

Assessment Of Residential Satisfaction Of A Typical High Rise Residential Building In Lagos, Nigeria.

Oluwole Alagbe¹, Aina Babajide²

^{1,2} Department of Architecture, Covenant University, Ota, Ogun State, Nigeria.

Email:¹ oluwole.alagbe@covenantuniversity.edu.ng, ² babajide.ainapgs@stu.cu.edu.ng.

ABSTRACT

Despite postulations by various studies that residential high-rise buildings would aid mitigating some problems of urbanization and population proliferations including issues that concerns provisions of social amenities/services and infrastructures, it is however the case that the residential satisfaction of the occupants of such buildings have not been extensively studied. Therefore the aim of this study is to access the residential satisfaction of a typical high rise residential building in Lagos, Nigeria; the Eric Moore Towers, Surulere.

Methodology adopted in the research was a survey of occupants using structured questionnaire with concise review of literatures. It identified important factors in favor and against residential satisfaction in high rise buildings. It herein recommends stakeholders satisfy the necessary factors in subsequent design of residential high rise buildings

Keywords

High-rise building, Residential satisfaction, Housing

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Introduction

The continent of Africa is growing at an alarming rate that suggests that Africa will arrive an urban age and half of the continent will reside in urban areas by 2030 (UN-Habitat, 2004). Nigeria is one of the most populated country on earth with a population estimated at 250 million. The country is therefore the seventh most populated country in the world and holds the largest population in Africa with expectations to drive the continent to the urban age (United Nations, 2012). Its population is however considered as a dense one when related to its area of 923,768km². Nigeria is subdivided into its Federal Capital Territory and other 36 states including Lagos which is a very important state for many reasons. Although, Lagos is the smallest state in the country with an approximate area of 3,345 (Opoko & Oluwatayo, 2014) and with a population of 24m (Dung-Gwom, Hirse, & Pwat, 2008) it is still the commercial center of Nigeria with bragging rights of several infrastructures and other advanced developments when compared to other states in Nigeria. The world's population is estimated to attain staggering 9.8 billion by 2050 from its position of 7.6 billion (United Nation Report, 2017). The rise in Nigeria's population and urbanization graph envisages a 399 million population by 2050 which would be higher than that of the USA (United Nation Report, 2017). In addition, urbanization is motivating the economies of nations around the world (Opoko & Oluwatayo, 2014). Lagos State is in the heart of this development because of its economical and commercial role in Nigeria and Africa at large. Some of the factors that front Lagos as a viable city are the: level of its urbanization, employment opportunities, tourism potentials, cultural diversity and presence of infrastructural and social facilities. The perceived value of Lagos is hereby a major indicator to the high level of urbanization trends of the area. The level of its civilization in reference to the Africa continent and particularly to its immediate environment categorizes Lagos as a growth pole.

However, the growth rate in Lagos is accompanied with popular urbanization concerns that include: traffic congestions, environmental pollution, housing deficit, lack of public portable water supply and immigration. A report by the Overseas Security Advisory Council, U.S in 2019 reported that intense urban growth has exposed Lagos to inadequacies in provision of government services. More also, the report stated its observation that the Lagos government in response currently confronts critical infrastructure and public services deficits particularly in areas of electricity, water supply, sanitation and transportation (OSAC, 2019). Other concerns that exist are environmental degradation, poverty increase, deterioration in quality of life, slum proliferations, massive flooding, congested and dilapidated road system, increasing crime rates and disrupted sewerage network (George, 2010). There have also been arguments that the facade of the mega-city of Lagos does not befit the face typical of mega-cities globally while others argue that the face of Lagos is evolving to befit a megacity (Michael, 2012). Gramont (2015), reported that Lagos is not gaining international attention for its disorder but instead as a model of effective governance in Nigeria and Africa at large. Housing units of 3.5 million was expected to cater for the deficiencies in the Lagos housing concerns between 1985-2015 (Opoko & Oluwatayo, 2014). Linear property spread of low rise building, inadequate public infrastructure and amenities, presence of luxury-residential derelict buildings become indicators to the need to examine the potentials peculiar to high rise residential buildings in curbing some issues that border rapid population growth, rapid urbanization, limited land area of Lagos, expensive land prices in Lagos (when compared to other states in the country), the high cost of infrastructure set-up for buildings and their corridors. Facilities particular to health services, transportation, electricity, water supply and waste management may be centralized around vertical structures rather than the usual practice of long horizontal networks ranging in hundreds of kilometer.

