

HOUSING CONDITION AND NEIGHBOURHOOD SATISFACTION IN LAGOS, NIGERIA

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ABSTRACT

Many researchers have studied residential adequacy in Nigeria, but most focus on informal settlements or government housing. Few empirical studies compare housing quality across demographic groups in various urban districts. This study examines housing conditions and neighborhood satisfaction among residents in Mushin, Lagos State. The main aim is to explore the relationship between housing quality and neighborhood satisfaction. A cross-sectional survey of Mushin residents used structured questionnaires to assess their views on their buildings and neighborhood environment. Data collection included field observations and documentary review. A random sample of 176 households was selected. Data were analyzed using descriptive and inferential statistics. Results show that most residential properties require significant repairs due to owners' and tenants' reluctance to invest in maintenance. Factors such as waste management, visual appeal, interpersonal behavior, and perceived safety at night were key determinants of neighborhood satisfaction. Importantly, there was a strong, statistically significant correlation between housing quality and neighborhood satisfaction.

Keywords: Housing conditions, Neighbourhood satisfaction, Residential quality, Mushin, Lagos.

1.0 INTRODUCTION

Poor living conditions in residential settings are a universal concern, particularly in rapidly urbanising countries such as Nigeria. Reports from the National Bureau of Statistics (NBS) indicate that the physical qualities of residential properties, including roofing systems, wall construction, flooring specifications, and the provision of basic infrastructure, have a significant effect on the overall quality of life of residents (Omole, 2001; NBS, 2013; Sanda & Jambo, 2010). These physical features have been examined against a wide range of liveability indices, including residential stock quality, accessibility of facilities, occupancy rates, environmental quality, building age, residential diversity, adequacy of shared infrastructure, and the spatial arrangement of residential premises. Together, these factors shape the lived experience and general well-being of urban residents.

Neighbourhood satisfaction refers to residents' evaluations of their local environment based on their expectations and needs (Deng, 2011; Hur & Nasar, 2014). Research consistently shows that the smaller the gap between desired and actual neighbourhood conditions, the higher the level of satisfaction residents experience. This dimension of residential life is a central concern for personal well-being and has become a key area of inquiry in built environment research. It also provides a valuable indicator for assessing the effectiveness of housing policy interventions and development programmes (Galster, 1987; Kearney, 2006; Al Haija, 2011; Wang & Wang, 2015; Davoodi & Dagli, 2019).

A substantial body of literature has examined housing conditions and neighbourhood satisfaction across Sub-Saharan Africa and Nigeria. Beyond the Nigerian context, international scholarship has advanced understanding of the determinants of residential satisfaction in diverse urban settings, including studies from China (Deng,

2011; Wang & Wang, 2015), Jordan (Al Haija, 2011), the United States (Hur & Nasar, 2014), and the Middle East (Davoodi & Dagli, 2019). These studies consistently identify physical housing quality, service provision, environmental aesthetics, and social cohesion as among the strongest predictors of neighbourhood satisfaction across different cultural and geographic contexts. However, most Nigerian studies have concentrated either on slum settlements (Omole, 2010; Sani, 2006; Yoade, 2015; Yoade et al., 2015) or government-built housing estates (Djebami & Al-Abed, 1998; Ibem & Alagbe, 2015; Ibem & Amole, 2011; Ilesanmi, 2010; Olotuah, 2015; Olotuah & Taiwo, 2013; Umoh, 2012), with mixed, privately-developed residential areas receiving comparatively limited empirical attention.

This inquiry is guided by three main research questions: (1) What types and conditions form the basis of housing in the Mushin area? (2) To what extent are Mushin residents satisfied with their neighbourhood? (3) What is the nature of the relationship between housing quality and neighbourhood satisfaction? Based on this, the following objectives are outlined: (a) to describe the current housing types and physical condition in Mushin, (b) to evaluate how satisfied residents are with their area of residence, and (c) to determine whether there is a statistically significant correlation between the quality of the housing and satisfaction with the neighbourhood.

