Spatial Variation in Residential Satisfaction Across Local Government Areas in Ibadan: Implications for Urban Housing Policy

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Abstract- ***This study investigates spatial variations in residential satisfaction across Local Government Areas (LGAs) in Ibadan, Nigeria, with the aim of informing more equitable and context-sensitive urban housing policies. Despite extensive literature on housing quality in Nigerian cities, there remains a significant gap in understanding how satisfaction levels differ across urban space. Through a Systematic Literature Review (SLR) of twenty peer-reviewed articles and empirical studies, the research synthesizes existing evidence on the interplay between socio-economic conditions, infrastructural availability, environmental quality, and housing satisfaction. The findings reveal consistent disparities between central and peripheral LGAs in Ibadan. Residents in centrally located areas experience higher satisfaction due to better access to services, safer environments, and more organized spatial planning. In contrast, those in the suburbs and peri-urban LGAs face housing dissatisfaction driven by inadequate infrastructure, overcrowding, poor environmental sanitation, and socio-spatial exclusion. Studies such as Makinde (2020), Onifade (2021), and Lanrewaju (2024) emphasize that satisfaction is shaped not only by physical housing quality but also by neighborhood characteristics, community interaction, and governance practices. The study concludes that urban housing interventions in Ibadan must adopt a decentralized, participatory approach that reflects the spatial diversity of residents' needs. It recommends regular spatial assessments, stakeholder engagement, and targeted investment in underserved areas to promote inclusive urban development. This research addresses a critical literature gap and contributes to the formulation of spatially responsive housing strategies in Nigerian cities.***

Indexed Terms- ***Residential satisfaction, Spatial variation, Housing quality, Ibadan, Infrastructure.***

I. INTRODUCTION

Housing serves as more than a basic human necessity it constitutes a critical driver of well-being, community development, and socio-economic stability. In the context of rapidly urbanizing Nigerian cities like Ibadan, housing conditions reveal deep-rooted inequalities and infrastructural disparities across neighborhoods and local government areas (LGAs). As the urban population expands, the quality and distribution of housing stock have become central to discussions about livability, affordability, and equitable access to infrastructure and services (Effe & Wokekoro, 2021; Jimoh & Famewo, 2021). Yet, despite governmental and private efforts toward public housing development, residential satisfaction remains highly uneven across space affected by socio-economic, locational, and physical determinants that shape how residents experience and evaluate their living environments (Ajom et al., 2022; Oshikoya & Ifediora, 2021).

Ibadan, the capital of Oyo State, presents a compelling case for investigating spatial variation in housing satisfaction. It is a complex urban system made up of diverse LGAs, each with unique infrastructural capabilities, demographic compositions, and socio-economic realities. Several studies have shown that in urban Nigeria, residential satisfaction is typically influenced by factors such as proximity to services, rental affordability, quality of building infrastructure, access to water and sanitation, neighborhood safety, and waste management (Ajom et al., 2022; Effe & Wokekoro, 2021). However, few studies have

spatially disaggregated this analysis across LGAs within a single metropolis. Understanding these variations is particularly crucial for Ibadan, where economic activities, land use patterns, and governance structures differ across localities, thereby shaping housing outcomes in highly localized ways (Jimoh & Famewo, 2021; Oshikoya & Ifediora, 2021). Furthermore, housing satisfaction is a dynamic construct that reflects how well available housing matches residents' expectations, lifestyle, and daily functional needs. According to Effe and Wokekoro (2021), public housing residents frequently report dissatisfaction with core amenities such as electricity, drainage, water supply, security, and parking space. In their study of federal housing estates in Abia State, they identified that both physical conditions and functional infrastructure were key determinants of satisfaction. Similarly, Ajom et al. (2022) found that in Calabar, residents of public housing were only marginally satisfied with their housing environments due to deteriorating facilities, unreliable services, and distorted environmental quality. These findings underscore the significance of both physical (e.g., room sizes, layout, ventilation) and environmental (e.g., cleanliness, greenery, road network) variables in determining satisfaction. When such attributes are unequally distributed, the result is spatial disparity in residential contentment a situation that weakens social equity and urban cohesion.

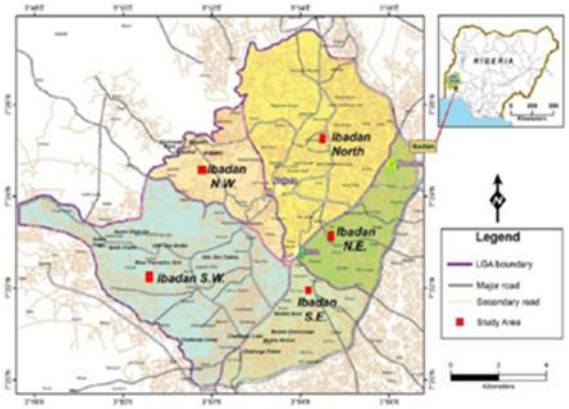

Figure 1: Map of Ibadan Metropolis

Source: Makinde (2020)

The same patterns appear evident in Ibadan. As revealed by Jimoh and Famewo (2021), rental dynamics in Ibadan North LGA are significantly shaped by the interplay between income levels, neighborhood quality, and access to amenities. High rental costs are not necessarily reflective of better service delivery, and households often settle for suboptimal housing due to affordability constraints. This is further confirmed by Oshikoya and Ifediora (2021), whose study on housing choice determinants in the Ibadan metropolis found that factors such as ease of commuting, proximity to markets, and socio-economic class played a significant role in shaping residential decisions. These studies collectively suggest that satisfaction is not merely an individual preference but a spatial and structural issue embedded in how urban development policies are designed and implemented. Despite these insights, existing housing policies in Nigeria often adopt a generalized, top-down approach that fails to consider the spatial specificities of urban areas. The lack of localized housing strategies leads to poor planning outcomes, inefficient resource allocation, and widened gaps between housing supply and resident expectations (Effe & Wokekoro, 2021; Ajom et al., 2022). Moreover, failure to continuously monitor and evaluate satisfaction levels on a spatial basis reduces the responsiveness of housing interventions, leaving some communities underserved while others benefit from upgraded infrastructure and improved access.

