

## Residents' Satisfaction with Dwellings as Correlate of Personalization in Selected Public Housing Estates in Lagos, Nigeria

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### ABSTRACT

In the field of architecture, personalization refers to the process through which an individual modifies or alters an element, space or form, to make it distinctly his or her own. Nevertheless, this concept has been of interest in diverse contexts, especially within the context of public housing. This study examine residents' satisfaction with dwellings as correlate of personalization in selected public housing estates in Lagos, Nigeria. Specifically, the study assess resident's satisfaction with dwellings; ascertain the level of personalization of dwellings; and examined the relationship between satisfaction with dwellings and personalization. The study utilized a survey research design, in which primary data were collected using structured questionnaire and personal observations. Four public housing estates were purposively selected comprising three low-income and one medium-income housing estate out of 22 low-income and 10 medium-income estates, being the largest estates. The sampling frame comprised 9734 housing units from which a sample size of 973 housing units were selected using systematic random sampling technique. Findings revealed majority of the respondents were not satisfied with the general design and style of the building when they first moved in (98.1%). Respondents not satisfied with the design of the building because it did not give consideration to gender differences constituted (97.4%). Almost all (99.3%) of the respondents reported the original design of their building not meeting their different housing needs, while significant proportion (96.1%) had complained about certain aspects of their house not meeting some specific needs of their family. The level of personalization of dwellings in the study area was quite high. Overall, regardless of the selected housing estate, about two thirds (62.0%) of the

residents had personalized their dwelling units. The level of satisfaction was significantly associated with personalization. Higher likelihood of personalization of dwellings was found among respondents who were not satisfied with the design and style of their building when they first moved in (OR=7.09,  $p<0.05$ ), those who stressed that the design of their house did not give consideration to gender differences (OR=7.17,  $p<0.05$ ) and residents who lived permanently in their apartment (OR=1.68,  $p<0.05$ ). Lower likelihood of personalization of dwelling was however found among residents who had another house apart from the one they were currently residing (OR=0.65,  $p<0.05$ ). This study, therefore, underscores the importance of satisfaction with dwellings as a correlate of personalization of dwellings in public housing estates.

**KEYWORDS:** Residents Satisfaction, Dwellings, Personalization, Public Housing, Nigeria

### I. BACKGROUND TO THE STUDY

The concept of personalization connotes a typical human activity describing how individuals depicts their identity, desires and perceptions while making choices with respect to things, space and locations. Within the context of Architecture, the term personalization refers to the process through which people changes and alters objects or space to make it look distinctive for the individual (Abu-Ghazze, 2000).

The production of houses (especially for public use) is usually done by Architects without necessarily consulting the end-users of the houses, thereby creating a kind of gap with respect to the design of such buildings (Rodriguez Machado, 2004). The implication of this is that the non-physical aspects of buildings in most residential

building proposals are often not often recognized or partially approved. This is because the important psychological and social components that make up the concept of home and dwelling are often not put into consideration. However, despite the economic benefits of public housing design, meeting individual's taste and desire might not be feasible due to several factors including: change in status, lifestyle, household size and composition among others as time goes on. Public housing are often built in such a way that they possess common characteristics without necessarily considering future changes of the user (Baldwin & Tomita, 2007).

According to Hashim, Ali and Saman (2009), one of the shortcomings of public housing design is the fact that consideration are often not given to the social and cultural aspect of the design as it relates to the end-user, forgetting that culture determines how space are utilized. As a result of this disparity with respect to the present house and the preferences, choices and aspirations of users, adjustment, modification or relocation often result (Baum & Hassan, 1999). The attempt by the users to bridge this gap often lead residents to engage in personalization of their dwellings. Some authors have also argued that regardless of whether a particular dwelling is perceived as adequate from the physical and design point of view does not mean it will be adequate or satisfy the needs and expectation of end-users (Oladapo, 2006; Onibokun, 1973).

