PATTERN OF HOUSING EXPENDITURE IN ONDO STATE, NIGERIA

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Abstract: The rate of population growth in different states of Nigeria, Ondo state inclusive, had created severe Housing problems resulting in overcrowding, inadequate dwellings, and to an extreme outright homelessness in most states. There had been great emphasis. on how to reduce the consequences of these problems on the people of Ondo State as result of which there was a lot of research into the demand for housing in Nigeria. The overall goal of this research was to analyze the pattern of expenditure for Housing in Ondo State, while the specific objectives were to; examine the factors that affect demand for Housing, and determine the impact of demographic factors on housing expenditure. Data collected from 988 heads of households, through multistage sampling methods were analyzed using Almost Ideal Demand System (AIDS) and Standard Almost Ideal Demand System (SQUAIDS). Result showed that the SQUAIDS model was more reliable, as the Wald test{Chi2(5)=1945.03; Prob≥Chi2=0.0000} indicated that lambda coefficients were jointly significantly different from zero and that the quadratic income terms were important, showing the superiority of SQUAIDS model over the AIDS model. The compensated own price elasticities in Ondo for housing (-1.23 and -0.92) were the most elastic, followed by the own price elasticity for health (-1.02 and -0-90) from the AIDS and SQUAIDS respectively. The cross-price elasticities using the QUAIDS model indicated that food had the strongest substitution response for the price of housing (0.247), whereas the consumption of food was not as responsive to the price of housing (0.078). The estimated expenditure elasticities for Ondo State were all positive and statistically significant at the 5% level, indicating that all the good items were normal goods. It was recommended that price intervention programme should be introduced in order to stabilize the fluctuations in housing prices.

Keywords: AIDS, Elasticity, Expenditure, Housing Demand and QUAIDS.

INTRODUCTION

Housing is one of the most basic of human needs and it represents the most important single expenditure in a household budget. On the average household spending on Housing is above 25% of income received by household. Ojo and Kayode (2010).

Housing is viewed as a basic necessity in line with other goods such as roads, hospitals, adequate water, electricity, schools etc. Every household has a specific housing need, which is partly determined by the status of the individual. Once a certain level of position is attained, individual begin to think about moving to a dwelling place that better suits their needs. Demand for Housing is easy in developed countries; however, it is a major challenge in the developing country like Nigeria and in various States in Nigeria, such as Ondo State. As from 1976 when Ondo State was created, changes have been experienced in the Housing sector. Factor like price, income, demographic etc that affects demand for housing has changed significantly. The demand for commercial houses, private houses, and government

owned houses and mortgages has increased by some percentages in some areas of the state. The State has participated in activities to ensure that the problems encountered by individuals of the state in demanding houses of their choice with respect to areas is reduced to the barest minimum level. In furtherance to its policy of provision of affordable houses for the citizens of the state, Ondo State Government has commenced plans to build two (2) additional Housing estates to be handled by the State Property Development Corporation (SPDC).

Government, also, put laws and regulations in place to control prices of housing. One of the effects of the actions of the government will be that the prices of different houses in the state will be compared with prices in other states. Currently, areas like Ijapo and Alagbaka in Akure are regarded as over populated GRAs (see Ojo and Kayode 2010).

The problem of increment in the population of different states of the country, Ondo state inclusive, has created severe Housing problems resulting in overcrowding, inadequate dwellings, deplorable urban environment, degrading public infrastructures and to an extreme outright homelessness in most states Jiboye (2011). As a result of these problems, 75% of urban houses is situated in slum conditions areas (Olotuah, 2010, Agbola and Olatubora 2003).

This research work is propelled by the need to know the determinant of housing demand.

Basically the research work will provide answers to the following questions; (a) what are the factors affecting demand for housing? (b) What is the current demographic profile of the state ?

The overall goal of the study is to analyze the pattern of demand for Housing in Ondo-state while the specific objectives of this study include; (i) To examine the factors that affect Demand for Housing in Ondo-State (ii) to determine the impact of demographic factors on houses expenditure.