This study, therefore, seeks to bridge this critical gap by examining the spatial variation in residential satisfaction across selected LGAs in Ibadan, with a view to generating evidence-based policy insights that reflect the unique needs of each locality. The focus is on evaluating how residential satisfaction is distributed, what physical, environmental, and socio-economic variables are most influential, and how these insights can shape more inclusive and spatially responsive housing policies in Nigeria's urban centers.

The Objectives are to:

i. assess the levels of residential satisfaction across selected local government areas in Ibadan metropolis;
ii. identify key spatial, infrastructural, and socio-economic factors influencing residential satisfaction in each LGA; and

iii. evaluate how location-specific factors (e.g., housing condition, services, affordability) shape disparities in satisfaction.

The significance of this study lies in its potential to uncover spatial disparities in residential satisfaction across various local government areas (LGAs) in Ibadan, a rapidly urbanizing Nigerian city. Understanding how satisfaction varies geographically is critical for designing responsive and equitable urban housing policies that reflect the lived realities of diverse resident populations. As past studies have shown, residential satisfaction is influenced by numerous factors including proximity to services, infrastructure quality, housing type, and socio-economic conditions (Oshikoya & Ifediora, 2021; Jimoh & Famewo, 2021). This research adds a spatial dimension to the discourse, helping urban planners and policymakers pinpoint areas with the greatest housing challenges and prioritize location-specific interventions that address underlying issues such as rent burden, infrastructure decay, or inadequate public amenities (Ajom et al., 2022; Effe & Wokekoro, 2021).

The findings from this study are expected to provide valuable evidence for reforming housing development strategies in Ibadan by highlighting how satisfaction is shaped not only by the physical features of dwellings but also by broader environmental, social, and locational variables. Given that public housing schemes often fall short in meeting resident expectations due to poor design, infrastructure deterioration, and weak maintenance structures, identifying spatial variations can inform more targeted and efficient policy responses (Effe & Wokekoro, 2021; Ajom et al., 2022). These findings can guide future housing programs to be more inclusive, needs-sensitive, and spatially equitable, particularly in addressing the unique challenges faced by low- and middle-income households in underperforming areas. Ultimately, the study aims to support the creation of urban housing policies that not only improve built environments but also enhance residents' quality of life across all LGAs in Ibadan.

II. LITERATURE REVIEW

The spatial variation in residential satisfaction across Local Government Areas (LGAs) in Ibadan reflects broader trends in urban housing quality, accessibility, and equity across Nigerian cities. Residential satisfaction encompasses both subjective perceptions and measurable indicators of housing adequacy, and it often varies in relation to physical infrastructure, service provision, social dynamics, and local governance practices. As Ibadan continues to expand as a metropolitan hub, the spatial distribution of housing amenities and conditions plays a critical role in determining resident well-being, social stability, and urban functionality. Existing studies emphasize the need to understand how satisfaction levels differ by location and how this understanding can guide more inclusive and context-sensitive urban housing policies.

Determinants of Residential Satisfaction in Nigerian Housing Estates

Residential satisfaction in Nigerian cities is influenced by a complex interplay of spatial, infrastructural, and socio-economic factors, often shaped by broader systemic challenges related to governance, policy implementation, and urban inequality. As Effe and Wokekoro (2021) argue, key determinants of satisfaction include space adequacy, quality of infrastructure, access to public services, and social cohesion within housing environments. Their study on federal housing estates in Abia State revealed that many of these estates, though planned with standardized templates, fail to reflect the local realities and preferences of their occupants. They identified widespread issues such as deteriorated drainage systems, erratic power supply, poor fire service infrastructure, and inadequate safety provisions factors that critically diminish overall satisfaction. The researchers concluded that housing strategies must shift away from rigid, generalized models toward more context-specific approaches that respond to the distinct needs and vulnerabilities of individual communities. Complementing this perspective, Ajom, Mfon, Moses, and Eteng (2022) examined public housing estates in Calabar and found that deteriorating facilities including unreliable water supply systems, inefficient waste disposal mechanisms, and declining aesthetic quality had a marked negative impact on residents' satisfaction levels. Although respondents expressed moderate satisfaction with the general location of their estates, their dissatisfaction with

environmental and infrastructural conditions was more pronounced. By employing a Relative Satisfaction Index (RSI), the study provided granular insights into how satisfaction varies not only between estates but also within them, based on the distribution and maintenance of physical amenities. The authors recommended consistent renewal of estate infrastructure and strategic upgrades of essential services to enhance livability. Together, these studies underscore the need for spatially informed assessments and dynamic policy responses that recognize the heterogeneous nature of residential experiences across different local contexts. Particularly in metropolitan areas like Ibadan, these differentiated approaches are essential for aligning housing delivery with the lived realities of urban residents.

