

## **The Relationship Between Factors Affecting Property Development and Housing Affordability in Abuja, Nigeria**

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### **Abstract**

Notwithstanding their best efforts, the Nigerian government and the private sector on real estate have not been successful in providing housing in the context of Abuja as the federal capital the low middle and even high-income earners have complained about access to affordable housing. There are several factors influencing property development that is linked to the non-availability of this lack of housing affordability. This study focuses on the assessments of the relationship between factors affecting property development and housing affordability in Abuja, Nigeria, the study employed the quantitative research design, where 121 sets of a questionnaire were distributed after design and validations, and 77 sets of the questionnaire were retrieved and used for the analysis where correlational statistical analysis was used to find the relationship it was revealed from the result of the study that there a strong relationship between the factors affecting the property development and the housing affordability in Abuja, Nigeria of  $r=58.7\%$  and it was concluded that cost of labor, building material cost, access to land, cost of development, mortgage interest rate, are more having linkage with the housing affordability in the study area. The public and the private sector have shown an effort toward housing provision in Abuja but, there are still a need government and the other private sectors to tackle these factors that threaten housing affordability. These factors have a relationship with the housing affordability determination.

**Key words:** Affordability, Development, Housing and Property.

### **1. INTRODUCTION**

Since the beginning of urban civilization, housing seems to have been a problem for individuals, families, groups, and the government [5]; [1]. This issue has frequently been linked to issues with land acquisition, low individual income, high building material costs, regulatory restrictions, the failure to employ local building materials, etc.

In most cases, either the administration has fallen short of its responsibilities or the people have been too debilitated for a long enough period to be able to navigate the numerous bureaucracies involved in the land purchase process [15];[7]. Offering shelter is one of the biggest issues facing the globe today [8];[6];[30];[12]. Housing needs to be both livable and sufficient for the people. In metropolitan regions like Abuja where the increasing population is high, this issue is especially severe.

The issue of finding housing results in the invasion of land with the goal of construction. Without proper plans to ensure that living conditions developed following the fast-increasing population, the urban housing circumstance in Nigeria continues to worsen.[19];[22];[13]. Despite prior attempts to address the housing crisis in the country, it was clear that the public and the private sectors' combined efforts throughout earlier government programs had managed to fall well short of the demand for housing [17]. In the past, governments tended to concentrate on providing a small number of living quarters for their worthy officials, leaving this essential sector virtually exclusively to private initiatives [26].

An essential requirement and human right is housing [23];[25];[32]. The type of housing a person has may reveal a lot about their lifestyle and character. Housing has invariably been a top concern for both rural and urban residents to achieve a respectable level of living [24]. Housing is particularly important to note as it is a significant economic sector [33];[1]. Affordable housing is defined as housing that includes all fundamental expenses and satisfies the demands of low- and middle-income households [33]; [2]. Academics and

the business sector have expressed worry over the majority of Nigerians' difficulty to find inexpensive housing, particularly in light of the wasteful spending and the government's failure to provide such accommodation for the bulk of the country's citizens [35].

For a person's welfare, survival, and health, housing is essential. Due to the worsening housing circumstances in metropolitan centers of emerging countries, Central and Eastern Europe, there has been an increase in concern on a global scale [34].

The International Year of Shelter for the Homeless in 1987, the Habitat II Conference in Istanbul in 1996, and the United Nations Habitat I Conference in Vancouver in 1976 all focused on this subject [7].

In Abuja, there is a linkage relationship between the access to housing affordability and the factors affecting property development such the access to land, cost of development, knowledge of the property development, high mortgage interest rate, corruption, etc. the level of the citizen accessibility to land ownership is quite minimal due to the activities within Abuja as the capital state.

There is a continuing effort of both the government and the private sectors in housing provision but up to date, several complaints about the mortgage interest rate, cost of development, cost of labor, building material cost, government policy, and inflation have continued to threaten the process.