1.1 Description of the Study Area

Mushin Local Government Area lies in the north of the Lagos city centre, some 10 kilometres up the main road leading to Ikeja. Mushin, a largely residential neighbourhood with a high population density, has been facing perennial issues of poor sanitation infrastructure and a shortage of housing. In 2006, census data reported a population of about 633,009 in the area. Over the decades after Nigeria achieved independence in 1960, this locality experienced a high influx of people into its peri-urban areas, leading to overcrowding and unhealthy living conditions, which were attributed to poor sanitation infrastructure and a lack of housing facilities.

Despite these challenges, Mushin has developed into one of Lagos's notable manufacturing and commercial hubs. Economic activities in the area include textile and cotton processing, footwear production, bicycle and motorcycle assembly, and dairy product manufacturing. Although farming was historically a source of livelihood, the area has since transformed into a commercial hub centred on a well-known central market. Mushin is also served by a network of healthcare and educational facilities up to the secondary school level. The area lies at the intersection of major road routes connecting Lagos, Shomolu, and Ikeja, with Yoruba being the dominant language of communication among residents.

2.0 LITERATURE REVIEW

2.1 Theoretical Framework

This study is anchored in two complementary theoretical frameworks: Residential Satisfaction Theory and the Environmental Quality and Well-being model. Together, these frameworks provide the conceptual basis for understanding how the physical condition of housing shapes residents' evaluations of their neighbourhood environment.

Residential Satisfaction Theory, as developed by Galster (1987), holds that satisfaction with one's housing and neighbourhood is the outcome of a comparison process in which residents evaluate actual conditions against their aspirations and expectations. When actual conditions approximate desired conditions, satisfaction is high; when a significant deficit exists between the two, dissatisfaction results. This congruence model provides the theoretical rationale for examining how objective housing quality indicators such as building materials, structural condition, and sanitation facilities translate into subjective evaluations of neighbourhood satisfaction. The theory has been widely applied in housing studies across diverse urban contexts (Wang & Wang, 2015; Davoodi & Dagli, 2019) and directly justifies the core variables measured in this study.

The Environmental Quality and Wellbeing model (Hur & Nasar, 2014) complements this framework by demonstrating that the physical upkeep of the residential environment, including visible signs of deterioration such as cracked walls, defective roofing, and poorly maintained shared spaces, directly influences residents' perceptions of environmental quality, which in turn shapes their overall neighbourhood satisfaction. Drawing on both frameworks, this study proposes the following conceptual pathway: Physical Housing Conditions → Environmental Perception → Neighbourhood Satisfaction. This pathway guides the selection of variables, the design of the measurement instrument, and the interpretation of findings throughout the study.

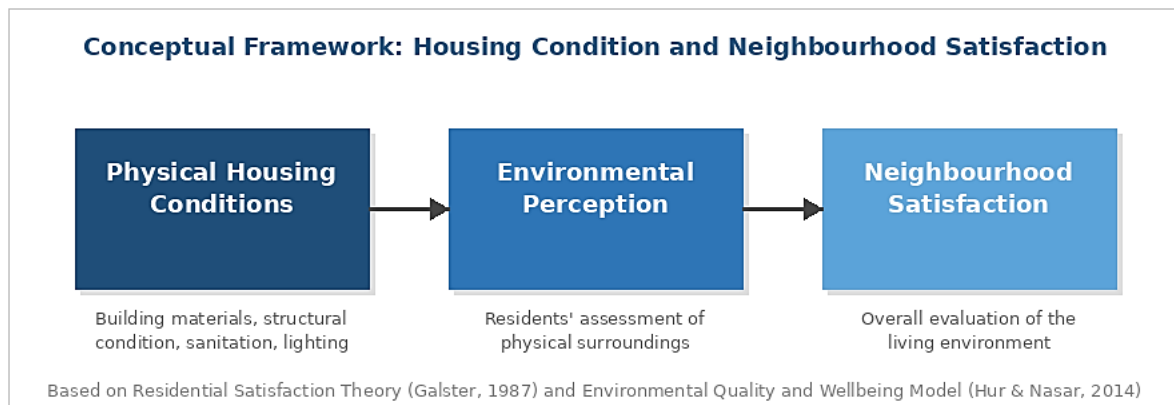


Fig. 1: Conceptual Framework for the Study (Authors, 2021)