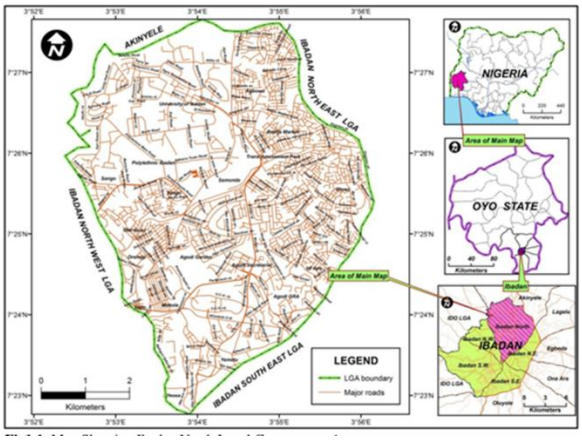

Figure 2: Map Showing Ibadan North Local Government Area

Source: Jimoh (2021)

Spatial Disparities in Housing Conditions and Urban Inequality

Spatial disparities in housing conditions have emerged as a persistent marker of urban inequality in Nigeria, with Ibadan exemplifying these trends through its contrasting neighborhoods. According to Jimoh and Famewo (2021), housing quality and rental values in Ibadan North Local Government Area exhibit significant variations based on infrastructural development, road connectivity, and access to social amenities. Central and well-established areas benefit from higher public investment in roads, waste management, electricity, and security infrastructure, which in turn fosters higher levels of residential satisfaction. In contrast, peri-urban and low-income areas suffer from infrastructure neglect, limited accessibility, and environmental degradation factors that collectively contribute to housing dissatisfaction and urban marginalization. These discrepancies are reflective of deeper systemic issues, including unequal allocation of resources, administrative inertia, and historically entrenched planning biases that privilege core urban centers over expanding peripheral settlements.

Building on this critique, Oshikoya and Ifediora (2021) argue that Nigeria's national housing policy is overly centralized and does not sufficiently account for the spatial, economic, and demographic diversity of its urban areas. The authors contend that this one-size-fits-all approach fails to accommodate the localized realities of settlement patterns, especially in heterogeneous cities like Ibadan. Their study advocates for a shift towards place-based planning, which prioritizes bottom-up strategies rooted in localized data collection, neighborhood profiling, and community participation. This approach calls for empowering Local Government Areas (LGAs) with the authority and resources to tailor housing interventions that reflect their unique socio-spatial configurations. In a complex urban system such as Ibadan, where each LGA varies in its degree of urbanization, service coverage, and population density, such decentralization is critical. A spatially sensitive housing policy framework, informed by neighborhood-level satisfaction data and infrastructure audits, could significantly reduce residential disparities and promote more equitable urban development.

Policy Implications for Urban Housing in Ibadan

The literature reviewed emphasizes the necessity for urban housing policies in Ibadan that are grounded in spatially disaggregated data and locally contextualized strategies. Given the evident disparities in infrastructure, housing quality, and service delivery across various Local Government Areas (LGAs), uniform policy frameworks often fall short in addressing residents' diverse needs. Studies such as those by Jimoh and Famewo (2021) and Oshikoya and Ifediora (2021) advocate for the integration of spatial

analysis tools such as Geographic Information Systems (GIS), neighborhood satisfaction mapping, and socio-economic profiling to identify spatial patterns in housing performance. These tools enable stakeholders to pinpoint underperforming LGAs, allocate infrastructure investments more equitably, and tailor interventions to reflect the unique realities of each area. In a heterogeneous city like Ibadan, where rapid urbanization, informal settlement growth, and planning inefficiencies coexist, spatially informed and community-driven policy mechanisms are essential for promoting inclusive urban development and housing equity.

Nevertheless, there remains a notable research and policy gap: a lack of holistic, citywide assessments of residential satisfaction that capture inter-LGA disparities in a systematic and comparative manner. Much of the existing research has narrowly focused on individual housing estates or select LGAs, thereby overlooking broader trends and impeding comprehensive policy formulation. This gap underscores the importance of the present study, which seeks to provide a spatial analysis of residential satisfaction across all LGAs in Ibadan. Such an approach will equip policymakers, urban planners, and housing authorities with empirical insights to reform estate governance structures, address localized service deficits, and support participatory planning efforts. Ultimately, incorporating spatial variation into housing policy frameworks can foster more just, effective, and sustainable urban housing outcomes—aligning local planning practice with global urban development goals, such as SDG 11 (Sustainable Cities and Communities).

Theories of Determinants of Building Performance in Residential Estates

Understanding the spatial disparities in residential satisfaction within a rapidly urbanizing context like Ibadan demands a theoretical grounding that acknowledges both micro-level behavioral dynamics and macro-level structural inequalities. Two key theoretical constructs underpin this study: the Housing Adjustment Theory and the Place-Based Theory of Urban Inequality. Together, these frameworks explain how individual perceptions, socio-spatial inequalities, and policy dynamics interact to shape variations in satisfaction across different Local Government Areas (LGAs).

Housing Adjustment Theory, Originally developed by Morris and Winter (1975), the Housing Adjustment Theory postulates that residential satisfaction emerges from the degree to which a household's current housing condition aligns with its needs, preferences, and aspirations. When misalignments occur such as overcrowding, lack of basic infrastructure, or environmental discomfort households experience dissatisfaction, which may result in behavioral responses such as modification of space, subletting, or relocation. This theory places emphasis on the dynamic interplay between household expectations and housing realities, recognizing that satisfaction is not static but evolves with changing household conditions, income levels, and urban pressures. In the Nigerian context, this model is particularly relevant. For instance, Ajom, Mfon, Moses, and Eteng (2022) applied the theory indirectly in their study of public housing estates in Calabar, where they found that deteriorating physical infrastructure and environmental neglect reduced residents' satisfaction. The mismatch between what residents expected and the quality of infrastructure they encountered led to a relatively low Relative Satisfaction Index (RSI), affirming the theory's argument on need-attribute congruence. Similarly, Effe and Wokekoro (2021) highlighted how dissatisfaction with space allocation, water supply, and safety within housing estates in Abia State led to increased tenant complaints and informal modifications. These examples illustrate that residents actively evaluate their housing conditions against their living standards and act accordingly when those conditions fall short. Housing Adjustment Theory also sheds light on adaptive behaviours, such as illegal extensions, self-provided water systems, or neighborhood association lobbying, which are common in Ibadan's public housing estates. These actions represent a form of "adjustment" to bridge the gap between needs and actual housing supply, revealing how residents navigate structural housing inadequacies. By applying this theory, the current study seeks to identify patterns in how satisfaction varies across LGAs based on residents' responses to local housing deficits, particularly in terms of spatial adequacy, environmental quality, and service delivery.