Therefore, going with a background of the study, and the pressing needs on the housing issues, this study will aim at the holistic assessment of the relationship between factors affecting property development and housing affordability in Abuja Nigeria.

## 2. LITERATURE REVIEW

### 1) *Property development*

Property development is the process of constructing buildings for use/occupation or Sale and Investment is a Vital Aspect of Urban Capability and Urban Quality. To support growth and assure sustainability, urban regions need a development sector capable of creating and renovating sites and structures against a background of unpredictable and dynamic change in the demand for location and building types [4].

In industrialized nations like the United Kingdom, a healthy real estate market that is backed by the right institutions and aided by efficient regulation is what makes it possible to develop real estate. In other words, for real estate development to be effective, there must be established legal, administrative, and professional organizations. The majority of emerging nations are undergoing considerable structural adjustment as they move away from outmoded, openly intervention economic policies that have historically failed to increase economic wellbeing [3]. It should come as no surprise that each country will experience economic realignment to a different degree, as will the institutional reforms that go along with it. Examples of these reforms include new international investment legislation and incentives, enhanced banking practices and bank regulation, incremental price, and wage

liberalization, adoption of intellectual property and enabling laws, and so forth [2].

Regardless of the stage, government policy must be consistent throughout time to assure rapid growth, more employment, and greater earnings, and to build the foundation for long-term real estate markets [10].

### 2) *Property Development in the Nigerian context*

It is important to note that these phases of the development phase are equally relevant to other emerging economies, even if one could claim that now the excerpts on real estate development procedures are mostly centered on the circumstances in North America and Europe. The important elements to take into account for effective real estate projects in Nigeria, for instance, are physical, legal, economic, technology, financing, and government policy efforts. Feasibility studies are typical for every development project in Nigeria. According to [9];[10], they can be linked to the different phases of development.

Property development is facilitated in more developed economies, such as the United Kingdom, by a generally stable environment that is regulated by efficient legislation and supported by relevant institutions. However, because of the dynamic macroeconomic climate, the situation in Nigeria is very different [11];[25]. For the average Nigerian in the 1980s, property development meant simply homes (i.e., more desirable houses built regardless of who is building). However, whether completely owned or rented, the average man's search for a "home" perpetuates a bad scenario that has just arisen. Because residential complexes are constructed first and subsequently rented out or sold, they are often not pre-let. Additionally, given the market's intrinsic instability, Nigerians have not taken to the idea of pre-let or sold development, which emphasizes the importance of the developmental process sequence in real estate developments. Additionally, because the procedure has long been disregarded, Nigerian property growth is a severe worry and calls for deeper research.

### 3) *Roles of financial institutions in property development*

There has been much discussion on how efficient financial institutions may contribute to economic growth. The finance-led growth concept was put out by Bagehot in 1873, who claimed that a developed and effective financial sector is necessary for both economic growth and progress. He argued that an important factor in starting England's industrialization was the deployment of money for "immense enterprises." This viewpoint was supported by [36] who asserted that the financial sector's capacity to recognize and support entrepreneurs who could produce creative goods and industrial processes was what enabled the era's technical advancement.

The beneficial contribution of the financial sector to economic growth was experimentally supported by [34];[31]. As for how financial systems affect economic growth, [21];[11]. conceptual and empirical explanations. [5];[10];[13];[21] show that banking innovations are closely associated with economic growth in a variety of nations, building on these important contributions.

As a result, the significance of the finance industry in defining the "Property of Nations" is generally acknowledged, and an efficient financial system is seen as essential for long-term economic success [15]. This is particularly true in developing nations where entrepreneur savings account for the majority of capital accumulation. Specialized lending institutions like banks and other financial service providers will be needed to raise the sizeable amounts necessary for capital investment as the economy grows.

The banks own the loan claims produced by this procedure; they are seldom exchanged. At this level of growth, entrepreneurs are the only part of the scheme and the primary source of equity capital. Markets for tradable assets, including debt and equities, arise as per capita wealth and earnings increase further to complement but not replace bank lending.