Within the Nigerian context, Jiboye (2010) examined the relationship between housing standards and socio-demographic characteristics of household heads across three residential areas in Osogbo, establishing a statistically significant correlation between accommodation quality and household size. The study found that approximately 80 per cent of city-centre homes housed six or more occupants, identifying overcrowding as a primary driver of deteriorating housing standards in central urban areas relative to peripheral neighbourhoods. This pattern is directly relevant to the high-density context of Mushin, where comparable levels of residential crowding are prevalent.

Ilesanmi (2010) assessed the physical condition of residential structures across several low- and middle-income public housing estates in Lagos, revealing widespread structural deficiencies and identifying maintenance and renewal as critical and urgent needs. This study provides an important baseline for understanding housing deterioration patterns in Lagos, against which conditions in privately developed residential areas such as Mushin can be situated. Govender, Barnes, and Pieper (2011), writing from a South African context, further demonstrated that poor housing conditions, including inadequate sanitation, carry measurable negative consequences for residents' health, reinforcing the broader significance of housing quality research across Sub-Saharan urban environments.

Ibem and Amole (2011) investigated the adequacy of newly constructed residential buildings in Ogun State and found that overall housing quality fell below satisfactory levels. Critically, neighbourhood-level amenities were rated more poorly than individual dwelling-unit facilities, leading the authors to argue that communal infrastructure represents the most urgent priority for both government and private sector investment. This conclusion is reinforced by Ibem and Alagbe (2015), who found that shared neighbourhood facilities, including roads, drainage, and sanitation infrastructure, were the dimensions of housing adequacy most consistently rated as unsatisfactory by Lagos residents across income groups. Oladokun and Komolafe (2017) reported comparable findings in Ibadan, noting that housing condition deficits were significantly more pronounced in high-density residential areas, a pattern consistent with conditions observed in Mushin.

Internationally, Deng (2011) examined the impact of housing conditions on neighbourhood satisfaction using data from Chinese cities, finding that dwelling unit quality and shared facility standards were among the strongest predictors of overall satisfaction. Notably, sanitation and waste management services were identified as particularly influential, a finding with direct relevance to the Mushin context. Hur and Nasar (2014) similarly demonstrated, using data from American neighbourhoods, that physical upkeep and perceived environmental quality are consistent predictors of neighbourhood satisfaction, with visible signs of deterioration, such as cracked walls and poorly maintained public spaces, generating significantly lower satisfaction scores. Wang and Wang (2015) confirmed these patterns across multiple Chinese cities, further showing that residents' length of residence moderates the relationship: longer-term residents tend to hold higher expectations of their neighbourhood and are consequently more sensitive to quality deficits. Adeleye and Popoola (2019) reported comparable findings in Ikorodu, Lagos, noting that housing quality was largely substandard, with structural integrity and drainage infrastructure representing the most acute areas of deficiency.

The foregoing review reveals two important research gaps that this study seeks to address. First, while both Nigerian and international studies have examined housing conditions and neighbourhood satisfaction independently, few studies have empirically tested the direct statistical relationship between these two variables within the same neighbourhood-level study in a Nigerian context. Second, the existing Nigerian literature is heavily concentrated on either formal public housing estates or informal slum settlements, leaving

mixed, privately developed residential areas, which constitute a significant share of the urban housing stock in cities like Lagos, largely underexamined. This study addresses both gaps by providing empirical evidence from Mushin Local Government Area, a densely populated, predominantly privately developed residential district, and by directly testing the relationship between housing conditions and neighbourhood satisfaction using both descriptive and inferential statistical methods.

3.0 METHODOLOGY

This study adopted a quantitative research paradigm employing a cross-sectional survey design, which is appropriate for examining residents' perceptions at a single point in time and for testing associations between variables across a representative sample of households. Residents of Mushin Local Government Area were surveyed to assess their views on the physical condition of their homes and their satisfaction with the wider neighbourhood environment. Primary data were collected through structured questionnaires administered to selected households, supplemented by direct field observations. Secondary data were obtained from scholarly publications, institutional documents, government databases, and national statistical sources.