The Place-Based Theory of Urban Inequality, as advanced by Galster (2001), emphasizes the significance of geographic location in determining residents' access to opportunities, services, and quality housing. This theory argues that neighborhoods are not merely containers for housing, but spatial expressions of social, political, and economic inequalities. Residential satisfaction, from this perspective, is not only about individual housing units but also about the contextual features of the area such as road quality, proximity to employment, social services, drainage systems, and waste management. These locational advantages or deficits significantly shape how satisfied people feel with their living conditions. In Ibadan, disparities across LGAs are evident in the distribution of public services, road networks, and environmental quality. Jimoh and Famewo (2021) conducted a spatial analysis of rent and housing quality in Ibadan North LGA and found that areas closer to commercial hubs and government services scored higher in satisfaction due to better infrastructure. Peripheral LGAs with poor drainage, limited road access, and low security showed correspondingly lower satisfaction ratings. Oshikoya and Ifediora (2021) criticized Nigeria's centralized housing policy approach, arguing that it overlooks intra-city diversity and fails to adopt spatially differentiated responses. They called for localized, disaggregated policy frameworks that reflect the unique urban morphology and socio-economic conditions of each LGA a core tenet of the place-based theory. This theory thus provides a broader lens for interpreting residential satisfaction in Ibadan not just as a matter of building quality or individual preferences, but as the outcome of unequal spatial development, poor policy targeting, and urban governance failures. In applying this framework, the current research recognizes that even similarly designed housing estates may yield different satisfaction outcomes simply because they are located in different LGAs with varying institutional capacities, infrastructure provision, and environmental conditions.

When used together, these theories provide a multi-scalar lens through which to assess the complex drivers of spatial variation in residential satisfaction. The Housing Adjustment Theory allows the study to explore resident-level responses and expectations, while the Place-Based Theory captures the broader urban and locational structures that shape housing conditions and service delivery across Ibadan. This dual-theoretical foundation is essential for explaining why certain LGAs report higher satisfaction than others, even when housing typologies are similar. By anchoring the study in these two theoretical models, it becomes possible to interrogate how satisfaction is co-produced by individual needs and adaptive behaviours as well as systemic locational advantages or disadvantages. This approach also enables the study to bridge micro-level housing experiences with macro-level urban policy frameworks, thereby providing actionable insights for localized and equitable housing reform in Ibadan.

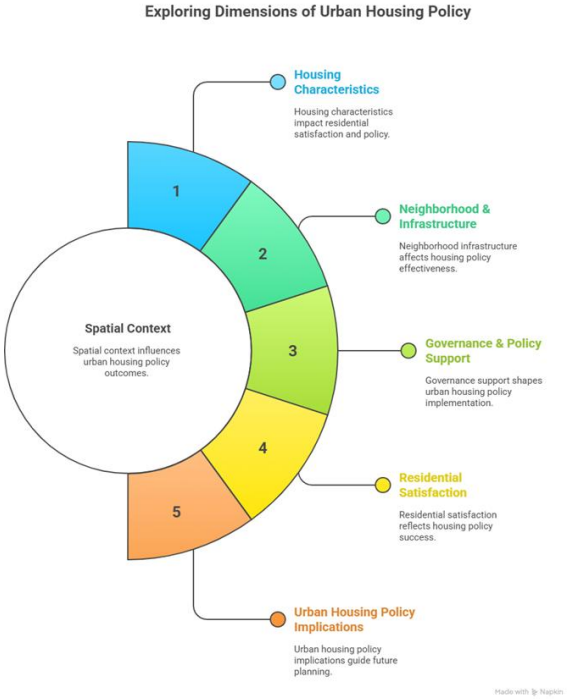

Figure 1: Spatial Context Influences

Source: Research Fieldwork (2025)

Conceptual Framework

The conceptual framework for this study is based on the premise that residential satisfaction is shaped by a combination of physical, environmental, and governance-related factors, which vary spatially across different Local Government Areas (LGAs) in Ibadan. Key influencing variables include housing