This research work was organized into five sections. Section 2 dealt with the literature review. The methodology was discussed in Section 3, while Section 4 dealt with analysis of results. Finally, Section 5 presented the policy prescription and recommendations.

LITERATURE REVIEW

Hornby *et al*, 1984 defined, a house as a building or structural edifice comprising of walls with foundations, floors, roofs etc. in which man lives thereby sheltering himself from the harsh effects of weather, wild animals and to be economically and socially respected in the society.

Omole (2010) posits that Housing cannot be viewed only as a matter of shelter together with its supporting infrastructures but should comprehensively be seen as "an evolutionary and participating process of a complex system which involve interactions between institutions and residents to give shape to human settlements"

Aribigbola (2001) believed that Housing comprises more than four (4) walls and a roof, it include all supporting infrastructural facilities such as water supply, electricity, shopping facilities, recreational facilities and a good enabling environment.

The continuous increase in population, such as the case in Nigeria, often leads to increase in rapid deterioration of housing and living conditions (Lewin, 1981). This is traceable to the fact that population growth, often lead to a phenomenal leap in the quantitative housing needs of the populace (Diogu, 2002). The housing needs are not matched by effective demand since the large majority of the populace does not have the wherewithal for adequate housing. In Nigeria, the rate of provision of new housing stock has lagged severely behind the rate of population growth resulting in staggering housing deficit (Adejumo, 2008) requiring an annual production of more than 70,000 housing units to cope with the population trend (Onyebueke, 2002; Isimi, 2005; Okedele, Adebayo, Iweka and Uduma-Olugu, 2009).

The rapid increase in the population of urban centers has resulted in an increase in the cost of living because of higher demand on urban commodities. There is a dearth and high cost of urban land, and high cost of housing, which is often in short supply and out of the economic reach of the majority of the urban households (Oladapo and Olotuah**,** 2007). As a result of this problem, there are several studies on housing demand.

Several housing-demand studies have been undertaken in Nigeria. Most researches into housing-demand have been undertaken by economists using econometric approaches.

Most of the studies use log-linear regression and two-stage hedonic pricing regression method. These include the work of Diewert (1974); Bajari and Kahn (2003).

Ariamh (1992), estimated demand functions for a set of housing attributes for the city of Ibadan in Nigeria using a two-step method. His empirical results revealed that the most important determinants of the demand attributes are: income, price, household size and the occupational status of the head of the household.

Besides income and wealth, other characteristics (sociological and demographic) of the household may influence the difference in housing demands. Some of these studies have ignored required connections between theory and empirical analysis, while concentrating on the estimation of single linear demand equations. Given the doubts about the results of such an approach, empirical work such as Poi (2002) and Poi (2012) has been directed towards the estimation of complete demand systems. There has been widespread interest in choosing an estimate system of equation to represent household demand for various goods. These include the Linear Expenditure System (LES) of Stone (1954) which has been the pioneer in this area. However, LES has some limitations such as proportional income and price elasticities, and the ruling out of complementary relationships among goods (Olorunfemi, 2013). These limitations opened doors to the development of other models. Translog model (Christensen, *et al*. 1975) can be listed among these more flexible models. However, Deaton and Muellbauer (1980) suggested an alternative modeling that they called Almost Ideal Demand System (AIDS).

AIDS gives an arbitrary first-order approximation to any demand system; it satisfies exactly the axioms of choice; it perfectly over aggregates consumers' choices without using parallel linear Engel curves; it has a functional form that is consistent with known household-budget data. Though AIDS has been mostly used in analyzing consumption in developing countries, there is now evidence to suggest that the linearity of budget shares in the logarithm of household expenditure makes it a very restrictive model (Meenakshi and Ray, 1999).