Population proliferation and land scarcity for developments in Lagos justifies provision of high rise building to accommodate people, maximize land use while ensuring cost effectiveness of infrastructural provisions, management and maintenance. Nigeria Institute of Architect (NIA) Lagos State chapter expressed that the economic activities generated by Lagos State could be harnessed to create better buildings. It therefore emphasized the need for stakeholders to create parameters for high density vertical buildings (Maureen, 2016), such parameters include their resident's satisfaction in this case. The aim of this study therefore, is to assess the residential satisfaction of a typical high rise residential building in Lagos, Nigeria; the Eric Moore Towers, Surulere, in a bid to:

- a. Examine social-economic characteristics of the residents of the selected high rise residential building in Lagos, Nigeria.
- b. Assess the design features of the selected high rise residential building that influence residential satisfaction in the study area.

Literature review

Housing definition

Housing represents shelter for humans and his belongings as well as protection against inclement weather and intruders (Opoko & Oluwatayo, 2014). In most areas in Lagos, housing cost has encourage many to live in areas with lots of disadvantages (O'neil, Ren, Jiang, & Dalton, 2012). Some of those disadvantages include lack of basic public facilities and amenities, environmental pollution, crime, violence, human insecurity, diseases and poverty (Dung-Gwon & Oladosu, 2004). Safe and affordable housing is crucial to occupant's good health (Struyk, 2005). Housing could be defined as a place for home that would represent the core of the physical portion of the social-physical environment of that home. Onyekachi, (2015) identified that housing should be affordable and good housing should boast of an inclusive neighborhood community where there is sense of belonging and safety in the community while it further factorized housing affordability influences to be income, real interest rates and labor market conditions.

Brief Housing history of Lagos

Lagos is an old Yoruba town in Nigeria. It grew as a trade center from the 15th century with its sea port, it served as capital of Nigeria from independence in 1960 to 1991 after which the capital territory was moved to Abuja (Alagbe, 2006). Lagos is one the fastest growing cities in the world today, it is also one of the least with proper planning (Morka, 2007). However, Lagos is a magnet to migrant from all across the country and neighboring nations alike (Alagbe, 2006).

Everyone has a right to live in the city or any other place of choice (Marcuse, 2009), perhaps what is not a right would be right to a housing of choice. Adedayo (2015) expressed that housing is a basic human necessity that everyone should have, it therefore proposed that processes of housing provisions should include community participation. It is a popular opinion that there are various housing options in

Lagos, whereas a major issue is affordability (BBC, 2017). Alagbe (2006) observed that low-cost mass housing schemes that are usually executed by governments with the bid of resolving housing deficits and concerns usually fail in their primary concerns because the targeted Nigerian beneficiaries live in abject poverty below 1 dollar per day. These schemes are usually geared towards the low income earners and urban poor. However, the schemes are usually out of their realities (Adedayo, 2013). Adedayo (2015) further revealed that Nigeria government at all levels utilizes a Top-Down approach in addressing housing concerns. Whereas, the Top-Down approach is basically the government perceptions on housing needs of the people and therefore housing is provided based on those perceptions. Incidentally, the proposed users are left out of the processes, expected to accept and adapt without considering the Bottom-Up approach whereby the target group and housing provider are in conjunction. The government approach hereby provides housing that has wide variance and promotion of spatial considerations from the typically occupied housing by the urban poor (Adedayo, 2015; Adebayo & Anthony, 2014). A degree of distrust however exist between the government or housing providers and the urban poor evidently in governments' usual practice of urban renewal programs and evictions usually carried out by invoking sections of land use act in 'the interest of the public' (Amnesty International Report, 2010); For instance in the Maroko, Lagos eviction (Agbola & Jinadu, 1990); the case of Ijora-Bdia, Lagos (Morka, 2007); the case of water front communities in Lagos (Omoniyi, 2017) and the case of Lekki Free Trade Zone, Lagos (Nicholas, Yakubu, Magbagbeola, Marcello, & Akintobi, 2018).