characteristics (e.g., space, structure, ventilation), neighborhood conditions (e.g., access to water, roads, and waste management), and the quality of local governance (e.g., estate maintenance, planning responsiveness). According to Ajom, Mfon, Moses, and Eteng (2022), residential satisfaction is not uniform, as it depends on localized factors such as infrastructure provision and environmental quality. Effe and Wokekoro (2021) further emphasize that satisfaction can differ within similar estate types, depending on management and service delivery, reinforcing the idea that spatial context plays a critical moderating role. Furthermore, the framework acknowledges the importance of spatial equity in urban planning. Jimoh and Famewo (2021) show that centrally located LGAs with better infrastructure receive higher satisfaction ratings than peripheral ones with poor access to services. Similarly, Oshikoya and Ifediora (2021) argue that housing policies in Nigeria often apply generic solutions that ignore spatial and demographic diversity, resulting in uneven satisfaction outcomes. Therefore, this framework positions spatial variation specifically, LGA-level differences in infrastructure, socio-economic characteristics, and governance as central to understanding residential satisfaction patterns in Ibadan. It supports the study's goal of guiding urban housing policies toward context-sensitive, spatially informed solutions that improve housing outcomes across all LGAs. In addition to spatial design, empirical findings have shown that material selection significantly influences the operational and long-term performance of housing estates. Conventional construction materials such as sandcrete blocks, reinforced concrete, and imported ceramic finishes dominate public housing developments in Lagos, yet often lead to costly maintenance and thermal inefficiencies for low-income occupants (Oyero, n.d.). Studies by Igboekulie, Monye, and Joseph (2022) observed that escalating prices of cement and steel have contributed to a decline in formal housing delivery and an increase in informal, poorly executed self-build projects. These structures typically suffer from low durability and raise safety concerns due to poor workmanship and substandard materials. However, empirical work by Stephen (2024) highlights the performance potential of indigenous alternatives such as stabilized laterite blocks, bamboo, and silica sand masonry. These materials have been shown to reduce construction costs by up to 70%, lower embodied energy, and enhance indoor thermal mass, especially when detailed using hybrid systems (e.g., concrete ring beams). Despite these advantages, uptake remains low due to policy rigidity, conservative building codes, and limited contractor skillsets (Akinwamide, Hahn, Paradza, & Aweh, 2022). Where these context-appropriate materials have been piloted, significant improvements have been observed in indoor temperatures, maintenance efficiency, and overall livability.

Empirical Review

In their study of public housing estates in Calabar, Ajom, Mfon, Moses, and Eteng (2022) examined residential satisfaction using a Relative Satisfaction Index (RSI) based on responses from household heads. The study categorized satisfaction drivers into housing location, physical facilities, and environmental factors. Findings revealed that although residents were moderately satisfied, issues such as waste disposal, water supply, and deteriorating facilities negatively influenced overall satisfaction. The authors emphasized the need for periodic upgrades, better maintenance practices, and environmental renewal strategies to ensure long-term habitability and resident contentment in public housing settings.

Effe and Wokekoro (2021) conducted an assessment of residential satisfaction in federal housing estates in Abia State and identified several infrastructure-related deficiencies contributing to dissatisfaction. These included poor water supply, inadequate fire service infrastructure, and substandard sewage systems. The study highlighted variations in satisfaction within estates, driven by differences in structural design, environmental quality, and neighborhood safety. The authors concluded that housing authorities must recognize localized needs and adopt spatially differentiated strategies to address the multifaceted challenges faced by public housing residents.

In Ibadan North LGA, Jimoh and Famewo (2021) performed a spatial analysis of housing quality and rent values, showing a clear divide between central and peripheral neighborhoods. Central districts, with better infrastructure, access to road networks, and availability of amenities, reported higher residential satisfaction. In contrast, outlying areas suffered from

neglect, poor drainage, and weak service provision, leading to lower satisfaction scores. This study underscores the importance of infrastructure investment and spatial equity in improving resident experiences and housing quality across LGAs.

Olatunji and Yoade (2022) investigated the influence of socio-economic factors on residents' quality of life across five Local Government Areas within metropolitan Ibadan. Utilizing a stratified sampling approach across 15 wards, the study revealed significant disparities in infrastructure provision and access to basic amenities such as electricity, water supply, drainage, and healthcare facilities. The research found that these deficiencies contributed to a generally poor quality of life, particularly in core residential zones. Variations in residents' socio-economic profiles including marital status, educational attainment, occupation, and duration of residency were observed to influence their satisfaction levels and overall well-being. The findings emphasized that inadequate infrastructure and unequal access to public services were spatially distributed, reinforcing inequalities among different residential areas. The study concluded that policy interventions aimed at improving quality of life must consider these spatial and socio-economic differences, and should be designed to target infrastructure gaps and support equitable urban development across Ibadan (Olatunji & Yoade, 2022).

Table 1: Household Size of Residents

Household Size	Core	Transition	Sub-urban	Ibandan metropolis
6 or Below	354 (67.05 %)	264 (88.29 %)	179(86.06%)	797 (77.00 %)
7 - 10	143 (27.08 %)	34 (11.37 %)	27 (12.98%)	204 (19.71 %)
Above 10	31 (5.87 %)	1 (0.33%)	0 (0.00&)	32 (3.09%)
Total	528 (100%)	299 (100%)	208 (100%)	1035 (100%)

Source: Olatunji et.al (2022)

Table 2: Buildings in the different residential zones where household heads were selected for survey

Residental Areas		Ibadan North	Ibadan NE	Ibadan NW	Ibadan SE	Ibadan SW	Total
Core	Total Buildings	3.556	6.224	4.805	5.433	6.409	26.427
	Sampled Buildings	71	124	96	109	128	528

Transition	Total Buildings	5.673	2.580	1.857	2.238	2.576	14.924
	Sampled Buildings	113	52	37	45	52	299
Sub- urban	Total Buildings	2.315	2.195	2.122	1.792	1.993	10.417
	Sampled buildings	46	44	42	36	40	208
Total	Total Buildings	11.544	10.999	8.784	9.463	10.561	51.351
	Sampled Buildings	232	220	176	192	212	1035

Source: Olatunji et.al (2022)

Oshikoya and Ifediora (2021) critiqued Nigeria's national housing policy for failing to integrate place-based planning into its framework. According to their analysis, top-down housing interventions often overlook the unique demographic, environmental, and socio-economic characteristics of local communities. The authors advocated for decentralized policy implementation at the LGA level, driven by disaggregated satisfaction data and local profiling. Their work supports the idea that spatial variation in residential satisfaction can only be adequately addressed through participatory planning and context-sensitive housing strategies tailored to the specificities of each locality.