The AIDS model is locally flexible, in the sense that it does not put *a priori* restrictions on the possible elasticities at any one point. The model thus possesses enough parameters to approximate any elasticities at a given point. But, its locally flexible functional form often exhibits small regular

region consistent with microeconomic theory. As a result of these shortcomings, other flexible functional forms with larger regular regions have been developed. Examples include the Standard Quadratic Almost Ideal Demand System (SQUAIDS) model (Banks *et al*, 1997). Studies across the World have surfaced that support the appropriateness of SQUAIDS in modeling preferences. A number of studies in Nigeria are also emerging that support SQUAIDS. However, SQUAIDS model has never been used to test pattern of housing demand. This present study will cover this gap.

METHODOLOGY

Study Area

Ondo State covers a land area of 14,793 square kilometers with its administrative capital at Akure. The population of the State using the 2006 census put the population at 3,441,024. The State is made up of 18 Local Government Areas (LGAs).

Sources of Data

Primary data is the major source of data used in this research work. Questionnaire was administered on 988 heads of household through multistage sampling method.

Data Description

Data used were from a collection of households' budgets. By household budgets, data were collected from families in relation to the following: (a) Its demographic structure; (b) Its expenditures on good items; and (c) Its income.

The household expenditure include rent on housing, average expenditure for heath, average expenditure for transport, average expenditure for food, average expenditure for shelter (clothing) and average expenditure for other goods (schooling and other expenses)

Model Specification

Consideration was given for a consumer's demand for a set of k goods, for which the consumer has budgeted *y* sums of currency. For example, the *k* goods could represent different categories of good and the amount to be spent on good y. Alternatively, the *k* goods could represent broad categories like housing, health, transport, food, shelter and other goods and m is household income. Demand systems are structured with expenditure shares as the endogenous variables. According to Poi (2002), the household's expenditure share for good *i* is taken to be

$$w_i = \frac{h_i q_i}{y}$$

h_i is the price paid for good i, qi is the quantity of good i consumed, and y is the total expenditure on all goods in the demand system. With this definition of y,

$$\sum_{i=1}^{k} w_i = 1$$

where K refer to total number of goods in the system. The QUAIDS model assumes that household preferences is for the quadratic logarithmic family of expenditure functions.

$$In(u,h) = Ina(h) + \frac{ub(h)}{1-\lambda(h)b(h)u}$$

Where u is utility, h is a vector of prices, a(h) is a function that is homogeneous of degree one in prices, b(h) and (h) are functions that are homogeneous of degree zero in prices.

The quadratic AIDS model of Banks, Blundell, and Lewbel (1997) depend on the indirect utility function.

$$\ln V(h,y) = \left[\left\{ \frac{\ln y - \ln a(h)}{b(h)} \right\}^{-1} + \lambda(h) \right]^{-1}$$

where y is total expenditure. The specific functional form is

$$\lambda(h) = \sum_{i=1}^{k} \lambda_i Inh_{i,} \quad \text{where} \quad \sum_{i=1}^{k} \lambda_i = 0$$

and where i = 1, ,k stand for the number of goods entering the demand model. And where In a(h) is the transcendental logarithm function

$$\ln a(h) = \alpha_0 + \sum_{i=1}^{k} \alpha_i \ln h_i + \frac{1}{2} \sum_{i=1}^{k} \sum_{j=1}^{k} \gamma_{ij} \ln h_i \ln h_k$$

Pi is the price of good i for i = l ……. k, b(h) is the Cobb-Douglas price aggregator

$$b(h) = \prod_{i=1}^{k} h_i^{\beta^i}$$

and

$$\lambda(h) = \sum_{i=1}^{k} \lambda_i \ln h_i$$

The fact that $\sum_i w_i = 1$ refer to as the adding-up condition and this condition is satisfied this happen hold, that is if

$$\sum_{i=1}^{k} \alpha_i = 1 \quad \sum_{i=1}^{k} \beta_i = 0 \quad \sum_{i=1}^{k} \lambda_i = 0 \text{ and } \sum_{i=1}^{k} \gamma_{ii} = 0 \quad \forall i$$

The adding-up restrictions are not testable, and are imposed by dropping one of the share equations and estimating the remaining equations.