Satisfaction on the other hand refers to the process of evaluating the differences between what is expected and what is being received (Parker & Mathews, 2001). The concept of residential satisfaction has been describe as a multifaceted concept embracing different meanings and also depends on other factors such as location, timing, purpose and importance of assessment by individuals involved including people from different fields: architects, planners, sociologists, psychologists and professionals involved in urban planning (Bardo & Dokmeci, 1992). Furthermore, Salleh (2008) argued that resident's satisfaction with dwellings is a reflection of the extent to which the housing needs of the occupants are met and that housing developers must recognize that provision of houses is not the only measure of achievement, rather it lies on other factors which impact on the needs of the residents. However, most housing projects are argued to fail as a result of absence of good knowledge on what determines whether the occupants are satisfied or not.

Review of studies on personalization revealed personalization have been conducted in different spheres including: homes (exteriors and interiors), offices (Wells *et al.*, 2007) dorm rooms (Kaya and Weber, 2003; Amole, 2005; Gosling, Craik, Martin & Pryor, 2005), hospitals (Hutton, 2004), adolescents' bedrooms (James, 2001; Taylor, 2005) and other personal spaces. However, these studies were not all-inclusive enough to explain how residents perceive the personalization of their dwellings, in terms of identity, attachment, sense of place, and territoriality, especially in the context of public housing in a developing country such as Nigeria. This study is different from above discussed works. The problem of this research is therefore to examine the personalization in terms of satisfaction with dwellings particularly in the context of Public Housing, and from an architectural perspective using selected Public Housing Estates of the Lagos State Development and Property Corporation (LSDPC) as context.

## **Empirical Review**

### ***Concept of Housing and Personalization***

The term housing has been defined in different ways by different authors. William (2002) in his definition of hosing regards it as a dwelling place built as a home for one or more persons. Housing has also been regarded as a fundamental element in social, economic and health aspect of a country and can be historically linked to social, economic, cultural and political development of man (Listokin *et al.*, 2007). However, public housing is a form of housing tenure whereby ownership of property lies in the hand of or a local or central government. These housing units are often provided to individuals and families in the low income group at no cost or at a minimal rental charge. This system of housing is one of the most common form of housing obtainable especially in developing countries.

Moreover, since majority if not all of these public housing are uniformly constructed without recourse to the taste and choice of different end-users, modifying such houses becomes common occurrence. Adebayo (2011) in his argument posit that housing occupants personalize their dwellings as a means of establishing identity. According to Omar, Endnut and Saruwono (2012), personalization as a process helps to enhance and attain desired and purposeful and psychological comfort which constitute fundamental human needs and also support the argument that one of the procedure for creating home is through personalization. Kopec (2006) in his own

submission refers to personalization as a physical marker used to represent personal identity, demarcate boundaries so as to have control over social interaction. Assessing personalization at a social housing district in Famagusta, Anarjani (2013) investigate factors responsible for the physical changes made to their dwellings as well as its impacts on the environment. The study revealed people make changes to their dwellings as a means of expressing their personal interest so as to have a more pleasing and relaxing environment. Some of the changes made by the residents include: addition of shading devices on the faced, modifying the colour or materials of the opening (such as windows and doors) among others.

Aduwo (2011) suggest personalization occurs as a means of establishing territoriality which is considered as a form of affinity by people to want to establish territoriality and establish ownership thereby restricting access and social interactions. Lily (2010) assess personalization of bedrooms among adolescents residing in urban area in Botswana to determine how they personalized their bedrooms and establish the relationship between personalization, identity and place attachment. The study revealed expressed identities and place attachment achieved through personalization were pointers and outcomes for sense of identity, sense of security, social ties, goal achievement, emotional bond, and control over a place. The study concluded that personalization of bedroom was higher among the male adolescents than the females which was attributed to the fact that the boys were in control of the decoration while parental control was high for girls; and decorative and personal items played important role in identity exploration and commitment.