Based on projections derived from the 2006 national population census, the average household size in Lagos was estimated at six persons, with an average room occupancy of three persons. Applying these parameters to the Mushin Local Government Area yielded a total study population of 356,371 households. The required sample size was calculated using the Evans-Morris formula:

$$n = Nz^2Pq / [e^2(N - 1) + z^2Pq]$$

Where N is the total population (sample frame); P and Q are the assumed population proportions (conventionally set to 0.5 each); z is the confidence level coefficient (1.96 for a 95% confidence level); and e is the desired margin of error (set at 0.05, or 5%). Substituting these values into the formula yielded a minimum required sample size of 176 households.

Participants were selected using a three-stage sampling procedure. In Stage 1, purposive sampling was applied to delimit the study area to the jurisdiction of Mushin Local Government Area, ensuring geographic focus and relevance to the research objectives. In Stage 2, proportional stratified random sampling was employed by dividing Mushin into medium-density and high-density residential zones, following the residential density classification established by Onifade (2015). This stratification ensured that both density categories were proportionally represented in the final sample. In Stage 3, simple random sampling was used to select 176 households from each stratum, proportionate to the number of residential structures per density category. To qualify for inclusion, respondents had to be adults aged 18 or older and have resided in Mushin for at least 10 years, ensuring that responses reflected substantive familiarity with local housing and neighbourhood conditions.

The structured questionnaire comprised three sections. Section A collected socio-demographic information, including respondents' age, gender, household size, length of residence, and tenure status. Section B assessed housing conditions using ten items covering the physical state of key dwelling components — including walls, ceilings, floors, roofing, doors, windows, bathroom facilities, interior paintwork, lighting, and overall structural integrity, each rated on a five-point Likert scale ranging from 1 (Very Poor) to 5 (Very Good). Section C assessed neighbourhood satisfaction across four dimensions: public service quality (8 items covering sanitation, water supply, energy, healthcare, education, transport, waste management, and telecommunications), environmental aesthetics (4 items), social relationships with neighbours (5 items), and safety and security perceptions (5 items), each rated on a five-point Likert scale from 1 (Very Dissatisfied) to 5 (Very Satisfied). Questionnaires were administered through both interviewer-guided and self-completion formats, allowing respondents to choose the mode most suitable to them and minimising non-response bias.

Content validity was established through a review process involving five experts in urban planning, housing studies, and survey methodology, who assessed the relevance, clarity, and comprehensiveness of the questionnaire items prior to data collection. Minor revisions to the wording of the item were made based on expert feedback. Internal consistency reliability was subsequently assessed using Cronbach's Alpha coefficient. The housing conditions scale yielded a Cronbach's Alpha of 0.81, and the neighbourhood satisfaction scale yielded 0.84, both exceeding the widely accepted threshold of 0.70 (Nunnally, 1978), confirming adequate internal consistency for both instruments. Data were analysed using descriptive statistics (frequencies and percentages) to summarise housing typology and condition ratings, and the Summary of Weighted Values (SWV) method to compute neighbourhood satisfaction scores. Pearson product-moment correlation analysis was used to test the statistical relationship between housing conditions and neighbourhood satisfaction. This analytical approach was selected as appropriate for the study for three reasons. First, both housing conditions and

neighbourhood satisfaction were measured on continuous interval-level Likert scales, satisfying the parametric assumptions required for Pearson correlation. Second, the study's primary research objective was to determine the nature and strength of the relationship between the two key variables, a question that Pearson correlation directly and efficiently addresses. Third, with a sample size of 176, the study meets the minimum threshold recommended for reliable correlation analysis (Field, 2018). While more advanced multivariate techniques, such as multiple regression or Structural Equation Modelling, could provide additional explanatory depth, the cross-sectional design and the scope of the present study make Pearson correlation the most appropriate and defensible choice for addressing the stated research questions. These advanced techniques are recommended as directions for future research employing larger longitudinal datasets. A significance level of 0.05 (two-tailed) was adopted for all inferential tests.