Urbanization and population growth in Lagos is on the high. It is expected to hit 24 million by the end of 2020 (Dung-Gwom, Hirse, & Pwat, 2008) while Lagos State Bureau of Statistics (LBS) submitted in 2014 that the Lagos State population growth rate is at 3.2% per annum. Jiboye (2011) noted some housing interventions carried out by the government in the bid to addressing various housing concerns in Lagos State which are hereby listed below: The slum clearance in Lagos in 1955 which opened up Victoria Island and Apapa as low and high density areas respectively; influences of the Lagos state Executive board (L.E.D.B) in establishment of Eric Moore Towers in Surulere, Freehold Housing Schemes in Apapa, Surulere, Lupe, Southeast and Southwest Ikoyi and Isolo; Festival Town (FESTAC) Lagos; initiation of Development Plan of 1981-1985 that envisaged a 40,000 units of yearly housing delivery nationwide with Lagos inclusive; National Housing Policy of 1991 by the Federal Government; establishment of Federal Ministry of Works and Housing in 2003. Lagos State enactment of Public Private Partnership Law (PPP Law) in 2011; National Physical Development Plan of 2010-2030.

Other examples of high rise residential buildings targeted at improving housing and housing conditions in Lagos, Nigeria include the 1004 Victoria Island, Eko Pearl Towers in Eko Atlantic City, Lorenzo in Ikoyi and Ramzi Towers.

High rise building

High rise buildings have been given various definitions. More than other building styles, high rise buildings require

provisions of efficient facilities, service and management to effectively ensure livability. Usually, they possess vertically prominent facades. Farouk (2011) highlighted that high rise buildings may not be judged by their heights only but also by the conditions of the surrounding built environment. Structurally, high rise buildings would require critical considerations as of quakes and lateral forces in the design of its structural systems. High rise building is also referred to as tower block. The U.S. National Fire Department Association in paragraph 3.3.36.7 of its article in 2012 edition defines high rise building to mean a building higher than 75 feet, 23 meters or 7 stories.

High-rise buildings contributes to sustainable development of settlement and territories (Tatiana & Efim, 2018). The roles of high rise buildings in addressing housing deficit issues as been identified in its ability to permit integration of various housing choices (Hsieh, 2013). It aligns with global trends of stereotype high-rise housing (Ahmad, Aibinu, & Thaheem, 2016). Housing deficit has been attributed to inappropriate procedures in planning and land administration, prerequisites for building plan approval and its attendant cost (Olajide, Agunbiade, & Bishi, 2018). Furthermore, low assessment of finance, land scarcity, costly building materials and labor has been identified as effects of urbanization on housing in Lagos (Opoko & Oluwatayo, 2014). However, the needs for builders and developers to build persist. High-rise buildings are identified to ensure efficient use of scarce resources, shared infrastructure and communal amenities (Collins, Watts, & McAlister, 2008).

Residential satisfaction

Residential satisfaction mirrors the perceptions of users of a residential environment, hence it becomes a crucial factor of housing purchasing judgment (Ruochen, 2018). Residential satisfaction has strong ties to qualities of services, managements and their corresponding environmental infrastructures. Residential satisfaction is also referred to as housing satisfaction. Galster (1987) defined residential satisfaction as the gap between the needs requirement of residents and the realities of their housing provisions.

Scholars around the world have defined residential satisfaction from various perspectives. Residential satisfaction is therefore multi-dimensional in nature. Residential satisfaction has been widely viewed from a physical/spatial, social/psychological and organizational/management perspectives. The physical aspect identifies with the facility requirement and provisions, spatial requirements, provision and organization (Galster G. , 1987; Onibokun, 1974).