### ***Conceptualizing Housing Satisfaction***

The concept of satisfaction has been defined by several authors. Parker and Matthew (2001) define satisfaction as the practice of evaluating what is being expected and what was received. Onibokun (1974) while conceptualizing satisfaction with respect to spatial aspect, posit that housing satisfaction includes satisfaction with dwelling unit, neighbourhood and the entire area. In a similar submission, Ogu (2002) argue that satisfaction with dwellings is frequently used to appraise the perception and feelings of occupants about their housing units and environment. McCray and Day (1977) on the other hand defines satisfaction as the extent of contentment experienced by a particular household with respect to the immediate housing condition. Another dimension to housing satisfaction is that measuring

satisfaction goes beyond just the physical aspects, but also extends to the ability of the households to form social networks (Williamson, 1981).

Several studies have relate satisfaction with socio-demographic characteristics of the occupants and also with housing characteristics. For instance, studies (Baum et al., 2010; Chapman & Lombard, 2006; Pinqart & Burmedi, 2004) have associated housing satisfaction with age, income ownership of house and duration of stay in the house. One key findings from these studies was that age was significantly associated with housing satisfaction especially among the aged. For instance, study by Mohit and colleague (2010) have shown a negative relationship between age and housing satisfaction. With respect to housing characteristics, study conducted by Noriza et al., (2010) revealed housing characteristics such as number of bedrooms, the size and location of kitchen and general housing quality showed strong relationship with housing satisfaction. Also, study by Oh (2000) among middle income households in Malaysia, revealed that residents were not satisfied with some physical aspect of their buildings such as the kitchen size, plumbing and public facilities despite being highly satisfied with the space and price of the house. Structural characteristics of housing such as kitchen space, washing and laundry area, size of living area and dining area, number of bedrooms and bathroom among others has been identified as an important predictor of housing satisfaction by other studies (Baum et al., 2005; Hipp, 2010; Parkes et al., 2002). This study however, seeks to establish the link between satisfactions with dwellings as a driver of housing personalization.

### **Theoretical Framework: Theory on Housing Satisfaction**

#### ***Housing Needs Theory***

The theory of housing needs was propounded by Rossi (1955) to hypothesize satisfaction or dissatisfaction among occupants. According to Rossi, as household's progress through different stages as a result of changes in their needs and aspirations, there is a tendency for the households not to be conformed to their housing and neighbourhood conditions. As a result, the discrepancy between their current and desired housing needs often result in stress or dissatisfaction with their current dwellings. As this dissatisfaction sets in, the households respond through migration, resulting in modification to the residence to suit their housing needs. The changes in status that occurs could therefore create different space requirements considered as the key aspect of

the needs. In other words, this theory stress that the inability of housing and neighbourhood to meet households residential needs and desire results in dissatisfaction.

### Methodology

#### *The Study Area: Lagos State*

The study area of the research is Lagos, the former capital city of Nigeria. Lagos is located on the south-western coast of Nigeria, between latitude 6° and 7° North of the equator, and longitude 3° and 4° east of the Greenwich Meridian. The city has a total area of 1,090 km<sup>2</sup> where about 208 km<sup>2</sup> are covered by water and mangrove swamps (UNCHS, 2001). It became the first federal capital following the attainment of Nigeria's independence in 1960. It consists of people from different ethnic, socio-cultural and economic backgrounds as a result of rural-urban migration thereby resulting in an unprecedented population growth. Lagos is Nigeria's largest and most populous city. Its important districts include: the old city, (now the commercial district) on western Lagos Island, Ikoyi Island, situated just east of Lagos Island, Apapa, (the chief port district) on the mainland, low-lying Victoria Island, industrialized Iddo Island and a group of mainland suburbs, Ebute Metta, Yaba, Surulere, Mushin, and Ikeja. Places like Alimosho, Abule-Egba, lagbado have further enlarged the residential, commercial and administrative landmass of Lagos State.

