, and environment to find out if they affect residents' satisfaction with low-cost housing. The findings of the research indicated that

respondents were dissatisfied with the kitchen area, dining, clothesline, safety, and repair services of developer and neighborhood facilities.

From the aforementioned researches with regards to residential satisfaction, a researcher has analytically assessed residents' satisfaction with their residential environment (Ogu, 2002), others have tried to identify the factors that affect residential satisfaction (Dwira and Abdul Majid, 2006), and still some have investigated some specific factors to ascertain if they have an effect on residential satisfaction (Jiboye, 2004; Abdul Ghani, 2006). Apart from these researches there are many others on residential satisfaction in different countries for instance, Lu (1999) Amerigo & Aragonés (1997), Amole (n.d), Ge & Hokao (2005) (detailed review in section 3.7 pg. 32). However, none of them has established if socio-cultural needs have an influence on the residential satisfaction of low-cost housing occupants. This research seeks to fill this gap.

1.4 RESEARCH QUESTIONS

Based on the above-mentioned research problems and objectives, the following research questions were addressed:

1. What are the socio-cultural needs met by Hausa vernacular?
2. Are the socio-cultural needs still considered important by the low-cost housing residents?
3. To what extent has the low-cost housing design neglected the socio-cultural needs of its users?

1.5 AIM AND OBJECTIVES

The aim of the research is to find out if the low-cost housing occupants are satisfied with their dwellings or the contrary. The main objective of the research is:

1. To establish the factors affecting satisfaction amongst residents of low-cost housing in Kano using the socio-cultural characteristics of Hausa vernacular house as a benchmark.

Other objectives of the research include:

2. To determine the level of sufficiency of socio-cultural variables in low-cost houses in Kano.
3. To ascertain the level of satisfaction of low-cost housing residents with the socio-cultural variables.
4. To establish the level of importance of the socio-cultural variables to the low-cost housing residents.

1.6 JUSTIFICATION OF STUDY

With the ever-increasing need for shelter in Nigeria, it becomes pertinent to study the vernacular because as Asquith and Vellinga (2006: 2) assert:

The serious issue of global housing and, more particularly, the positive contribution that vernacular architecture could make to it cannot be ignored by those professionally involved in the fields of planning and housing.

UN Habitat (1996, 2000) declared that housing is not just shelter, but also an abode for society's macrocosm, the family. It should promote the cultural identity of the family. However, to what extent is the low-cost housing design congruent with the Hausa Muslims' culture of seclusion of women (privacy) from the preying eyes of

male visitors? Does the design ensure adequate rooms as well as space for household activities? What is its response to the dynamic nature of family size?

Leckie (1999) in a UNDP human development report asserts that housing schemes should not interfere with the culture of the people but should allow for cultural expression. Lastly, few studies have analyzed the social meaning of houses for their users (Chokor, 2005) and there have been many criticisms about Nigeria's Housing policy (Ikejiofor, 1997; Ikejiofor, 1998; Ikejiofor, 1999; Leckie, 1999; Ogu & Ogbuozobe, 2001; Chokor, 2005). Therefore, the importance of this research cannot be overemphasized. This is because its findings can serve to improve the design and planning of low-cost housing in accordance with the occupants' socio-cultural needs.

1.7 RESEARCH SIGNIFICANCE

The research has the following significance:

1. The research can establish certain needs of the low-cost housing occupants for consideration in design.
2. The findings of the research will inform stakeholders on ways to improve the design and planning of low-cost housing.

1.8 DEFINITION OF TERMS

1. **Residential satisfaction:** It is a technique for the assessment of housing quality used to refer to how residents perceive their residential accommodation (Ogu, 2002). It also affects an individual's quality of life (Lu, 1999; Abdul Ghani, 2006).

2. **Socio-cultural needs:** Socio-cultural needs can be referred to as requirements that are essential or important and determined by the culture of a given society. They are generally accepted wants of a community or people that came about as a consequence of their beliefs, religion, traditions, daily routines, general way of life etc.
3. **Characteristics:** the Oxford Advanced Learners Dictionary defines characteristic as a typical feature or quality that something has.
4. **Hausa Vernacular:** In linguistics it refers to a language particular to a time, place or group, while in architecture the word is used to describe a type of architecture which is indigenous to a specific place or time. Hausa vernacular is the indigenous architecture of the Hausa, which satisfies their socio-cultural needs. The main concern in this study is domestic architecture of the Hausa in Kano city. This is because Hausa vernacular varies amongst Hausa of different regions.