Identification of Gaps in Literature

Despite a growing body of empirical studies on housing quality and satisfaction in Nigerian cities, significant gaps remain in understanding the spatial dimensions of residential satisfaction, particularly within the context of Ibadan's complex urban structure. Firstly, most studies tend to focus on general housing conditions or the performance of isolated housing estates without examining spatial variation across multiple Local Government Areas (LGAs). For instance, while Jimoh and Famewo (2021) assess housing quality and rental values in Ibadan North LGA, their findings are geographically narrow and fail to capture satisfaction disparities in other parts of the city, such as urban fringes or peri-urban LGAs. This limits the generalizability of their conclusions and constrains policy formulation to fragmented data.

Secondly, while numerous studies acknowledge the importance of socio-economic and infrastructural factors in determining housing satisfaction, there is a lack of integrated spatial analysis that reveals how these factors operate differently across urban space. Ajom et al. (2022), for example, evaluated public housing satisfaction in Calabar but did not explore spatial heterogeneity or apply spatial analytics that would identify local patterns and disparities. Similarly, Effe and Wokekoro (2021) noted dissatisfaction due to inadequate infrastructure in Abia State's federal housing estates but did not connect this to broader urban spatial planning or variation between administrative districts. This oversight leaves a critical

gap in using spatial tools such as GIS to inform location-sensitive urban housing policies.

Thirdly, while housing policy critiques like that of Oshikoya and Ifediora (2021) stress the need for place-based planning, empirical backing for such claims within the Ibadan metropolitan area remains scarce. There is insufficient evidence showing how satisfaction levels differ between high-density urban cores and lower-density suburban or semi-rural LGAs, or how these differences should inform differentiated policy strategies. The lack of spatially disaggregated data collection further exacerbates this issue, making it difficult to develop equity-driven housing interventions responsive to the needs of diverse communities.

Moreover, there is a methodological gap in how residential satisfaction is measured across urban areas. While many studies adopt survey-based approaches, few integrate these with spatial mapping techniques that can visually represent disparities and enable planners to target low-performing zones. The absence of such approaches, especially in a polycentric city like Ibadan, weakens the potential for spatial equity in housing policy implementation.

In summary, current literature lacks a comprehensive, spatially focused analysis of residential satisfaction across Ibadan's LGAs. There is a clear need for research that not only captures subjective satisfaction levels but also situates these findings within the spatial realities of urban infrastructure, socio-economic diversity, and housing delivery systems. This study addresses these gaps by offering a spatial analysis of residential satisfaction, which can inform localized urban housing policy interventions tailored to the distinct needs of different LGAs in Ibadan.

III. METHODOLOGY

This study adopts a Systematic Literature Review (SLR) approach as its research methodology. An SLR is a methodical and reproducible process for identifying, evaluating, and synthesizing scholarly research to answer specific research questions with transparency and rigor (Dewey & Drahota, 2016). This methodology is particularly relevant for investigating the spatial dynamics of residential satisfaction across urban localities, as it enables the consolidation of diverse evidence related to housing quality, neighborhood characteristics, service provision, and governance disparities within rapidly urbanizing Nigerian cities such as Ibadan. By employing a systematic review strategy, the study minimizes selection bias, ensures the use of validated empirical sources, and enhances the reliability of insights that inform spatially responsive urban housing policy.

A total of twenty peer-reviewed journal articles, policy reports, and empirical case studies were selected based on their relevance to housing satisfaction, spatial inequality, local governance, and urban planning. Sources were drawn primarily from Sub-Saharan African contexts particularly Nigeria with supplemental studies from comparable urban environments in developing countries. Comprehensive database searches were conducted via Google Scholar, JSTOR, Scopus, ScienceDirect, and African Journals Online (AJOL) using targeted keywords such as: "residential satisfaction," "housing quality in Ibadan," "spatial disparity in housing," "urban inequality," "housing policy in Nigeria," "socio-economic housing determinants," and "public housing and community development."

The selection process followed a three-phase screening strategy: initial screening by title, relevance filtering through abstracts, and final selection based on full-text appraisal. The inclusion criteria emphasized methodological rigor, geographical relevance to Nigeria (particularly Oyo State and urban centers like Ibadan), empirical clarity, and thematic consistency with spatial housing variation. Quality assurance was guided by the standards of Ajom et al. (2022), Jimoh & Famewo (2021), and Onifade (2021), whose works underscore the interplay between neighborhood attributes, infrastructural services, and residential contentment.

IV. FINDINGS AND DISCUSSION

The analysis of existing studies reveals that residential satisfaction in Ibadan is shaped by spatial disparities across Local Government Areas (LGAs), influenced by variations in infrastructure, environmental quality, and governance. Onifade (2021) found that perceptions of neighborhood safety, social cohesion,

and cleanliness significantly predicted satisfaction, while Jimoh and Famewo (2021) highlighted the role of service provision such as electricity and road access. Satisfaction levels tend to be higher in central LGAs like Ibadan North and Ibadan North-East, which benefit from better infrastructure and access to social amenities (Olatunji, 2022; Jiboye, 2020). In contrast, peripheral LGAs often suffer from overcrowding, poor spatial planning, and deteriorating environmental conditions. Makinde (2020) and Lanrewaju (2024) argue that these spatial inequalities stem from centralized housing policies that fail to reflect localized needs. They advocate for a decentralized, participatory approach that aligns housing interventions with the unique socio-spatial realities of each LGA. Moreover, Azeez (2016) and Akande (2021) noted that income levels and proximity to employment centers further influence satisfaction, with wealthier residents generally experiencing better housing outcomes.