Lagos has a very diverse and fast-growing population, according to the 1991 national census. Lagos State had a population of 5, 725, 116 out of a national total of 88,992,220. The current official population figure released by the national population commission of Nigeria is 9 million (NPC, 2006). This population figure is projected to reach 24.5 million by the year 2015, thereby making it to be among the ten most populous cities in the world. Lagos is the fastest growing urban area in Nigeria. About 50% of the industries, business and other economic activities and about 60% of employment in the modern sector are located in the city. (lagosstate.gov.ng 2009).

Official intervention in housing provision in Nigeria began with the creation of the Lagos Executive Development Board (LEDB) in 1928 to tackle the housing-related bubonic plague and rid Lagos of the filth and unhealthy living and housing conditions that existed. Since then, government's direct involvement in housing development and delivery has increased (Diogun, 1989; Mbali and Okoli, 2002). As part of their efforts to reduce the problem of housing shortage in Lagos, the Federal and Lagos state governments embarked on housing

development for different categories of Nigerians residing within the Metropolitan Area. However, the direct impact of the Federal government was not felt in housing provision for the masses in Lagos until 1973 when it established the Federal Housing Authority. This was subsequently followed by the creation of the Federal Ministry of Housing, Urban Development and Environment. Today, quite a good number of public housing schemes developed by both the Federal and State governments exist in virtually every major location within Lagos.

Specifically, the study context comprises four selected estates in which the study was conducted. A preliminary survey was used to purposively select the four estates from the 20 low and 10 medium-income public housing Estates in Lagos State. The selected four (4) LSDPC public housing estates in Lagos metropolis are: Abesan, Iponri, Isolo, Ijaiye, public housing estates. These estates have been observed to exhibit a preponderance of indicators of personalization in forms of physical, spatial and façade changes, extension and addition of extra units, change of use and function. These were estates also among those that have been inhabited over a long period of time. The selected estates were:

1. Abesan Low-Income Housing Estate, Ipaja
2. Iponri Low Income Housing Estate
3. Isolo Low-Income Housing Estate
4. Ijaiye Medium-Income Housing Estate

These brief descriptions of each estate were from the researcher's personal observation and existing records on the estates. This was done in order to provide background information on the physical and other characteristics of the selected housing estates.

#### Data Source

Data for the study were obtained from both primary and secondary sources. The study utilized a survey research design, in which primary data were collected using structured questionnaire and personal observations. Purposive sampling technique was used to select four public housing estates comprising three low-income and one medium-income housing estate out of 22 low-income and 10 medium-income estates, being the largest estates. The sampling frame for the four selected estates comprised 9734 housing units in 1361 blocks of flat out of which systematic random sampling was used to select a sample size of 973 housing units. Secondary data were obtained from neighbourhood plans, architectural drawings of housing typologies, and the estate master plans.



### Study Population and Sampling Technique

Using Income criterion, two categories of housing, representing two income levels, were identifiable and selected for the study. They consist of low-income and medium-income housing estates. These patterns and categories are peculiar and similar to those available in public housing development in Nigeria, generally. They also provide useful anecdotes or examples to support more generalized statistical findings. These estates were carefully selected through a preliminary field survey method to demonstrate the complexities of the worldwide phenomenon amongst a number of public housing Estates in Lagos. They effectively represent residents' personalization as it occurs in public housing schemes in Nigeria.

### Data analysis and discussion of findings

#### Satisfaction Level of Respondents with Dwelling

The result in table 4.9 reveals that more than two thirds (69.0%) of respondents from all the housing estates surveyed were not the first occupant of their apartments, while the respondents who are first occupants accounted for the remaining (31.0%). In addition, the result reveals that almost all (98.1%) of residents regardless of the selected housing estates were generally not satisfied with the design and style of their apartment when they first moved in. Conversely, result further attest to the fact that consideration was not given to gender difference when the houses were being designed as supported by significant proportion (97.4%) of the respondents from all the selected housing estates. Furthermore, the result of the analysis (table 1.2) reveals almost all (99.3%) from all the selected housing estates were of the opinion that the original design of their house did not meet their different housing needs and more than three quarter (96.1%) of the respondents have complained about certain aspect of their house not meeting their housing needs. Also, a little above half (51.4%) of the respondents lived permanently in their apartment, while approximately three quarters (75.6%) of the residents did not have another apartment apart from the one they are currently occupying.

