

# **A Comparative Study of Low-Income Housing Schemes in Festac Village and Amuwo Odofin Housing Estate: An Approach to Mass Housing.**

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**Abstract:**

This study examines the hypotheses that as people are partly involved in construction of housing, their affordability and satisfaction levels are improved. The study is illustrated with two case studies of low-income households in Amuwo Odofin Housing Estate and in Festac Village, both in Lagos State.

Socio-economic variables relating to household income, housing expenditure, work accessibility and amenities were derived from questionnaire survey and used as measures of affordability and satisfaction levels. Scale rating procedure, and significance test were used to correspondingly determine the utilization levels of existing social services and infrastructures, and evaluation of default rates in rent for the two case studies.

The study shows that better living conditions exist in Festac Village than Amuwo Odofin Housing Estate. Further analyses based on socio-economic factors and occupancy ratio show that Amuwo Odofin low-income households are more satisfied with their housing and community than those in Festac Village because the housing units are cheaper and the occupants were involved in the construction. The continuous involvement of the government and people in mass housing provision with cross-subsidy approach to housing provision and housing up-grading are recommended for solving housing problems in the areas of study.

**Keywords:** Housing Estates/ social services/ low-income housing scheme/ community

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