1.9 RESEARCH METHODOLOGY

The following methods were utilised to meet the research objectives:

1. **Literature review:** As asserted by Blaikie (2001: 71), ‘The aim of the literature is to indicate what the state of knowledge is with respect to each research question or group of questions’. Therefore, for the purpose of this research the objectives of the literature review are:
 - For a better understanding of the Hausa vernacular architecture.
 - To review past researches on residential satisfaction and establish research gap.

- To understand and select a suitable methodology from those adopted by previous researchers.
2. **Inventory:** An inventory of low-cost housing in Kano was done to establish its characteristics. Photographs and sketches are utilized to depict their elevations and plans.
 3. **Survey:** questionnaire was based on the 6 socio-cultural needs established from literature review. These were used in evaluating the residential satisfaction of low-cost housing occupants, which is the third objective of the research.

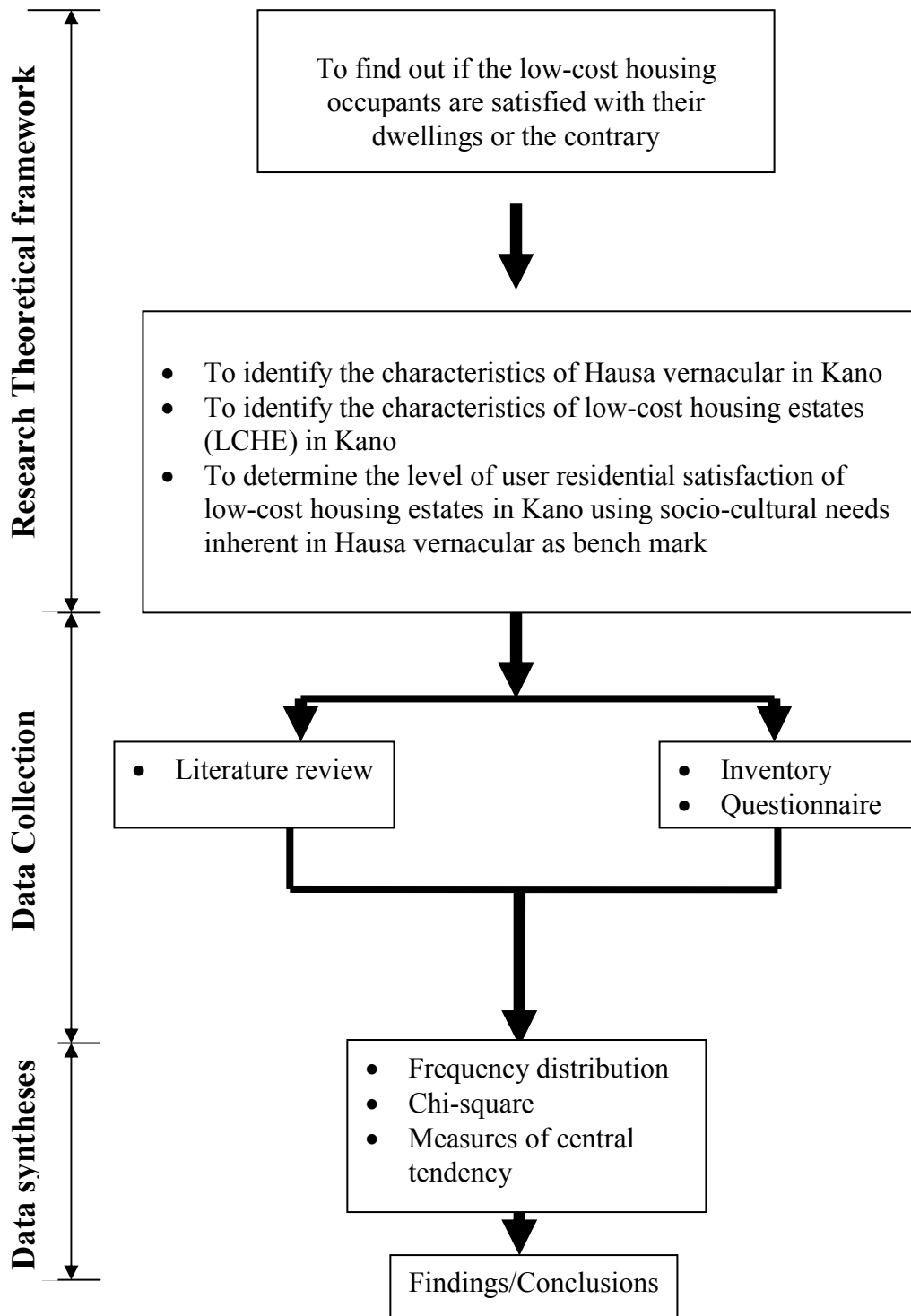


Figure 1.1: Sequence of the research