### Socio-demographic Characteristics

The distribution of respondents according to sex revealed the male respondents accounted higher proportion (83.2%), while the female respondents accounted for the remaining (16.8%). According to age group, respondents in the age group 41-50 years accounted for the highest proportion (40.7%), while respondents in the age group 21-30 years accounted for the least proportion (0.3%). The presentation of respondents according to marital status revealed 714, representing more threequarters (77.9%) of the total respondents from all the selected housing estates were married, followed by 88 respondents who are widower, accounting for (9.6%) and widow (9.4%) of the total respondents. Respondents who are divorced accounted for the least proportion (0.2%) of the total respondents.

The distribution of respondents according to ethnicity indicates the predominance of the Yoruba ethnic group across all the selected housing estates. The fact that about two thirds representing (64.0%) of the respondents were from the Yoruba ethnic group no doubt was because this study was conducted in southwest Nigeria, predominantly occupied by people from the Yoruba ethnic group. This was followed by (6.8%) respondents from the Igbo ethnic group, while respondents from the Hausa ethnic group accounted for the least proportion (6.8%) of the total respondents surveyed.

The distribution of respondents according to religious affiliation revealed that respondents across all the selected housing estates, accounting for more than two third (71.0%) were Christians, followed by 230 respondents who practiced Islam, accounting for one quarter (25.1%) of the total respondents across all the selected housing estates. Respondents who are atheist accounted for the least proportion (0.8%) of the total respondents. Christian respondent accounted for (62.4%), from Isolo, the Christian respondents accounted for (71.8%), while the Christian respondent from Ijaye housing estate accounted for (72.2%).

**Table Socio-demographic Characteristics of Respondents**

Variables	Selected Housing Estates				Total
	Abesan LIH	Iponri LIH	Isolo LIH	Ijaiye MIH	
<b>Sex</b>					
Male	340 (81.9)	77 (82.8)	277 (83.9)	69 (87.3)	769 (83.2)
Female	75 (18.1)	16 (17.2)	53 (16.1)	10 (12.7)	154 (16.8)

<b>Age group</b>					
21-30 years	2 (0.5)	0 (0.0)	0 (0.0)	1 (1.3)	3 (0.3)
31-40 years	133 (32.0)	16 (17.2)	102 (30.9)	14 (17.7)	265 (28.9)
41-50 years	171 (41.2)	50 (53.8)	122 (37.0)	30 (38.0)	373 (40.7)
51-60 years	80 (19.3)	26 (28.0)	69 (20.9)	25 (31.6)	200 (21.8)
61-70 years	29 (7.0)	1 (1.1)	37 (11.2)	9 (11.4)	76 (8.3)
<b>Marital Status</b>					
Single	15 (3.6)	0 (0.0)	2 (0.6)	0 (0.0)	17 (1.9)
Married	297 (71.6)	78 (83.9)	273 (82.7)	66 (83.5)	714 (77.9)
Widow	50 (12.0)	6 (6.5)	24 (7.3)	6 (7.6)	86 (9.4)
Widower	49 (11.8)	8 (8.6)	24 (7.3)	7 (8.9)	88 (9.6)
Divorced	0 (0.0)	1 (1.1)	1 (0.3)	0 (0.0)	2 (0.2)
Separated	4 (1.0)	0 (0.0)	6 (1.8)	0 (0.0)	10 (1.1)
<b>Ethnic Group</b>					
Yoruba	242 (58.3)	64 (68.8)	235 (71.2)	46 (58.2)	587 (64.0)
Hausa	148 (35.7)	20 (21.5)	73 (22.1)	27 (34.2)	268 (29.2)
Igbo	25 (6.0)	9 (9.7)	22 (6.7)	6 (7.6)	62 (6.8)
<b>Religion</b>					
Christianity	299 (72.0)	58 (62.4)	237 (71.8)	57 (72.2)	651 (71.0)
Islam	110 (26.5)	27 (29.0)	77 (23.3)	16 (20.3)	230 (25.1)
Traditional	0 (0.0)	8 (8.6)	16 (4.8)	5 (6.3)	29 (3.2)
Atheist	6 (1.4)	0 (0.0)	0 (0.0)	1 (1.3)	7 (0.8)
<b>Total</b>	<b>415</b> <b>(45.3)</b>	<b>93</b> <b>(10.1)</b>	<b>330</b> <b>(36.0)</b>	<b>79</b> <b>(8.6)</b>	<b>917</b> <b>(100.0)</b>