4.0 RESULTS

Housing Typology and Condition

Survey data revealed that the most common housing type was flats, accounting for 38.1 per cent of respondents. Rooming houses were reported by 26.1 per cent, followed by single-room apartments (13.1%), traditional compound dwellings (9.7%), duplexes (8.0%), and miscellaneous housing arrangements (5.1%).

In terms of structural age, the largest share of buildings fell within the 0–10-year bracket, at 37.5 per cent. Buildings aged 11–20 years accounted for 27.3 per cent, those aged 21–30 years for 15.9 per cent, those aged 31–40 years for 9.1 per cent, those aged 41–50 years for 8.0 per cent, and buildings aged 50 years or older for 2.3 per cent.

Table 1: Distribution of Building Material Elements

Component / Material	Frequency (n=176)	Percentage (%)
Door Elements		
Aluminium	39	22.2
Iron	56	31.8
Timber/Wood	77	43.8
Others/Indifferent	4	2.2
Ceiling Elements		
POP	20	11.4
PVC	42	23.9
Asbestos	55	31.3
Ceiling Tiles	37	21.0
Concrete	22	12.5
Floor Elements		
Terrazzo	4	2.3
Mosaic	27	15.3
Plastered	74	42.0
Not Plastered	27	15.3
Tiles	44	25.0
Roof Elements		
Corrugated Iron Sheet	74	42.0
Light Aluminium Sheet	44	25.0
Concrete	42	23.9
Asphalt Shingle	16	9.1

Source: Field Survey, 2021

Building Material Composition

Analysis of the structural materials used in the surveyed buildings revealed the following patterns. For door construction, timber and wood were the most widely used materials (43.8%), followed by iron (31.8%), aluminium (22.2%), and other or unspecified materials (2.2%). For ceiling construction, asbestos was the most common material (31.3%), followed by polyvinyl chloride (PVC) (23.9%), ceiling tiles (21.0%), concrete (12.5%), and plaster of Paris (POP) (11.4%).

There was evidence of floor finishes reflecting plastered floors (42 per cent), tiles (25 per cent), mosaic and unplastered surfaces (15.3 per cent each), and terrazzo (2.3 per cent). The study observed that plastered floors and walls were common mainly because they are very affordable and easy to apply. Roofing materials were distributed as follows: corrugated iron sheets were the most common at 42 per cent, light aluminium sheets at 25 per cent, concrete at 23.9 per cent, and asphalt shingles at 9.1 per cent.

Subjective Assessment of Housing Conditions

Respondents rated the physical conditions of their homes on a five-point scale from 'very good' to 'very poor'. In terms of wall conditions, the respondents rated their walls most with 'poor' (33 per cent), followed by 'very poor' (32 per cent). A mere 13 per cent deemed their walls as being in very good shape, while 12 per cent rated them as good, and another 10 per cent considered them average.

Interior paintwork assessments were largely negative. Approximately 32 per cent of respondents rated the condition of the painting in their homes as poor, with an equal proportion rating it as average. Around 11 per cent considered it good, 10 per cent very poor, and 10 per cent very good. For roofing condition, the most common rating was average (37%), followed by good (22%), poor (16%), very good (12%), and very poor (11%). Of the respondents who reported on door status, 41% rated them in good condition, 28% average, 12% poor, 10% very poor, and 9% very good. A total of 33 percent rated window conditions as poor and 32 percent as very poor, whereas only 13 percent rated them as very good, 12 percent as good, and 10 percent as average. According to the report, floor conditions appear to be rated favourably. 52 per cent rated them as very good. 26 per cent rated them as good. 15 per cent rated them as average. 6 per cent rated them as poor. Finally, only 2 per cent rated them as very poor.