The psychological aspect of residential satisfaction has been identified as a complex attitude (Satsangi & Kearns, 1992). Becthel (1997) also discussed residential satisfaction from its Social Aspect and identified it as the influence of elements that exists in the dwelling unit, its physical characteristics, its neighborhood and the social nature of all of these elements. Therefore the social/psychological aspect of residential satisfaction involves housing attributes like the sense of belonging, safety, privacy, security, neighbors and social relations (Spencer & Barneji, 1985). The organizational/management aspect include maintenance,

facility management and rent/service charge participation (Paris & Kangari, 2005).

Factors of residential satisfaction

Ruochen et al (2018) identified the factors that influence residential satisfaction in six categories of; public facilities, location, housing physical condition, corporate image, value judgement and property service. It further observed that value judgement (of property) is on a diminishing returns for occupier after purchase is made and the occupiers would rather appreciate the space and experiences. Although, it resulted that people care more about quality of life, housing comfort and traffic conveniences if there is an improvement in their living standard. Salleh (2008) identified some factors that influence residential satisfaction to include user characteristics, housing physical conditions and its social space while Wu & Chen (2013) identified other factors to include location advantage, presence of public facilities, housing construction quality, dwelling unit design and neighborhood relationship.

Residential satisfaction has been identified as a multi-faceted phenomenon, therefore even with improvement in living standards people may remain satisfied with their current housing conditions. Housing deficiencies which are not bordered on the dwelling unit itself but on other components of residential satisfaction as expressed by the residential satisfaction theories namely: housing needs theory, housing deficit theory and psychological construct theory, could ensure continued satisfaction of a particular housing situation. Housing needs theory reiterates residential satisfaction in relations to residential needs. It observed that residents' life-cycle birth housing needs and those needs in turn effect dissimilarities in their dwelling unit and neighborhood circumstances which effect responses like housing alterations and space adjustments (Rossi, 1955). Housing deficit theory prescribed that in considering residential satisfaction, a relationship exist between housing provisions and residents' social, cultural and family/personal characteristics (Morris & Winter, 1978). The standards of these characteristics therefore becomes indicators to residential satisfaction or dissatisfaction. Psychological construct theory is a psychological state of satisfaction that involves cognitive references to specific housing situations (Galster, 1985).

Quality of life

The quality of life is a factor that affects residential satisfaction. It is dependent on quality of existing social interactions with others and within the community (Prilleltensky, 2005). It is therefore logical to say that quality of life in a community directly impact its residence well-being.

A study by Davidson & Cotter (1986) observed a positive yet significant connection linking sense of community with Well-being. Well-being has three levels (Nelson & Prilleltensky, 2005) stating the first to be individual which emphasis circumstances like mental health, access to daily material needs, absence of oppression and threats. The second level is relational level which talks about positive and supportive relationships possessed by the residents

along with possibilities of engaging in politics and other social life that may exist in the community. The third level is particular about basic resources required for 'life-growth' in the sense of the residents building capacity in various areas of life. It emphasizes on acquiring resources like education, housing and employment. Nelson and Prilleltensky (2005) went further to state that the three levels are interdependent though each is unique in its right and will not exist independently because if attention is gathered on one level than the other the well-being of the resident is considered neglected.

Quality of life has three general approaches (Allen, 1991). Individualist approach is the first which focuses on the accomplishments of an individual in relation to their desires and expectations. Other factors like the external forces or the environments are given less attention as to the influence on an individual's quality of life. The second approach tagged 'the transcendental approach' is reversal of the individualist approach whereby major attention is on the external environment however there is marginalization of individualism to the community and society at large. The third approach is the combination of the individualistic and the transcendental approach which suggests that none of both approaches supersedes the other but actually complement and influence each other (Allen, 1991).