\*\*LIH=Low Income Housing, MIH=Medium Income Housing

**Table 1.1: Satisfaction Level of Respondents with Dwelling**

<i>Are the first occupant</i>		<i>Selected Housing Estates</i>				<i>Total</i>
		<i>Abesan LIH</i>	<i>Iponri LIH</i>	<i>Isolo LIH</i>	<i>Ijaiye MIH</i>	
Yes	Freq	106	41	112	25	284
	% within estate	25.5	44.1	33.9	31.6	31.0
No	Freq	309	52	218	54	633
	% within estate	74.5	55.9	66.1	68.4	69.0
Total	Freq	415	93	330	79	917
	% within estate	100.0	100.0	100.0	100.0	100.0
<i>Generally were you satisfied with the design and style of the building when you first moved in?</i>						
Yes	Freq	12	1	3	1	17
	% within estate	2.9	1.1	0.9	1.3	1.9
No	Freq	403	92	327	78	900
	% within estate	97.1	98.9	99.1	98.7	98.1
Total	Freq	415	93	330	79	917
	% within estate	100.0	100.0	100.0	100.0	100.0
<i>Does the design of your house give consideration to gender difference?</i>						
Yes	Freq	5	4	9	6	24
	% within estate	1.2	4.3	2.7	7.6	2.6
No	Freq	410	89	306	73	878
	% within estate	98.8	95.7	97.3	92.4	97.4
Total	Freq	415	93	330	79	917
	% within estate	100.0	100.0	100.0	100.0	100.0

**Table 1.2: Satisfaction Level of Respondents with Dwelling (cont'd)**

<i>Did the original design of this house meet your different housing needs?</i>		<i>Selected Housing Estates</i>				<i>Total</i>
		<i>Abesan LIH</i>	<i>Iponri LIH</i>	<i>Isolo LIH</i>	<i>Ijaiye MIH</i>	
Yes	Freq	3	1	0	2	6
	%	0.7	1.1	0.0	2.5	0.7
No	Freq	412	92	330	77	911
	%	99.3	98.9	100.0	97.5	99.3
Total	Freq	415	93	330	79	917
	%	100.0	100.0	100.0	100.0	100.0
<i>Have you ever need to complain about certain aspect of this house not meeting some specific needs in the family</i>						
Yes	Freq	392	91	321	77	881
	%	94.5	97.8	97.3	97.5	96.1
No	Freq	23	2	9	2	36
	%	5.5	2.2	2.7	2.5	3.9
Total	Freq	415	93	330	79	917
	%	100.0	100.0	100.0	100.0	100.0
<i>Do you live permanently in this apartment</i>						
No	Freq	217	47	152	30	446
	%	52.3	50.5	46.1	38.0	48.6
Yes	Freq	198	46	178	49	471
	%	47.7	49.5	53.9	62.0	51.4