Regarding the condition of the bathrooms, respondents had mixed reviews. 40% said it was good, 20% said it was very good, 15% said it was average, 14% said it was very poor, and 10% said it was poor. Lighting conditions received particularly negative evaluations, with 38 per cent of respondents describing them as very poor, 33 per cent as poor, 19 per cent as very good, 6 per cent as good, and 4 per cent as average. According to the survey, 27 per cent of respondents rated the overall condition of the dwelling as poor, 22 per cent as very poor, 21 per cent as average, 18 per cent as good, and 12 per cent as very good.

Evaluation of Neighborhood Satisfaction

Neighbourhood satisfaction was assessed using the Summary of Weighted Values (SWV) method, whereby each response category was assigned a numerical weight: Very Satisfied (5), Satisfied (4), Average (3), Dissatisfied (2), and Very Dissatisfied (1). The SWV for each indicator was calculated by multiplying each response frequency by its assigned weight and summing the products. A Mean Weighted Value (MWV) was then derived by dividing the SWV by the total number of respondents.

Sanitation services ranked highest among the public-service satisfaction indicators, with an MWV of 4.064, indicating that residents viewed waste disposal and sanitation quality as the most influential factors in shaping their overall perception of the neighbourhood. The next in order were healthcare and public health services, with an MWV of 4.017, followed by water supply quality, with an MWV of 4.052. The quality of energy supply got an MWV of 3.972, which placed the service fourth; waste management services got an MWV of 3.869, which ranked the fifth; private and public education provided quality gained an MWV of 3.851, which ranked sixth; transport services were given a rating of 3.747, as it was categorized as the seventh and telecommunications services got the least ranking with a rating of 3.631.

In terms of the visual nature of the neighbourhoods, the overall environmental quality satisfaction had the highest mean score (4.052 MWV), followed by the overall aesthetic appearance satisfaction (4.064 MWV). General contentment with the appearance that enables easy pedestrian movement had the highest score (4.064), while contentment with neighbourhood aesthetics had the lowest (3.747).

Regarding social relationships, the perception that neighbours were sociable received the highest MWV of 4.017, followed by the willingness of neighbours to discuss local problems (3.972). Neighbourly respectfulness produced an MWV of 3.851, willingness to help others 3.747, and the sense of neighbours being vigilant received the lowest MWV of 3.631 in this category.

For safety and security perceptions, the highest-rated aspect was the overall sense of neighbourhood safety (MWV = 4.064), followed by the sense of personal safety at home during the night (4.052). The perceived

responsiveness of security personnel registered an MWV of 3.851, safety while walking at night, 3.747, and the general responsiveness of security operatives, 3.631.

Relationship Between Housing Conditions and Neighbourhood Satisfaction

The Pearson product-moment correlation analysis was conducted to test the relationship between housing conditions and neighbourhood satisfaction. The findings showed a correlation coefficient of 0.823, indicating a strong positive correlation between the two variables. In addition, the p-value was 0.029, and this p-value proved that this relationship was statistically significant at a 95 percent level. These results show that the physical quality of residential homes is an important factor in determining residents' satisfaction with their neighbourhood living environment.

Table 2: Correlation Between Housing Conditions and Neighbourhood Satisfaction

Variable	Statistic	Housing Conditions	Neighborhood Satisfaction
Housing Conditions	Pearson Correlation	1	0.823
	Sig. (2-tailed)		0.029
	N	176	176
Neighborhood Satisfaction	Pearson Correlation	0.823	1
	Sig. (2-tailed)	0.029	
	N	176	176

Correlation is significant at the 0.05 level (2-tailed). Source: Field Survey, 2021

5.0 DISCUSSIONS

The findings of this study confirm a strong, statistically significant positive relationship between housing conditions and neighbourhood satisfaction among residents of Mushin, Lagos ($r = 0.823$, $p = 0.029$), consistent with the predictions of Residential Satisfaction Theory (Galster, 1987). This result indicates that the physical quality of residential dwellings is a primary determinant of how residents evaluate their wider neighbourhood environment. The strength of the correlation observed here is notably higher than moderate associations reported in comparable Nigerian studies by Jiboye (2010) and Ibem and Amole (2011), which may reflect the particularly acute housing deterioration in Mushin relative to the areas studied by those authors, amplifying the sensitivity of neighbourhood satisfaction to physical housing quality. The predominance of flats as the most common housing type (38.1%) is consistent with the broader trend toward high-density multi-family residential forms documented in urban Lagos (Ilesanmi, 2010; Yusuf, 2021), and reflects the economic and spatial pressures that drive densification in rapidly urbanising African cities (Coker et al., 2008; Owolabi, 2017).