#### 4) *problem with property development in Nigeria*

#### 5) *land Accessibility*

Our discussion of these factors of production will center on two important issues: regulatory and ecological. The Land Use Decree of 1978, which has not been updated in more than 40 years despite frequent concerns that it fails to take into account modern demands, is our main concern in the case of anything like the former. According to our observations, the Land Use Decree has only changed its name to the Land Use Act (LUA), which has as its main objective of ensuring that every Nigerian has the right to use and enjoy the land, enabling Nigerians to appreciate the natural fruit and vegetables of land in sufficient amounts, and protecting and preserving these rights.

A notable source of disagreement has been Section 2 of the Act, which specifies that all property in urban areas must be placed under the control and administration of the governors, while all land in non-urban regions must be placed underneath the management and supervision of local authorities. The ownership of property appears to be a regional phenomenon, according to Oshio, who writes in his paper on "indigenous land ownership and public ownership of land in Nigeria." Then, he asserts that the situation in Nigeria is as follows [12];[29];[20].

"Land ownership in the traditional English sense is unknown, as it is in practically every one of the former British colonies in West Africa. There, the land is owned by a community rather than, typically, by a single person.

Site acquisition issues can have a range of detrimental effects. The inefficient use of land and water resources, unequal wealth distribution, deteriorating living conditions, destruction of the environment, poverty amplification, and social inequality in economic development are all symptoms of insufficient and unequal access to land in Nigeria, according to [27]. [16];[18] also confirmed found that nearly all corporate property investment developers under such trying conditions are compelled to purchase the very same piece of ground about the same size. This affects the timing of projects, the cost of development, and the cost of the products.

The LUA's ambiguity on land use for performance reasons is its second significant flaw. Building homes in flood plains has repeatedly led to calamity, both in the north and the more

flood-prone south. Indeed, localities like Agulu, Nanka, Ozuitem, Oko, Isuikwuato, and Orlu serve as examples of the gullies in eastern Nigeria, which have been recorded to make up about 1.6 percent of the region's total geographical area. In the north of the nation, a corresponding trend seems to be developing.

#### 6) *funding*

In Nigeria, federal government initiatives like the Federal Mortgage Bank of Nigeria, established in 1977, Primary Mortgage Institutions, the National Housing Fund, and Federal Mortgage Finance Limited, established in 1989, 1992, and 1993, continue to serve as the main sources of financing for housing development and all interested parties, particularly those engaged in the creation, occupation, and use of real estate [13];[15]. An environment that is guaranteed to grow more demanding in terms of environmental concerns, quality, price, and timeliness of product delivery can be improved through tax and innovation measures [21];[27];[32]. After decades of dominating the real estate industry, developers are now in unfamiliar terrain due to a shortage of finance, rising building costs, and fewer customers wanting more from their products. Developers are being forced to consider alternatives by an increase in the number of abandoned projects and vacant, subpar properties [23];[12];[16].

In addition to building expenditures, interest expenses are among a property developer's major expenses. Whether or whether the payment is made, interest on property loans must be capitalized and subtracted, just like other development expenditures [12].

#### 7) *building Materials Cost*

A bag of cement, which cost N1,350.00 in 2006, increased to N1,850.00 in 2009 [23] a 37 percent increase; the bag increased to N2,000.00 in 2015 during peak season [7]. The cost of building materials poses a serious threat to both the construction industry and people who want to own homes (field survey 2015).

Currently, depending on the brand, location, and other variables, the retail cost of cement in Nigeria ranges from \$3,600 to N3,900 per bag. Additionally, the wholesale cost (600 bags) varies from N2,100,000 to N2,350,000 depending on the manufacturer. Current cement prices in Nigeria as of 2022 are available at <https://nigerianprice.com/>.

