

**THE PHYSICAL PLANNING IMPLICATIONS OF
HOUSING ESTATE DEVELOPMENT IN AKURE,
ONDO STATE, NIGERIA.**

BY

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ABSTRACT

The study examined the physical planning implications of housing estate development in Akure with a view to providing information on the effects of location of public housing estates on the activity patterns of the residents.

Twenty percent (20%) of the total housing units (2600) in the estates were systematically selected for the study. One questionnaire was administered on one household head per house. Random sampling was used in selecting the first house for the study after which the fifth (5th) house was selected. Descriptive and inferential statistics were used to analyze the data obtained.

The results showed that Alagbaka, Oba-Ile and Ijapo estates were high income estates where the respondents earned an average monthly income of forty thousand naira. The average monthly income in Afunbiowo and Ala estates were twenty thousand naira. Majority of the respondents in the estates (79.0%) had secondary educational status or above and an average of 5 persons per house-hold in the housing estates.

The result also showed that the location significantly related with the total number of daily trips made by the residents ($\chi^2 = 63.25$, $p \leq 0.05$). It also showed that location of the estates was significantly related to distance traveled to work ($\chi^2 = 78.45$, $p \leq 0.05$), and also that the location of the estates

had significant influence on the total shopping trips made weekly ($\chi^2 = 92.92, p \leq 0.05$).

Results further revealed a positive relationship between house-hold size and social and recreational trips ($r = 0.16, p \leq 0.05$) and distance traveled to shopping ($r = 0.13, p \leq 0.05$). It also showed a significant relationship between educational level and distance traveled to work ($r = 0.10, p \leq 0.05$). It was revealed in the analysis that income level correlated significantly with the total number of trips to shopping ($r = 0.18, p \leq 0.05$). Distance traveled to shopping ($r = 0.15, p \leq 0.05$). and distance traveled to recreational activities ($r = 0.13, p \leq 0.05$)

The study concluded that the mobility patterns of the residents in the housing estates were significantly determined by their housing locations and their socio economic status.

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