Sense of Community, sense of place and sense of belonging

Another factor of residential satisfaction is sense of community. It discusses social and physical identities of housing (Bechtel, 1997). Sense of community provides supports to residents through social ties within the community, fostering better capacity of the residents in minimizing relocation concerns, psychological distresses and increasing residential satisfaction (Amole, 2009). Marans & Rodgers (1975) highlighted some socio-physical aspect of a community that impacts on its residence satisfaction would include; employment, residence, family and neighborhood while Sirgy & Cornwell (2002) identified belongingness and acceptance to impact both the physical and social environment along with available services. Sense of belonging helps in mitigating violence in an environment, particularly when the inhabitants are affiliated to such environment by way of belief, marital status, culture, property and religion. However, sense of belonging, sense of place and sense of community is enhanced in the inhabitants of a community when personal aspirations and social needs of the people gain favorable considerations in community developments (Kylie, 2011). Hay (1998) submitted that sense of place is borne out of perceptions of housing in relation to the geographical and social background of such place. It further explained that sense of place is usually influenced by superficial connections, residential status and elements of rootedness in a place. It is therefore an emotional derivative of satisfaction, comfort and attachment (Al-Kodmany, 2013). The concept of transferable place characters prescribed by Twigger-Ross and Uzzell (1996) have also been identified to influence sense of place whereby characteristics of routinely travelled locations become detailed to the person or the features of such locations aligns with personal goals. Sense of place can be

perceived as superficial, personal, cultural and ancestral (Hay, 1998).

Eric Moore Towers

Eric Moore Towers is a high rise residential building located along Eric Moore road, Surulere, Lagos. It comprises of three high rise blocks 'A', 'B' and 'C' with each having 12-typical floors, excluding the ground floor. It comprises of 24 units of three bedroom apartments per block ranking up to 72 three-bedroom apartments in all. As at the time of this study the rental price for Eric Moore stands at N2.780m per annum and N45m for an outright purchase. However, Eric Moore Tower is in close proximity with third mainland bridge and Lagos Island, open markets, ShopRite market, Murtala Mohammed Airport (MMA).



Figure 1. : Perspective view of Eric Moore Towers
Source: Author's field work, 2020

The design concept of Eric Moore is such that it is in modules. It evolves from four compartments at ground level. The ground floor comprises of car parks and store rooms for each of the twenty-four apartments along with a vertical circulation area. The first floor comprises of 2-units of three-bedroom apartments, a swimming pool and a circulation area. The second floor plan which is typical for the rest of livable spaces above include 2-units of three bedroom apartments and a circulation area. The module for the vertical circulation area comprises the main stairwell, two lifts and escape stairwell. Other facilities on Eric Moore Towers include a facility management building and security post (both are separate bungalows), waste collection spot, on-site power generators, on-site water supply mains and a tennis court.

Research methods

The research method is a field survey of respondents via the administration of structured questionnaire. A census survey of the 72 households residing in the three blocks of Eric Moore Towers was taken. 72 copies of questionnaire were administered to the 72 dwelling units of the selected high-rise residential building, while 62 effective feedback was received representing an 86% retrieval rate. Questionnaire consists of objective questions and subjective questions. The objective questions bordered on socio-economic characteristic of residents as inherent in quality of life as a

crucial factor of residential satisfaction. The sub-questions bordered on housing provisions which include of the building and its environment as inherent in belonging, sense of place and sense of community.

Quantitative data from the survey were described and analyzed using statistical package for the social sciences (SPSS) software. The results were presented using figures and tables. Case study approach involved qualitative analysis of secondary data peculiar to selected residential building of Eric Moore Towers.

Results and discussion

Results analysis based on the objectives of study stated.

Examined socio-economic characteristics of residents.

In table 1, the study examined variables such as sex/gender, age, educational qualification, income, residential status, duration of residence, interaction with neighbors as inherent concerns in the quality of Eric Moore Towers' resident in a bid to assess their economic characteristics. The study reveals that 25 respondents are male at 40.3% and 37 are female at 59.7%. 24.2% of the respondents were between the ages less than 30years while 40.3%, 16.1%, and 19.4% were between ages of 31-40years, 41-50years, and 51-60 years respectively. Larger quota of the respondents are educated with 53.2% of the respondents possessing a first degree while 32.3% and 14.5% of the respondents possess diploma and PHD respectively. However, 14.5% of the respondents possess informal educations.