[15] previously demonstrated that an increment in building material prices has significant impact on housing development, and [21] corroborated this claim by confirming that many projects were delayed due to rising material costs. These studies provide evidence in support of this claim. High building material costs are a significant barrier to Nigeria's efforts to improve housing standards, in addition to timely completion [23];[25].

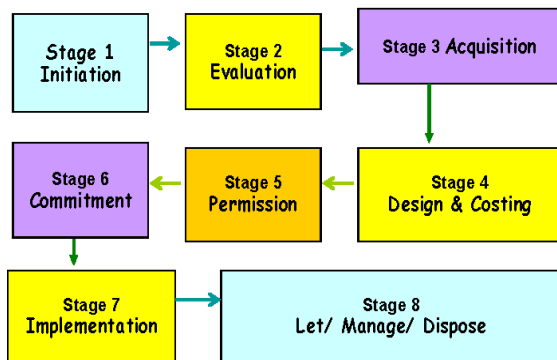
#### 8) *Stages of Property development*

There are various steps in the property development process, starting with commencement and continuing through appraisal, design, and pricing through disposal. But the availability of land is essential to the development phase and must be properly adhered to [16]. The product in real estate, unlike other markets, comprises a "change of land use" or

"alteration to an existing building" together with other factors of production, including labor [12];[15];[33].

[16] emphasized the "eight steps" of the development phase, from inception to disposal, to justify their point of view. These phases might not necessarily happen in the sequence listed above, and they might even combine or reoccur. The process follows the usual pattern for speculative development, where an occupant is not sought until the structures are finished.

Stage "8" happens first if the construction is which was before an occupier, followed by phases "2" and "7." [15].

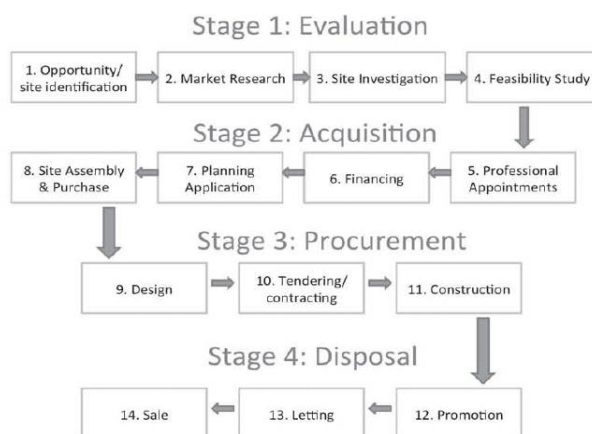


These phases align with Fisher's (2005) "events-sequence of redevelopment," in which he reviewed the literature on real estate development and identified 14 stages, citing research by [31];[33];[28].

opportunity/location selection

market research, site investigations, feasibility studies, professional meetings

financing, planning application, assembly/purchase on-site, design, bidding/contracting, construction, promotion, renting, selling



Source; [23]

The "top five" most crucial steps, according to Fisher's 2005 poll, were letting, market analysis, feasibility assessment, design, and opportunity/site selection. Unambiguously expressed was the fact that the stages should be seen as a part of a generalized model of the construction process, with the exact order of events dependent on the specifics of each situation. The events-sequence technique has limitations since it suggests a speculative development company process, while

the feasibility study's conclusion is highly dependent on forecasts produced for five crucial phases:

- i. financing
- ii. site purchase
- iii. procurement
- iv. letting
- v. sale all of which involve transactions in real estate markets.

Fisher's case studies on the real estate development process from 2005 (using Grainger Town in the North East of England as an example of a depressed regional economy) emphasized including all public and private parties and meeting the need [21];[34].

His explanation of the "development site" is also illuminating; he claims that "location, physical nature, and legal ownership of sites necessitate their independent treatment in the development phase" [33]. Citing the studies of [5] and [14], he stressed the significance of the physical character of sites while examining the planning process. The location serves as a metaphor for the authority of rightful possession, which is necessary for development. The landowner(s) are originally in charge of this, however, ownership may change over the development process and take on other forms.