The predominance of timber doors (43.8%), asbestos ceilings (31.3%), corrugated iron roofing (42.0%), and plastered floors (42.0%) reflects a clear pattern of cost-driven material selection among Mushin residents. This pattern is consistent with findings from comparable low-income urban areas in Nigeria (Adeleye & Anofojie, 2011; Olotuah & Adesiji, 2005; Lawanson, 2006) and can be explained by the financial constraints that characterise informal and semi-formal housing development in rapidly urbanising African cities (Tipple, 1994; Payne, 1989). Critically, these material choices have direct consequences for neighbourhood satisfaction: cheaper materials tend to deteriorate faster, require more frequent repair, and generate visible signs of physical decay that residents associate with poor environmental quality, as demonstrated by Hur and Nasar (2014). The widespread use of asbestos as a ceiling material is particularly concerning beyond its aesthetic implications, given the well-documented respiratory health risks associated with asbestos exposure (Govender et al., 2011), and warrants specific attention in future housing policy interventions in the area.

The predominantly negative ratings for wall conditions (65% rated poor or very poor) and window conditions (65% rated poor or very poor) reflect the cumulative impact of deferred maintenance and the incremental construction practices common in informal housing development in Nigerian cities, whereby buildings are occupied before completion and rarely brought to a fully finished standard (Oladokun & Komolafe, 2017; Adeleye & Popoola, 2019). This pattern is consistent with Abdu and Hashim (2014), who identified deferred maintenance as the primary driver of structural deterioration in informal settlements, and with Olanrewaju and Akinbamijo (2002), who documented similar trends in roofing conditions across Nigerian urban centres. The relatively more positive ratings for door conditions (41% good) and floor conditions (52% very good) suggest that residents prioritise and maintain elements with direct daily functional significance — doors for security and

floors for comfort — while allowing structurally less critical elements such as walls and windows to deteriorate. This selective maintenance behaviour, driven by limited financial resources, has been documented in comparable African urban housing contexts by Tipple (1994) and Ibem et al. (2012). The particularly severe lighting condition ratings — with 71% of respondents describing lighting as poor or very poor — represent one of the most significant findings of this study. Inadequate lighting is not merely a physical housing deficiency; it has direct consequences for residents' perceptions of personal safety and neighbourhood security, which in turn are among the strongest predictors of overall neighbourhood satisfaction (Hur & Nasar, 2014; Wang & Wang, 2015). This mechanism helps explain the strength of the observed correlation between housing conditions and neighbourhood satisfaction: poor physical conditions in individual dwellings, particularly those affecting safety-related perceptions such as lighting, compound to create a negative effect on neighbourhood-level evaluations. Bathroom condition ratings were similarly mixed, with 24% of respondents rating facilities as very poor, corroborating Govender et al.'s (2011) finding that inadequate sanitation infrastructure in Sub-Saharan urban housing carries both health and well-being implications for residents. The overall structural integrity ratings further underscore the severity of housing conditions in Mushin, with 49% of respondents rating their dwellings as poor or very poor. This finding is consistent with the pattern documented by Ibem and Amole (2011) in Ogun State, where overall housing quality was similarly found to fall below satisfactory levels, and with Ilesanmi (2010), who identified widespread structural deficiencies across Lagos public housing estates. Taken together, the housing condition data paint a picture of a residential stock characterised by cost-effective but low-durability materials, incremental and often incomplete construction, and systematic deferred maintenance — a combination that, as this study's correlation analysis demonstrates ($r = 0.823$, $p = 0.029$), has a strong and measurable negative impact on residents' satisfaction with their neighbourhood environment. These findings reinforce the argument, advanced by Wang and Wang (2015) and Deng (2011), that physical housing quality and neighbourhood satisfaction are deeply interconnected, and that improvements to the former are likely to generate significant positive spillovers for the latter.