38.7% of the respondents are self-employed while 16.1% and 12.9% were private sector employees and unemployed respectively. Consequently, 37.1% of the residents make an income in a range of 300,000 while 30.6%, 22.6% and 9.7% make incomes in a range of 151,000-300,000., less than 50,000 and 51,000-150,000 respectively. A larger percentage of the respondents have been occupying their apartment for the last 4-7years 50% while others have also occupied their apartments for the last 1-3years at 19.4% and 30.6% of the respondents have been occupying their apartments for over 8years.

There is an indication that a level of considerable interaction exist between the residents of Eric Moore Towers as 46.8% of the respondent attest to interact often while 22.6% interact a lot, 30.6% claim they do not interact often. The residents of Eric Moore Towers perceive their immediate environment is serene, whereby 77.4% say their environment is serene while 19.4% considered it very serene and 3.2% considered it slightly serene.

The socio-characteristics of the residents of Eric Moore Towers reveals that residents are literate, they are engaged while it suggests that its residents are elites. Moreover, the level of interaction recorded in Eric Moore Towers is hereby significant and crucial to achieving residential satisfaction as identified in literature.

Table 1: Examining socio-economic characteristics of respondents

Variable/No of respondent	Category	Frequency	Percentage (%)
Sex N=62	Female	37	59.7
	Male	25	40.3
Total		62	100
Age N=62	31-40years	25	40.3
	41-50years	10	16.1
	51-60years	12	19.4
	Less than 30years	15	24.2
Total		62	100
Respondent's educational qualification N=62	B.SC	33	53.2
	Informal	9	14.5
	M.SC	20	32.3
Total		62	100
Professional class N=62	Civil Servant	10	16.1
	Private sector employee	20	32.3
	Self employed	24	38.7
	Unemployed	8	12.9
Total		62	100
Monthly income in Naira N=62	151,000 - 300,000	19	30.6
	300,000 - 51,000	23	37.1
	51,000 - 150,000	6	9.7
	Less than 50,000	14	22.6
Total		62	100.0
How long have you been resident in your apartment? N=62	1-3years	12	19.4
	4-7years	31	50.0
	8years and above	19	30.6
Total		62	100.0
How well do you interact with your neighbors? N=62	A lot	14	22.6
	Not-Often	19	30.6
	Often	29	46.8
Total		62	100.0
How serene do you consider your environment? N=62	Indifferent	2	3.2
	Serene	48	77.4
	Very serene	12	19.4
Total		62	100.0

Assessed design features of selected high rise building which include that of the building and its environment with a focus on the satisfaction of residents.

A. Table 2 below assessed variables such as: plumbing services, constant electricity, provision of spaces with view of outdoor, presence of natural ventilation, space

requirement of rooms, sanitary services, finishes, security, pedestrian circulation within the building, presence of elevators/lifts, firefighting systems and regular maintenance as inherent concerns in the sense of belonging, sense of place and sense of community of Eric Moore Towers' residents. The study revealed that 4.8% of the respondents were very satisfied while the other 95.2% were simply satisfied as well with the plumbing services in the building. The electrical power provision to the building which is through the government and on-site power generator are both managed by the facility management, a larger percentage of the residents are satisfied with the electrical power supply to the building at 82.3% while 14.5% are very satisfied and 3.2% of the residents are slightly satisfied. 79% of the residents were satisfied with the design of their dwelling units with view to the outdoors, 14.5% are very satisfied with such provision and 6.5% express slight satisfaction. Consequently, 80.6% are satisfied with the level of natural lighting permitted into the building as well as the remaining 19.4% expressing a higher level of satisfaction. Perhaps, the 6.5% that express slight satisfaction for provision of views to the outdoor may want to experience such views from a different angle. 72.6% of the respondents are satisfied with spatial considerations of the rooms in their dwelling units while 24.2% and 3.2% were very satisfied and slightly satisfied respectively. Other variables in consideration revealed the larger quota of satisfaction or dissatisfaction as follows: 82.3% attest that they are satisfied with the finishes of the building and 91.9% expressed that they are satisfied with the sanitary services. 80.6% of the respondents considers the security of Eric Moore Towers satisfactory. The pedestrian circulation provisions within the building got a 79% satisfied perception while the availability of the lifts got 80.6% satisfied. Firefighting provisions got 85.5% satisfied.