#### 9) Property development process models

There are four methods for modeling the development process, according to Healey (1991).

- i. Development is shown by event-sequence models as a set of activities and deeds, such as I. "maturing of conditions,"
- ii. purchase,
- iii. preparation of the land,
- iv. Preparing a development plan is step four (detailed planning, obtaining permissions),
- v. Financial Agreement
- vi. Construction and
- vii. Employment or disposal [12].

This model's primary drawback is that the durations are fixed, leaving no justification for altering the sequences.

**1. Structural models** acknowledge that real estate is significant as a capital product and that, as a result, the determination of capital flow into the production of real estate is dependent on the financial markets.

[3];[7];[12]; proposed three capital circuits to conceptualize his theory. The production circuit comes first, then comes consumption, and ultimately comes social spending. After all, this framework's social spending circuit depends on state-level operations. It should be emphasized that these models don't cover the agency interactions necessary to explain progress in a specific area.

The argument is that agency relationship details must be studied using empirical analysis as a result.

**2. Neoclassical economic theory** supports theories of equilibrium. The fundamental tenet is that signals from economic demand influence development operations. There might be supply restrictions, like the planning systems. The

development procedure is thought to be straightforward. Also used is the phrase "reasonable expectations."

(1) A inability to explain how markets are created, (2) A narrow range of demand (e.g., user, investor), (3) assuming accuracy in estimating potential profits, (4) No distinction between valuation techniques; and (5) Oversimplifying the actual development process.

### **3. The agency models:**

The agency models are interested in actors and their functions in the production process. Both parallel and sequentially events are possible. These models provide us the ability to take into account the objectives and tactics of real entities and connect them to a wider environment that might influence an actor's behavior. On the one side, these models add complexity; on the other hand, they are not able to draw attention to important linkages or aspects in connection with the final result. The lack of motivating factors inside the model is one of the main causes.

#### *10) Housing provision in Abuja*

With 2000 as the target year, the Abuja master plan predicted a population of 3.2 million people. However, this demographic target was surpassed before the city's development was finished due to a population boom. There has been a significant inflow of individuals into the city as a result of social, economic, and political issues. [17]. The country's population is anticipated to reach 5 million NBS with less than half of something like the development plan finished (2017).

The city's population has expanded during 26 years (1991-2017), rising from 387,671 in 1991 to a predicted total of 4,984,381 in 2017 NBS (2017). Elaigwu is expected to expand at a 9.3 percent annual pace (2009). Due to the sudden union membership of federal workers without enough housing and the ongoing flood of people since 1991 Abubakar, Abuja is suffering from a serious housing crisis (2014). The development of 22,000 housing units in stages 1 and 2 as well as the Gwarimpa Housing Estate were projects in which the national government was involved. The FCTA has been unable to expand the city to the level where it can accommodate the unusually rapid rate of population migration due to a lack of funding. According to Muhammad et al., the FCTA had a current infrastructure obligation of approximately N420 billion as of December 2012, vs an N50 billion annual allocation (2015).

The FCTA introduced the Mass Housing Scheme in conjunction with its Public-Private Partnership (PPP) initiative in 2000 to alleviate the city's housing shortages and demands. The government will under this plan provide basic infrastructure and allot land to private developers, to foster a more proactive private sector engagement. In exchange, private developers will construct and sell finished homes to people who are interested in buying in [17], as well as supply secondary and tertiary infrastructure.