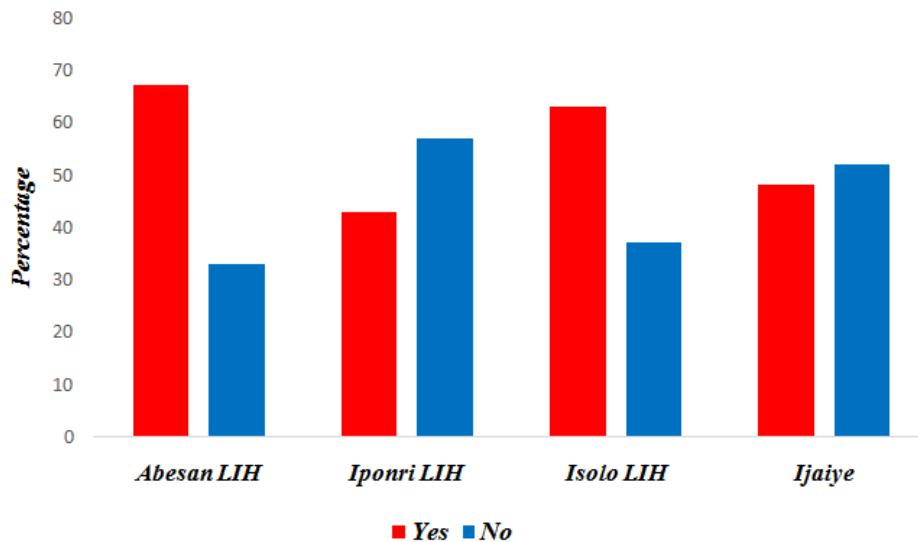
Total	Freq	415	93	330	79	917
	%	100.0	100.0	100.0	100.0	100.0
<b>Do you have another house that is more of home than this one</b>						
Yes	Freq	96	34	72	22	223
	%	23.1	36.6	21.8	27.8	24.4
No	Freq	319	59	258	57	693
	%	76.9	63.4	78.2	72.2	75.6
Total	Freq	415	93	330	79	917
	%	100.0	100.0	100.0	100.0	100.0

**2.1 Level of Personalization of Dwellings**

Table 2.1 presents the level of dwelling personalization among the selected public housing estates surveyed. The result revealed dwellings personalization was higher among dwellings from Abesan and Isolo housing estates. For instance, (66.7%) of respondents from Abesan had personalized their dwellings, while the proportion

of respondents who had personalized their dwellings from Isolo accounted for (66.3%). The result however revealed (57.0%) of residents from Iponri have not personalize their dwellings, while (51.9%) of residents from Ijaiye estate have not personalized their dwellings. Overall, regardless of the housing estate, more than one third of the residents have personalize their dwellings.

**Levels of Personalization of Dwelling**



**Table 3.1 Relationship between satisfaction with dwellings and personalization**

Binary Logistic Regression Showing Personalization of Dwellings					
Personalization of Dwellings	Odds Ratio	Std. Err.	P>z	95% Confidence Interval	
<b>Are you the first occupant?</b>					
Yes	RC				
No	15.7325	3.2196	0.00	10.5343	23.4958
<b>Generally, are you satisfied with the design and style of this building when you first moved in?</b>					
Yes	RC				



No	7.0877	4.2468	0.00	2.1902	22.9364
<i>Does the design of your house give consideration to gender difference?</i>					
Yes	RC				
No	7.1665	4.4699	0.00	2.1105	24.3347
<i>Did the original design of this house meet your different housing needs?</i>					
Yes	RC				
No	2.5028	2.0628	0.27	0.4976	12.5885
<i>Have you ever need to complain about certain aspect of this house not meeting some specific needs in the family?</i>					
No	RC				
Yes	0.9437	0.4184	0.90	0.3958	2.2501
<i>Do you live permanently in this apartment?</i>					
No	RC				
Yes	1.6766	0.3045	0.00	1.1744	2.3935
<i>Do you have another house that is more of home than this one</i>					
No	RC				
Yes	0.6512	0.1447	0.05	0.4213	1.0066
<b>Statistics</b>			<b>LR Chi2 (7)=368.19, Psudo R<sup>2</sup>=0.30, Prob&gt;chi2=0.00</b>		