Tale 2 ascertains the distribution of the level of residential satisfaction of residents of Eric Moore Towers under the outlined building component variables are evenly distributed. It further revealed that the residents possess a wider perception of their satisfaction with the pedestrian circulation in the building with the highest mean score of 2.18 which is closely followed by 2.15 for the maintenance of the building.

Table 2: Statistics of level of Residential Satisfaction with building components

Variable/ N=67	Mean	Std. Deviation
Plumbing services	1.95	.216
Constant electricity	1.92	.522
Provision of spaces with view of the outdoors	1.98	.640
Provision of spaces with natural lighting	1.81	.398
Space requirement of rooms	1.82	.587
Finishes	2.02	.424
Sanitary services	1.92	.275
Security	1.90	.433
Pedestrian circulation within	2.18	.758

the building		
Presence of elevators/lifts	2.03	.442
Firefighting systems	2.03	.361
Regular maintenance	2.15	.721

B. Table 3 and figure 2 below assessed variables such as: Presence of public gardens/parks, Presence of relaxation spots, Proximity to groceries, Proximity to other daily functions e.g. work, school, place of worship, Drainage, Fine landscape and Adequacy of car parks as inherent concerns in the sense of belonging, sense of place and sense of community of Eric Moore Towers' residents. The study revealed in figure 2 that larger quota of 67% respondent are satisfied with the gardens/parks in the locality, another 16.1% is very satisfied while 9.7% are slightly satisfied and 6.5% are uncertain of their perception. 45.2% and 50% of the respondents are very satisfied and satisfied respectively which indicates that a significant 95.2% of the residents are very much aware of the relaxation areas in their environment and such areas foster interaction and networking. 56.5% and 43.5 % of the respondents are very satisfied and satisfied about their proximity to groceries which account for 100% of the respondents. The respondents expressed a high level of satisfaction as far as proximity to their daily functions (school, place of worship. Work, etc.) is concerned, 69.4% are very satisfied while 30.6% are satisfied. Although, the residents are not very much satisfied with the drainage, landscape, and car park provisions in their locality. 21% and 30.6% expressed that they are uncertain and slightly satisfied with the drainage provisions in their locality while 54.8% and 11.3% are slightly satisfied and uncertain with the landscape of their locality respectively. Low satisfaction was recorded for the perception of the residents about the adequacy of car parks in their locality with the larger quota of 67.7% attesting that they are slightly satisfied with the provisions.

A linear regression was carried out to ascertain the distribution of residential satisfaction of the residents of Eric Moore Towers under the outlined environmental variables, figure 2 therefore revealed through the trend line that the residents' are slightly satisfied and their level of satisfaction of the housing environmental amenities is not evenly distributed. The study revealed in table 3 that at the highest mean value of 3.63 a wider perception of the respondents' satisfaction with the car park provisions around their environment. This is therefore reiterating that the car park provisions requires attention.

Figure 2. Showing the trend line for the satisfied residents with environmental amenities.