Housing shortages and rising rents are caused by Abuja's status as the Government Capital City (FCC) and the daily influx of new residents. Despite the Federal Government's attempts and promises to make housing cheap for residents through the granting of land plots and loans for various Housing Schemes, the cost of lodging has continued to

skyrocket in Abuja. Unfortunately, the gap between housing supply and demand has continued to grow significantly

### **Influencing Factors on Affordable Housing Production in Nigeria**

The creation of affordable Nigerian housing is influenced by a variety of internal and external influences. The cost of housing is influenced by external factors, such as land acquisition (Kuma, 2015), the availability of infrastructure on the site and in the nearby areas, planning and design [7];[27] the presidency and community programs [30];[19], financing costs, amortization schedules, and subsidization [18]. The socioeconomic circumstances of the specific target groups or individuals are primarily referred to as internal factors. For instance, the financial and attribute characteristics of the group have been further impacted by career opportunities, occupation types, wages and discretionary spending profiles. [35][26]. In addition, important considerations are objective gatherings, social characteristics like family structure or sizes, family structures, requirements, traditions, wants and goals, and priorities [10];[15].

### **World Experiences on Housing Affordability**

The working class with greater incomes finds inexpensive housing to be incredibly alluring in several big urban areas, such as in South Africa, Kenya, Tanzania, Thailand, Indonesia, and India. Even if they don't reside there, these working-class people from Africa or Asia who have significant wealth also invest in houses in other countries. The United Nations estimates that, on average, at least 10 new families move from the countryside to a city to inhabit each new housing unit that is developed. The housing shortage in cities is made worse by people moving there in search of houses. The pressure that supply gaps put on home prices and rent levels leads to housing stress and unaffordable housing for low-income households as one of its effects [15];[35]. Housing issues are a global issue, according to research by certain academics [12];[25];[33]. Just like in impoverished countries, there are still pockets of isolated homelessness in developed nations.

The Nigerian government, both at the Federal and State levels, has long struggled to make housing affordable and accessible to the urban population. Urban slums and overpopulation have been brought on by the lack of affordable housing in cities. The many government initiatives and intentions to enhance the supply of housing in Nigeria are displayed in the Table below. The accomplishment rate was only 17% between 1962 and 1996, leaving more than 500,000 dwelling units unmet. Nigeria had 15,221,000 housing units in total in 2001 [12];[15], and 28,197,085 units in total as of 2006 [25]. According to estimates, the nation will require 102,111,081 housing units by 2020. [22]. The country now has a housing shortage of 17 million units [15];[35];[12]. As a result, 800,000 must be produced annually as opposed to the present



**Table 2.1** Nigerian past government achievement in housing delivery

Plan Period	Target	Achievement		Shortfall	
		Units	%	Units	%
1 <sup>st</sup> NDP (1962-68)	61,000	500	0.8	60,500	99.2
2 <sup>nd</sup> NDP (1970-74)	59,000	17,700	30	41,300	70
3 <sup>rd</sup> NDP (1975-80)	202,000	28,500	14	173,500	86
4 <sup>th</sup> NDP (1980-85)	200,000	47,200	24	152,800	76
1994-1996 Rolling Plan	121,000	17,792	15	103,208	85
Total	643,000	111,692	17.3	531,308	82.7

**Source:** [27].

Regardless of their financial situation, every Filipino family seems to have the right to live comfortably inside the comfort of their own house, according to the housing sector in the Philippines. By 2030, the industry hopes to have eliminated the 3.9-million-person housing shortfall. To strengthen the regulatory structure for housing construction and execute a comprehensive subsidized housing subsidy for certain groups, the nation has produced and mobilized money for end-user financing. In particular, the nation has actively pushed for affordable, socialized, and economic housing units [23];[35]. Self-help housing, which is incremental housing depending on financial capacity, makes up the great bulk of low-income housing in Indonesia, where almost 70% of the entire workforce works in the informal sector, or noncredit able firms [22]. The government began building multi-story low-income rental housing, special purpose homes, self-help housing with higher quality standards, neighborhood improvements, the development of housing microfinance organizations, and secondary.