In underserved LGAs, housing dissatisfaction is exacerbated by informal expansions, poor affordability, and weak maintenance of public infrastructure. Adetayo (2020) and Idakwoji (2022) observed that unregulated structural extensions often arise due to design inflexibility and limited access to affordable rental units, resulting in unsafe and congested living conditions. Similarly, Adekunle (2022) and Olatunji (2021) reported that infrastructure neglect such as broken drainage and insufficient lighting contributes to declining satisfaction, particularly in low-income areas. Bosikun (2019) emphasized the lack of maintenance frameworks in public housing projects, which accelerates their deterioration. Furthermore, studies by Ajom et al. (2022) and Akinyemi (2020) concluded that residents' housing satisfaction also depends on their involvement in housing-related decisions and access to urban services. Thus, to address the spatial variation in residential satisfaction across Ibadan, housing policies must shift from generalized models to spatially-responsive strategies that emphasize equitable infrastructure delivery, policy decentralization, and active community engagement to foster inclusive urban development.

Table 3: Analysis of Research Articles Relating to Building Performance

S/N	Title of Article & Author's & Year	Aims & Objectives	Methodology	Results	Limitation of study
1	Azeez, T., Adeleye, O., & Olayiwola, L. (2016). Spatial variation in residents' accessibility to land for housing development in Ibadan metropolis, Oyo state, Nigeria.	The study aimed to examine the spatial variation in residents' accessibility to land for housing development in Ibadan metropolis, Nigeria. It sought to assess how different socio-economic and spatial factors influence land access across high, medium, and low	Data were gathered using a structured questionnaire administered to 405 household heads selected through systematic random sampling from six wards in varying residential densities. Both descriptive and inferential	The study found significant spatial differences in land accessibility across residential zones, with land cost, income, and acquisition time being key factors in high and medium-density areas. Regression analysis showed high explanatory power with R^2 values of 88.8%, 88.3%, and	The study was limited to selected political wards within Ibadan metropolis, which may not fully represent the entire city or other Nigerian urban contexts. Additionally, it focused solely on residential accessibility to land without covering

		residential densities.	statistics, including linear regression, were used to analyze the data.	88.1% in high, medium, and low-density areas respectively.	broader land-use dynamics such as commercial or industrial access.
2	Makinde, O. O. (2020). Design Factors as Determinants of Neighborhood Quality in the Urban Area of Ibadan, Nigeria.	The study aimed to assess how design factors influence neighbourhood quality in urban areas of Ibadan, Nigeria. It sought to understand both expert and resident perceptions of design elements like layout, aesthetics, and connectivity to inform future planning decisions.	Primary data were gathered through questionnaire surveys and direct observation, using systematic sampling (1 in every 5 buildings). The data were analyzed using percentages, correlation, and multiple regression to identify relationships between design characteristics and neighbourhood quality.	Findings showed that design features such as building alignment, space enclosure, and green space protection were widely acknowledged by residents. Statistical analysis revealed significant positive correlations between neighbourhood quality and factors like legibility, consistency, and territoriality ($p < 0.05$).	The study focused primarily on low-density neighbourhoods in Ibadan, potentially limiting generalizability across other urban contexts. It also emphasized perceptual and physical design factors, excluding broader socioeconomic or governance dimensions influencing neighbourhood quality.
3	Bosikun, T., Sanni, O., & Olasemojo, O. A Study Of Residents'socio-Economic Status On Land Use Conversion In Apete, Ibadan, Nigeria.	The study aimed to investigate how residents' socio-economic status (SES) influences land use conversion in Apete, Ibadan. It focused on identifying the relationship between SES factors and patterns of land transformation	A total of 302 structured questionnaires were administered to household heads (representing 5% of the population), with 292 valid responses used for analysis. Quantitative data were	The findings revealed that most residents were highly educated and economically stable, often converting land to maximize financial returns. The regression analysis showed that socio-economic factors accounted for	The study was geographically limited to Apete, which may not fully represent broader urban trends across Ibadan or other Nigerian cities. It also relied solely on self-reported data without triangulation

		from lower to higher economic uses.	analyzed using descriptive statistics and regression analysis to determine the contribution of SES to land use changes.	82.1% of the variation in land use conversion within the community.	through official land use records or spatial analysis.
4	ADETAYO, O. D., OLUGBAMILA, O. B., AFOLABI, H., & IsaacOLAJIDE, O. Evaluation of housing Quality in Selected suburban Areas of Ibadan, Nigeria.	The study aimed to evaluate housing quality in selected suburban areas of Ibadan and analyze the influence of residents' socio-economic and neighbourhood characteristics on that quality. It sought to provide insights that can guide policy and improve housing conditions in suburban environments.	The study utilized both primary and secondary data, including questionnaire surveys and expert assessments using a penalty scoring method across 11 purposively selected communities. Systematic random sampling was used to select 480 household heads, and the data were analyzed using descriptive statistics and ANOVA.	The findings showed that housing quality in the study areas was generally poor, with significant disparities tied to income levels, quality of materials, facilities, and neighbourhood services. ANOVA results confirmed a significant relationship between housing quality and factors such as socio-economic status, spatial adequacy, and infrastructural availability.	The study was confined to two local government areas in Ibadan, limiting the generalizability of the findings across the wider metropolis or other Nigerian suburban contexts. It also relied on subjective assessments, which may not fully capture long-term structural or technical housing quality aspects.
5	Olatunji, S. A., & Yoade, A. O. (2022). Impact of Socioeconomic Factors on Residents' Quality of Life in Metropolitan Ibadan, Nigeria.	The study aimed to examine the impact of socio-economic factors on residents' quality of life (QoL) in Ibadan metropolis. It sought to generate policy-relevant data to guide sustainable urban	Using stratified sampling, 15 political wards were selected across five local government areas representing core, transition, and suburban	Findings revealed inadequate infrastructure facilities such as water, drainage, electricity, and waste disposal, which significantly affected residents' well-being. Socio-	The study was based primarily on residents' subjective perceptions of quality of life, which may introduce bias or overlook objective environmental and infrastructural