Moreover, since demand functions are homogeneous of degree zero in (h,y),

$$\sum_{i=1}^{k} \gamma_{ii} = 0 \quad \forall i$$

Slutsky symmetry implies that

$$\gamma_{ii} = \gamma_{ii}$$

Usually, α_0 is difficult to estimate directly and so is set equal to the minimum level of expenditure that would be needed for subsistence if all prices were equal to one.

To be able to specify the expenditure model if q_i denote the quantity of good *i* consumed by a household, and define the expenditure share for good I as $w_i = \frac{h_i q_i}{y}$. Applying Roy's Identity as used in Poi (2012) to equation (1),

$$w_i = \alpha_i + \sum_{j=1}^{k} \gamma_{ij} \ln h_j + \beta_i \ln\left\{\frac{y}{a(h)}\right\} + \frac{\lambda_i}{b(h)}\left[\ln\left\{\frac{y}{a(h)}\right\}\right]^2, i = 1.....k$$

When λ_i for all I, the quadratic term in each expenditure share equation drops out, and we are left with Deaton and Muellbauer's (1980a) original AIDS model.

Consider the original AIDS model without the quadratic term:

$$w_i = \alpha_i + \sum_{j=1}^{k} \gamma_{ij} \ln h_j + \beta_i \ln\left\{\frac{y}{a(h)}\right\}, i = 1.....k$$

This set of expenditure share equations requires nonlinear estimation techniques because of the price index $\ln a(h)$. Deaton and Muellbauer (1980) suggest replacing that price index with the approximation $\ln a(h) \approx \sum_j w_j \ln h_j$, resulting in a set of equations that can be fit by linear estimation techniques. If a demographic variable is introduced, using the scaling technique by Poi (2012) and extended to the quadratic AIDS model . We use x to represent a vector of s characteristics. In the simplest case, x could be a scalar representing the number of people in a household. Let $e^R(h,u)$ denote the expenditure function of a reference household, where a reference household might be one that contains just a single adult.

Ray's method uses for each household an expenditure function of the form

$$e(h,x,u) = y_0(h,x,u).e^R(h,u)$$

The function $y_0(h,x,u)$ scales the expenditure function to account for the household characteristics. Ray further decomposes the scaling function as

$$m_0(h,x,u) = \tilde{y}_0(z).\phi(h,x,u)$$

The first term measures the increase in a household's expenditures as a function of z, not controlling for any changes in consumption patterns.

Following Poi (2012) QUAIDS parameterizes $\overline{y}_0(x)$ as

$$\overline{y}_0(x) = 1 + h'x$$

Where h is a vector of parameters to be estimated. As in Poi (2002) QUAIDS parameterizes $\phi(h,x,u)$ as

$$\ln\phi(h,x,u) = \frac{\prod_j^k h_j^{\beta_j}\left(\prod_{j=1}^k h_j^{n_j^{tx}} - 1\right)}{\frac{1}{u} - \sum_{j=1}^k \lambda_j \ln h_j}$$

The expenditure share equations take the form

$$w_i = \alpha_i + \sum_{j=1}^{k} \gamma_{ij} \ln h_j + (\beta_i + \eta_i' x) \ln \left\{ \frac{y}{\bar{y}(x) a(h)} \right\} + \frac{\lambda_i}{b(h) c(h,x)} \left[\ln \left\{ \frac{y}{\bar{y}_0(x) a(h)} \right\} \right]^2$$

η_j represents the jth column of s x k parameter η.

Where $c(h,x) = \prod_{j=1}^{k} h_j^{n_j' x}$ i

The adding-up condition requires that $\sum_{j=1}^{k} \eta_{rj} = 0$ for r=1….s, if we set λ_i for all i, we are left with the AIDS model with demographics used by Poi (2012).