### Strategies and Issues in Nigerian Affordable Housing

The housing policies of Nigeria are comparable to those of certain South American nations. In Nigeria, there are several public-private partnerships (PPP) programs, site and services programs, and low-cost housing initiatives from the Shagari period that are either entirely supported by the government or in cooperation with it. Depending on the circumstances, the government granted concessions to a few chosen developers to build affordable housing, as was the case in the Federal Capital Territory [23];[33]. The majority of the newly industrialized and developing nations now have difficulties in obtaining loans for their citizens. These financial institutions are either unable or unwilling to provide long-term lending facilities to hasten the growth of the urban shareholder sector due to low per capita income and a lack of employment stability [13];[26];[28]. Additionally, these governments suffer a lack of funding and other resources that prevent them from providing housing on a scale that will meet the demands of low- and middle-income families [26];[26]. Accordingly, using confirmatory factor analysis, the study's goal is to pinpoint numerous elements that, in Nigeria, real estate

developers believe are impacting the availability of affordable housing.

### 3. METHODOLOGY

This study adopted the quantitative research design where the questionnaire was developed and distributed to the real estate developer in the study, descriptive, exploratory strategy was employed to aid the achievement of the research objective., in the process of the sample size determination is that Krejcie and Morgan table is used, maintaining the rule of thumb that a population of 170, a sample size of 118 will be attributed, but for the case of data shortage, this study administered 121 sets of the questionnaire. Correlational statistical analysis was executed through the use of the SPSS data analysis tool.

#### The study area.

Abuja is in the center of Nigeria, at a latitude of 9 degrees 07'N and a longitude of 7 degrees 48'E. On December 12, 1991, it was designated as the Federal Capital Territory (FCT) as Nigeria's new administrative capital. It was founded to address the issues that plagued Lagos as the city's capital at the time, such as a housing shortage, traffic congestion, and overstressed infrastructure. Muhammad and others (2015).

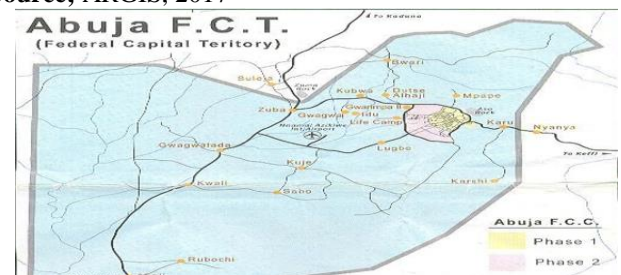
Abuja, the administrative capital of Nigeria's Federal Capital Territory (FCT), is located to the north of the confluence of the Niger and Benue rivers. It has a total area of 7,315 square kilometers. It is bounded on the west and north by Niger state, on the northeast by Kaduna state, on the east by Nasarawa state, and on the south and southwest by Kogi state.

Abuja is geographically located in the center of the country, between latitude 8.25 and 9.20 north of the equator and longitude 6.45 and 7.39 east of the Greenwich Meridian.



Map of Nigeria showing Abuja (in Green)

**Source;** ARGIS, 2017



Map of Abuja

#### 4. RESULT

The analysis of the questionnaire distributed was presented in the table below

**Table 4. Analysis of questionnaire**

Residential Property Developers			
S/N	Respondents	Frequency	Percentage (%)
1	Total number of questionnaires	121	100
2	Number of copies returned	77	63.63
3	Number of copies not returned	44	36.36

**Source: Field Survey, 2022**

Based on the research objectives, there is one group of respondents (residential property developers), the questionnaires were distributed at random, 121 questionnaires representing 100% were administered, 77 representing 63.63% were answered and returned, 44 representing 36.36% were not returned.