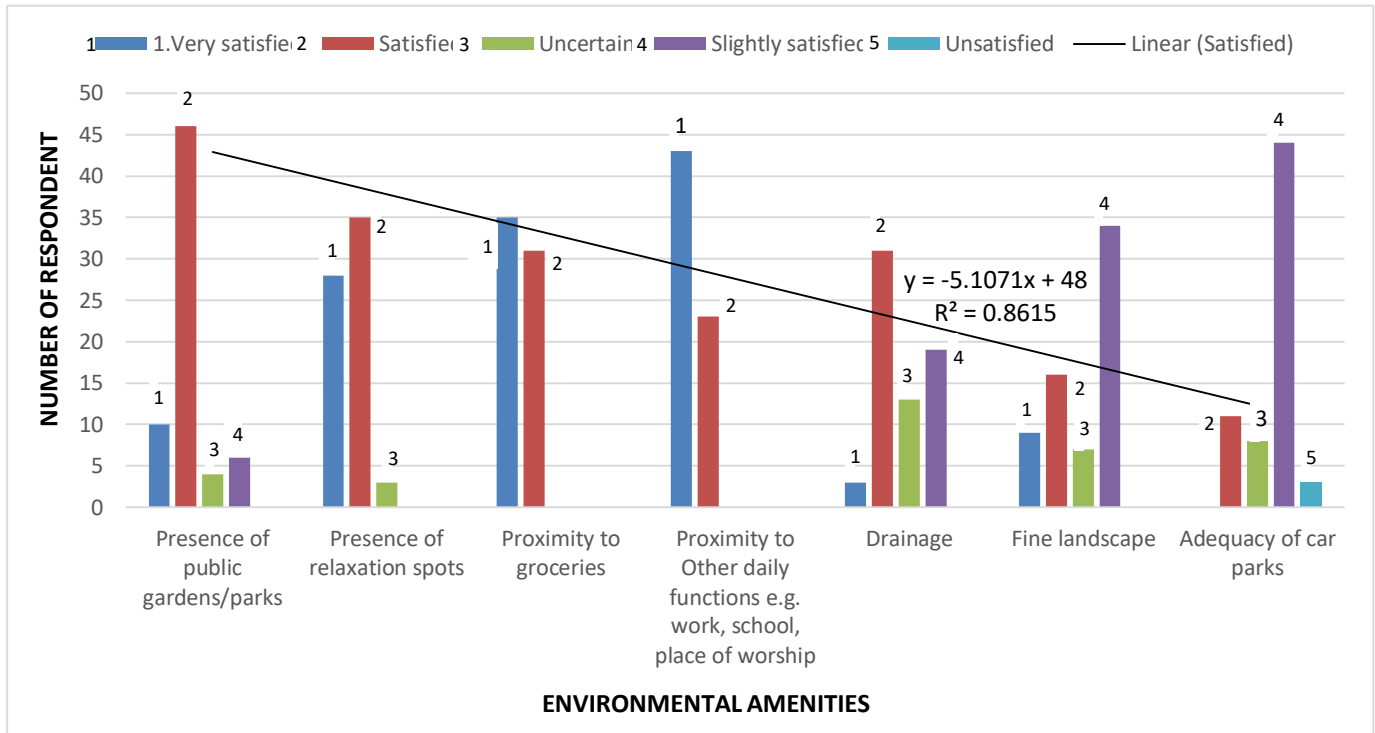


Table 3: Statistics of level of Residential Satisfaction with the environmental amenities

Variable/ N=67	Mean	Std. Deviation
Presence of public garden/parks	2.10	.783
Presence of relaxation spots	1.60	.586
Proximity to groceries	1.44	.500
Proximity to other daily functions e.g. work, school, place of worship	1.31	.465
Drainage	2.77	.948
Fine landscape	3.06	1.158
Adequacy of car parks	3.63	.794

Conclusions and recommendations

The study has identified that the residents of Eric Moore Towers are satisfied with the available housing provisions which included their dwelling units and its environment. The study also observed the need for improvement in the provision of social amenities in the area. It is recommended that the Bottom-Up approach where the needs of the community is critically considered is encouraged in high-rise residential housing provisions. Developers should encourage provision of comparative options in the design of apartments and units for high rise residential buildings. Rather the focus on the government for housing, the government should encourage the productiveness of the building materials sector. Amendment of the land use act to create enabling environment for more individuals and corporate developers

to be encouraged into real estate and ultimately creating low-cost housing. Residential high rise buildings would ease the pressure that urbanization pose on provisions and maintenance of infrastructural facilities in Lagos.

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