6.0 CONCLUSIONS AND RECOMMENDATIONS

This study examined housing conditions and neighbourhood satisfaction in the Mushin Local Government Area of Lagos State, Nigeria, drawing on a survey of 176 resident households. The evidence confirms that a significant proportion of the residential building stock in Mushin is in poor physical condition, with widespread deficiencies in wall integrity, window quality, lighting, and sanitation facilities. A strong, statistically significant positive correlation ($r = 0.823$, $p = 0.029$) was found between housing quality and neighbourhood satisfaction, supporting the central hypothesis derived from Residential Satisfaction Theory (Galster, 1987). Key determinants of neighbourhood satisfaction included sanitation services, water supply quality, environmental aesthetics, social cohesion, and perceptions of personal safety. These findings contribute empirical evidence to the underrepresented literature on housing conditions in mixed, privately developed residential areas in Nigerian cities, extending Residential Satisfaction Theory to the high-density Sub-Saharan African urban context. The persistence of poor housing conditions in Mushin can be attributed to a combination of factors: tenure insecurity and limited financial capacity among residents (Tipple, 1994; Payne, 1989; Ibem et al., 2012), the prevalence of informal and incremental construction practices that result in dwellings being occupied before reaching a finished standard (Ogu & Ogbuozobe, 2001; Shiferaw, 1998), and intergenerational property transfer patterns that leave inherited properties without sustained investment in maintenance or renovation.

The findings carry several specific implications for housing policy and urban planning in Lagos and comparable Nigerian cities. First, given the strong correlation between housing conditions and neighbourhood satisfaction, the Lagos State government should prioritise introducing a structured, mandatory housing inspection regime that requires property owners in high-density residential areas to meet minimum physical maintenance standards, with graduated financial penalties for persistent non-compliance. Second, the widespread use of asbestos ceiling materials identified in this study poses a documented public health risk (Govender et al., 2011) that warrants a targeted, phased replacement programme, supported by subsidised access to safer alternatives such as PVC and gypsum board for low-income property owners. Third, the highest neighbourhood satisfaction scores were recorded for sanitation and water supply services (MWV = 4.064 and 4.052, respectively), confirming that investment in communal infrastructure generates the greatest marginal gains in resident wellbeing; urban renewal plans for Mushin should therefore prioritise waste collection, drainage rehabilitation, and water supply improvement. Fourth, the prevalence of tenure insecurity as a barrier to housing maintenance investment underscores the need for simplified property regularisation processes to help informal owners formalise tenure arrangements, as formalised tenure has been shown to increase maintenance investment in comparable Sub-Saharan contexts (Payne, 1989; Ogu & Ogbuozobe, 2001).

This study is subject to several limitations that should be acknowledged. First, the cross-sectional design provides a snapshot of conditions at a single point in time and does not permit causal inference; the correlation observed between housing conditions and neighbourhood satisfaction, while strong, does not establish that poor housing causes low satisfaction. Longitudinal studies tracking changes in housing conditions and their effects on satisfaction over time would provide stronger causal evidence. Second, the study relied on residents' self-reported assessments of housing conditions, which may be subject to bias from subjectivity and social desirability; future research could complement survey data with objective physical condition assessments conducted by trained building surveyors. Third, the sample was restricted to Mushin, limiting the generalisability of findings to other Lagos neighbourhoods or Nigerian cities with different density profiles, tenure structures, and housing typologies. Comparative studies across multiple urban districts would help to establish the broader applicability of the findings. Future research could also productively apply qualitative or mixed method designs to elicit more nuanced insights into the mechanisms through which housing conditions shape neighbourhood satisfaction and employ Structural Equation Modelling to empirically test the full proposed conceptual pathway: Physical Housing Conditions → Environmental Perception → Neighbourhood Satisfaction in a single integrated analytical framework.

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