According to Poi, the formulas for elasticities for the standard AIDS model and models without demographics are nested within the more general variants and that the uncompensated price elasticity of good i with respect to changes in the price of good j is

$$\in_{ij} = -\delta_{ij} + \frac{1}{wi} \left[\gamma_{ij} - \left[\beta_i + \eta_i' x + \frac{2\lambda_i}{b(h) c(h,x)} \ln \left\{ \frac{y}{\bar{y}_0(x) a(h)} \right\} \right] \right] \text{ x}$$

$$\left(\alpha_j + \sum_l \gamma_{jl} \ln hl \right) - \frac{(\beta_j + \eta_j' x) \lambda_i}{b(h) c(h,x)} \left[\ln \left\{ \frac{y}{\bar{y}(x) a(h)} \right\}^2 \right]$$

The expenditure (income) elasticity for good i is

$$\mu_i = 1 + \frac{1}{w_i} \left[\beta_i + \eta_i' x + \frac{2\lambda_i}{b(h) c(h,x)} \ln \left\{ \frac{y}{\bar{y}_0(x) a(h)} \right\} \right]$$

Compensated price elasticities can be deducted from the Slutsky equation to be

$$\in_{ij}^{c} = \in_{ij} + \mu_i w_j$$

Analysis and Results

In an attempt to look at the expenditure pattern for food demand, in Ondo State, this section begins by examining the descriptive statist

Table 1 shows that P6 has the largest mean followed by P4. While P6 has the largest standard deviation, P1 has the smallest standard deviation. The mean value for age and household size are 47 and 4 respectively.

Figure 1 shows both the gender and the status of the household head at the first layer of the figure. The Figure shows that those who are males are 69% while 32% is female. From this, the mean number of males who are heads of household are more in the in the study area. The second path of the layer shows that those between the age 56-65 are 25% while 66 & above are 26% of the the total sampled. Those between the ages of 25 - 35 years are the least in the study area.

The second layer of Figure 1 shows that the mean of education status for those. below higer education was just 13%. This shows that the majority of those sampled are educated. The number of those who are not working constitute largest percentage of the population, that is 34% retired and 33% student and unemployed.

The result for the AIDS and SQUAIDS model were interpreted. However, the finding shows that the QUAIDS test is more reliable, as the Wald test{Chi2(5)=1945.71; Prob≥Chi2=0.0000} indicates that lambda coefficients are jointly significantly different from zero and that the quadratic income terms are important showing the superiority of QUAIDS model over the AIDS model. The implication of this is that the quadratic model rather than the AIDS model is good because of the quadratic relationship between the budget shares and the logarithm of the total expenditure.

Table1: Descriptive Statistics for Important Variables

Variable	Obs	Mean	Std Dev	Min	Max
p1	988	2851	2720.811	800	15000
p2	988	4031	3975.938	0	30000
p3	988	8226	7009.572	700	70000
p4	988	10372.25	10103.89	1000	80000
p5	988	5840.5	5018.089	0	30000
p6	988	11530.5	13282.44	500	80000
w1	988	.0812973	.0821037	.0083565	.58
W2	988	.1020322	.0993769	0	.9
w3	988	.3587782	2.10925	.0238095	30
w4	988	.2496858	.1271046	.0292276	.7317073
w5	988	.1389548	.1020847	0	.9
w6	988	.2478953	.2611904	0	.9
Age	988	47	15	17	75
Household size	988	4	2	1	8