Gender		Frequency	Percentage (%)
	Male	63	81.81
	Female	14	18.18
Age Bracket	Less than 30years	0	0
	31-35years	16	20.78
	36-40years	20	25.97
	41-50years	35	45.45
	50 and above	6	7.80
Educational level	Diploma	0	0
	Bachelor Degree	39	50.64
	Master's Degree	33	42.86
	Ph.D.	5	6.49
Profession	Architect(s)	22	28.57
	Quantity Surveyor(s)	9	11.69
	Civil Engineer(s)	24	31.17

	Builder(s)	3	3.90
	Estate Surveyor(s) and valuer(s)	5	6.49
	Other(s)	14	18.18
Years Of Working Experience			
	Less than 5years	8	10.39
	5-10years	21	27.27
	11-15years	24	31.17
	16-20years	13	16.88
	20years and above	11	14.29

The research observed that the male gender responded more than the female gender within the study area. The analysis shows that there is a gap in the gender distribution of the respondents. Male, 63 representing 81.18% have responded more than females 14, representing 18.18% of the respondents.

This study shows that there are more male residential property developers in Abuja than females.

Age bracket, the table above shows that 30 years and below representing 0% are not into residential property development in the study area, while 16 representing 20.78% fall between the age bracket of 31-35years, 20 representing 25.97% of the respondents fall between the age of 36-40years, 35 respondents, representing 45.45% fall between the age of 41-50years and 6 representing 7.80% of the respondents are 50years and above. The study shows that people between the age of 41-50 years are more into residential property development, while people below 31years are not into residential property development in the study area.

#### I)

Education qualification, the table above shows the educational level of the respondents, 39 respondents representing 50.64% have bachelor's degrees, while 33 representing 42.86% have master's degrees, 5 respondents representing 6.49% have Ph.D., and there are no respondents who have a diploma. The study shows that there is a good level of literacy among residential property developers in Abuja.

Profession, the table above shows that 22 respondents, representing 28.57% of the respondents are Architects, while 9 representing 11.69% are Quantity Surveyors, 24 representing 31.17% are civil engineers, while the Builders are 3 which represent 3.90% of the respondents, Estate Surveyors and Valuers are 5 which represents 6.49% of the respondents, while 14 which represents 18.18% of the respondents are into

other professions. The study shows that Civil Engineers are the profession mostly involved in residential property development in the study area, also, the study shows that any profession can be a residential property developer in the study area.

2)

Years of working experience, the table above indicates the years of working experience of the respondents, 8 respondents representing 10.39% have less than 5 years of working experience, while 21 of the respondents representing 27.27% working experience fall between 5-10years, 24 of the respondents representing 31.17% years of working experience fall between 11-15years,

13 respondents representing 16.88% of the respondents' years of working experience fall between 16-20years, and 11 respondents representing 14.29% of working experience fall between 20 years and above.

#### ***Assessment of Relationship between factors affecting property development and housing affordability***

A correlation analysis was carried out to assess the relationship between property development and housing affordability in the study area. The results presented in the table.

**Table 4.2 Relationship between factors affecting property development and housing affordability**

		<b>FaPD</b>	<b>HA</b>
<b>FaPD</b>	Pearson Correlation	1	.587
	Sig. (2-tailed)		.000
	N	77	77
<b>Housing Affordability</b>	Pearson Correlation	.587	1
	Sig. (2-tailed)	.000	
	N	77	77

**Note;** **FaPD** stands for Factors affecting Property Development, **H.A:** housing affordability.

Table 4.2 shows the relationship between property development and housing affordability, it was investigated using Pearson product-moment correlation coefficient. Preliminary analyses were performed to ensure no violation of the assumptions of normality, linearity, and homoscedasticity. There was a strong, Positive correlation between the two variables,  $r = 0.587$ ,  $n = 77$ . And correlation is significant at a 0.01 level (2-tailed). This means that as factors affecting property development increase, housing affordability increases.

## **CONCLUSION**

from this study with aim of assessing the relationship between property development and housing affordability in Abuja, Nigeria from the result of the study indicated that there is a relationship between the factors affecting property development and housing affordability, this result further explores that the cost of labor, building material cost, access to land, cost of development, mortgage interest rate, are more having linkage with the housing affordability in the study area. The public and the private sector have shown an effort toward housing provision in Abuja but, there are still a need government and the other private sectors to tackle these factors that threaten housing affordability. These factors have a relationship with the housing affordability determination.

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