The result of the binary logistic regression assessing the relationship between residents satisfaction with dwellings and personalization revealed all the satisfaction indicator variables were significantly associated with personalization of dwellings except that of the original design not meeting the respondents different housing need and ever complaining about certain aspect of the building not meeting some specific needs in the family ( $p > 0.05$ ). However, general satisfaction with design and style of building when respondent first moved in was significantly associated with personalization of dwelling. Respondents who were not satisfied with the design and style of their building when they first moved were 7.09 times more likely to personalization their dwelling ( $OR = 7.09$ ,  $p < 0.05$ ). Similarly, respondents who assert that the design of their building did not give consideration to gender difference were 7.17 times more likely to personalize their dwellings ( $OR = 7.17$ ,  $p < 0.05$ ) relative to those who agreed that the design of their building gave consideration to gender differences. Furthermore, the result revealed respondents who lived permanently in their building were 1.68 times more likely to personalize their dwelling ( $OR = 1.68$ ,  $p < 0.05$ ), while respondents who do not

have another house elsewhere were 35.0% less likely ( $OR = 0.65$ ,  $p < 0.05$ ) to personalize their dwelling. Also, higher likelihood of personalization of dwellings by 15.73 times ( $OR = 15.73$ ,  $p < 0.05$ ) was found among residents who are not the first occupant than those who are first occupants.

## II. DISCUSSION OF FINDINGS

Findings revealed majority of the respondents were not satisfied with the general design and style of the building when they first moved in (98.1%), respondents not satisfied with the design of the building because it did not give consideration to gender differences constituted (97.4%), almost all (99.3%) of the respondents reported the original design of their building not meeting their different housing needs constituted, while significant proportion (96.1%) of the respondents have ever complained about certain aspect of their house not meeting some specific needs of their family. The level of personalization of dwellings in the study area was quite high. Overall, regardless of the selected housing estate, about two thirds (62.0%) of the residents have personalize their building. The level of satisfaction of dwellings was significantly associated with personalization of dwellings. Higher likelihood of

personalization of dwellings was found among respondents who were not satisfied with the design and style of their building when they first moved in (OR=7.09,  $p<0.05$ ), assert the design of their house did not give consideration to gender differences (OR=7.17,  $p<0.05$ ) and residents who lived permanently in their apartment, while lower likelihood of personalization of dwelling was found among residents who have another house apart from the one they are currently residing (OR=0.65,  $p<0.05$ ). Similarly, Anarjani (2013) investigate factors responsible for the physical changes made to their dwellings as well as its impacts on the environment. Also, Adebayo (2011) in his argument posit that housing occupants personalize their dwellings as a means of establishing identity. This implies that such occupants were not satisfied with the kind of identity they are getting from their dwellings, prompting them to established their desired identity. The study revealed people make changes to their dwellings as a means of expressing their personal interest so as to have a more pleasing and relaxing environment. This clearly suggest dissatisfaction with their dwellings. This study, therefore, underscores the importance of satisfaction with dwellings as important motivation for personalization of dwellings in public housing estates.

### III. CONCLUSION

This paper evaluated residents' satisfaction with dwellings as correlates of housing personalization in public housing estates in Lagos, Nigeria. The study revealed non-satisfaction with dwellings in the selected public housing estate which significantly influenced the need to personalize such dwellings to suit and meet their needs and demand. As a result, the level of personalization in the study area was quit high. Close to two thirds of the residents have personalize their dwellings. Overall, the satisfaction status of the residents was significantly associated with personalization of dwellings.

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