Source: Author' computation

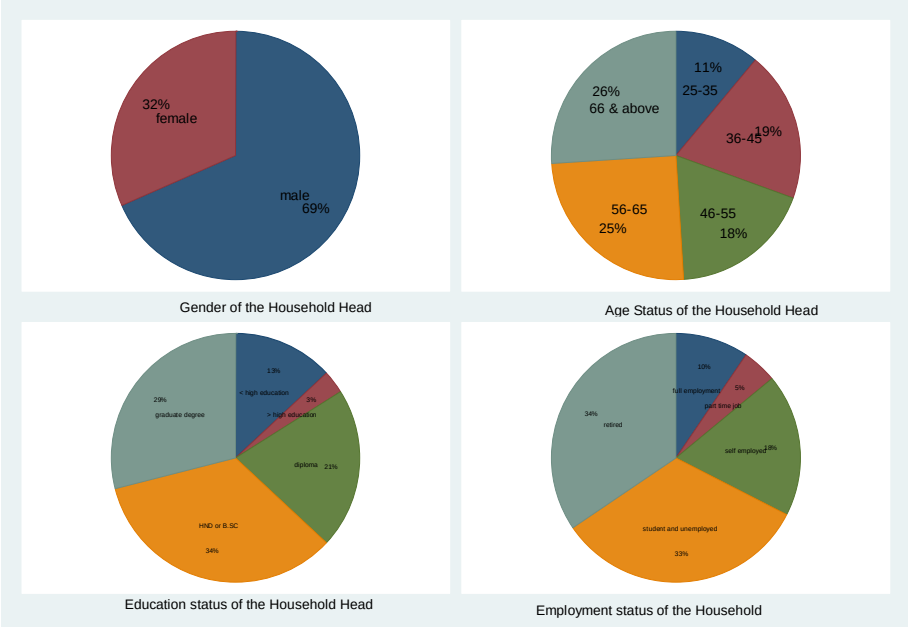

Figure 1: Demographic Features of the Household Head

Table 2: Compensated or Hicksian Elasticity of AIDS Model

	Housing	Health	Transport	Food	Shelter	Others
Housing	-1.23076	0.13319	0.38157	0.30028	0.09759	0.31811
Health	0.10713	-1.02906	0.13880	0.26709	0.26104	0.25498
Transport	0.14085	0.06370	-0.77580	-0.21758	0.11872	0.23494
Food	0.09498	0.10504	-0.18645	-0.78071	-0.13747	0.25675
Shelter	0.05649	0.18785	0.18616	0.25156	-0.97470	0.29262
Others	0.10752	0.10715	-0.21513	0.27435	0.17088	-0.87505

Source: Author' computation

Table 3: Compensated or Hicksian Elasticity of QUAIDS Model

	Housing	Health	Transport	Food	Shelter	Others
Housing	-2.9218	0.0971	0.2116	0.2459	0.1349	0.2311
Health	0.0781	-0.9028	0.2116	0.2469	0.1349	0.2311
Transport	0.0781	0.1813	-0.7888	0.2469	0.1349	0.2311
Food	1.0981	0.0213	-0.2116	-0.7530	0.1349	0.2311
Shelter	-0.0781	0.9713	0.2116	0.2469	-0.8650	0.2311
Others	0.0781	0.0971	0.2116	`0.2469	0.1349	-0.7687

Source: Author' computation

Table 4: Uncompensated or Marshallian Elasticity of SQUAIDS Model

	Housing	Health	Transport	Food	Shelter	Others
Housing	-0.712	0.001	0.003	0.003	0.002	-0.012
Health	0.200	-0.330	0.002	0.103	0.001	-0.021
Transport	0.010	1.070	-0.127	0.003	0.001	-0.023
Food	0.006	0.040	0.010	-0.210	0.401	-0.202
Shelter	0.010	0.007	0.002	0.030	-0.532	-0.012
Others	-0.030	-0.004	-0.008	-0.010	-0.005	-0.337

Source: Author' computation

Table 5: Uncompensated or Marshallian Elasticity of AIDS Model

	Housing	Health	Transport	Food	Shelter	Others
Housing	-1.15263	-0.23032	-0.59321	-0.54727	-0.23257	-0.54925
Health	-0.18526	-0.93193	-0.35045	-0.51408	-0.39602	-0.48611
Transport	-0.21898	-0.16083	-0.56415	-0.46456	-0.25369	-0.46608
Food	-0.17311	-0.20217	-0.39810	-0.53372	-0.27244	-0.48788
Shelter	-0.13462	-0.28498	-0.39781	-0.49854	-0.83973	-0.52376
Others	-0.18565	-0.20428	-0.42678	-0.52133	-0.30585	-0.64391

Source: Author' computation

Table 6: Expenditure and Own Price Elasticity from QUAIDS Models

Commodities	Expenditure Elasticities	Own-Price Elasticities
Housing	1.32	-2.92
Health	1.15	-0.90
Transport	0.83	-0.79
Food	0.70	-0.75
Shelter	1.03	-0.86
Other goods	0.99	-0.76

Source: Author' computation

Compensated or Hicksian elasticities are reduced to contain only price effects, and are thus compensated for the effect of a change in the relative income on demand. By using the parameter estimates in Tables 2 and 3 for both AIDS and SQUAIDS model in Ondo State, the compensated own and cross-price elasticities, were calculated at their sample means and are shown in Tables 2 and 3.

Compensated own price elasticities of all six goods are inelastic (see Table 2 and 3). For both AIDS and SQUAIDS model, all the good items carry negative signs in accordance with the *a priori* expectation and are statistically significant at the 10% level. The compensated own price elasticity in Ondo State for housing (-1.231) is the most elastic, followed by the own price elasticity for shelter (-0.975), others (-0.875), and food (-0.781) for the AIDS model. The compensated own price elasticity in the SQUAIDS model shows that the coefficient of the own price elasticity of housing is negative. The coefficient is -2.922 and that a 1% systematic reduction in the rent for housing will mean that people in the area will be able to afford and pay for more housing rent. Except for the cross-price elasticity for few of the goods that are compliments, such as, housing and shelter, and transport and food all other cross-price elasticities carry positive signs to indicate substitute goods. Similar to the own price elasticities, the cross-price elasticities are all statistically significant at the 10% level. Regarding the cross-price elasticities using the SQUAIDS model, the consumption of housing shows the strongest substitution response for the price of food (1.098), whereas the consumption of food isn't as responsive to the price of housing (0.245). The second strongest substitute response is the consumption of health for the price of shelter (0.971), followed by health for transport (0.181).

Uncompensated or Marshallian price elasticities contain both the income and price effects. Similar to the compensated own and cross-price elasticities, the uncompensated own and cross-price elasticities were calculated at their sample means and results are shown in Table 4 and 5 for AIDS and QUAIDDS model, like the compensated own price elasticities, the uncompensated own price elasticities have the expected negative signs and are statistically significant at the 10% level. For the AIDS model, the uncompensated own price elasticities of housing (-0.712), transport (-0.127), and shelter (-0.532) are all significant. The consumption of health shows the strongest substitution response for the price of transport (1.070). The Marshallian price elasticity

for the QUAIDS model on Table 5 shows that the own price for housing is -1.153 and this show that housing as a good is elastic and that variation in rent can have significant effect in its consumption by the household

Table 6 shows the expenditure elasticity of demand for the good in Ondo State as estimated with the SQUAIDS model. The elasticities are presented at the mean level.

The estimated expenditure elasticities are all positive and statistically significant at the 10% level, indicating that all the good items are normal goods. And that housing, health, and shelter are luxury goods since the coefficients of 1.32, 1.15, and 1.03, respectively are all greater than l. However, transport, food and other goods are all necessity goods. From this result, it shows that government must do more in the aspect of housing so that people can be able to afford good housing.

POLICY RECOMMENDATIONS AND CONCLUSION

The following can be deduced from the findings of this study: This research has shown that the price of housing (house rent) has serious impact on its demand and that reduction in the rent for housing will allow the household to afford the payment of more housing rents. For the government to improve housing in Ondo State, it is important that government policies should be made to address price related issues. To achieve this, efforts should be geared at increasing capital investment in the housing sector of the state, loans and subsidies should be provided to estate developers, surveyors and marketers to enable them improve housing in the state.

Household size was found to play a fundamentally important role in generating the number of housing needs and numbers of those that are not working constitute the largest percentage of the population. The government must put measures in place to reduce household size. Also there is the need to provide work for those who are not working in order to have income. More importantly, the housing needs of the low income earners, who constitute the vast majority of urban dwellers, have to be clearly discerned to engender adequate planning for them.

It is therefore recommended that government price intervention programme should be introduced in order to stabilize the fluctuation in house prices. There should also be policy measures that will ensure increasing purchasing power of people's income which will invariably contribute positively to the improvement of the growth of the state with feasible development at fore.

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