		development strategies and improve well-being.	zones. Primary data were collected via 1,035 systematically selected household heads, and analyzed using descriptive and inferential statistics.	economic characteristics like marital status, education, occupation, and duration of stay were found to influence variations in QoL across different residential zones.	data. Additionally, it was geographically confined to selected wards in Ibadan, limiting broader applicability across Nigeria.
6	Coker, A. O., Awokola, O. S., Olomolaiye, P., & Booth, C. (2008). Challenges of urban housing quality and its associations with neighbourhood environments: Insights and experiences of Ibadan City, Nigeria	The study aimed to assess housing quality and neighbourhood environments across density zones in Ibadan, Nigeria, in order to identify areas with poor living conditions that pose health risks. It sought to provide insights for policy recommendations and intervention planning regarding urban housing and infrastructure.	The study used penalty scoring rather than positive scoring to evaluate housing and neighbourhood conditions across high-, medium-, and low-density zones in Ibadan. A total of 172 dwellings were surveyed and classified using the APHA method, which focuses on quantifiable housing defects and environmental quality.	Nearly half (47.6%) of all surveyed houses were either substandard or unfit for habitation, and over 60% of homes had at least one major neighbourhood defect. Housing and environmental quality significantly declined in high-density zones, largely due to overcrowding, inadequate infrastructure, poor sanitation, and lack of maintenance culture.	The study's reliance on penalty scoring and expert judgment may limit the incorporation of residents' subjective experiences or satisfaction levels. Additionally, the findings are geographically specific to Ibadan and may not directly generalize to other urban areas without further contextual research.
7	Jiboye, A. D., Adebayo, J. A., & Obakin, O. A. (2020). Urban housing in Nigeria for sustainable development:	The study aims to examine the challenges and future prospects of urban housing in Nigeria with a focus on sustainability, particularly in	Using a systematic literature review and direct observation of housing conditions, the study analyzed	Findings revealed that urban housing in Nigeria is characterized by overcrowding, slum proliferation,	The study primarily relies on secondary data and observational assessments, which may not fully capture the socio-

	Challenges and prospects.	Lagos and Ibadan. It seeks to provide a framework for government and private sector intervention to improve housing conditions and ensure sustainable development.	patterns of urban housing problems and infrastructure deficits in Lagos and Ibadan. It focused on identifying physical, economic, and institutional challenges contributing to urban housing crises.	infrastructural decay, and a massive housing deficit, with millions of Nigerians living in unfit and derelict housing conditions. The high cost of land and building materials, weak institutional frameworks, and uncoordinated urban governance further exacerbate the urban housing crisis.	cultural nuances or individual experiences of housing deprivation across Nigeria. Also, the focus on only two cities (Lagos and Ibadan) may limit the generalizability of the findings to other urban contexts.
8	Akande, O. (2021). Urbanization, housing quality and health: Towards a redirection for housing provision in Nigeria	The study aims to investigate the relationship between housing quality specifically indoor air quality and the health of urban residents in Nigeria, using Bauchi city as a case study. It seeks to redirect housing provision strategies in Nigeria toward healthier and more occupant-focused solutions.	The research employed a quantitative cross-sectional study involving household surveys and environmental measurements of indoor air pollutants (CO_2, PM2.5, and PM10) in selected residential buildings in Yelwa Ward, Bauchi. These values were then compared with WHO standards to assess health risks.	Findings revealed that indoor pollutant levels exceeded safe WHO thresholds (PM2.5 = 63 μm/m³ and PM10 = 228 μm/m³), making housing environments potentially hazardous to occupant health. The study established associations between certain housing characteristics and symptoms of illness, highlighting the health risks posed by poor	The study's cross-sectional nature and limited sample size reduce its generalizability, while inconsistent electricity supply hindered continuous monitoring of indoor particulate levels. These methodological constraints align with broader challenges faced in environmental health research in low-resource settings.

				ventilation, inadequate fenestration, and poor building orientation.	
9	Akinyemi, S. O., Hadiza, A. M., & Salau, L. T. (2020). Assessing the causes of urbanization and its impact on housing quality in city of Lagos.	The study aims to examine how urbanization affects housing quality in Lagos, particularly in Ikeja, using environmental, physical, and socio-economic indicators to promote sustainable urban housing. The objective is to assess housing conditions within the context of rapid urban expansion and increasing population pressure.	A qualitative research approach grounded in post-positivist philosophy was adopted, relying on secondary data sources such as journals, newspapers, textbooks, and field reports. This method was used to analyze urban settlement characteristics and housing quality factors within the study area.	The study found that over 75% of urban housing in Nigeria is substandard, largely due to rapid urbanization, poor planning, overcrowding, lack of infrastructure, and economic hardship pushing people into slums. It emphasized that housing quality is deteriorating in both physical condition and environmental hygiene, especially in urban fringes and low-income neighborhoods.	Though not explicitly labeled as "limitations" in the text, the study's reliance on secondary data and absence of primary empirical validation limits the precision and local specificity of findings. Additionally, qualitative interpretations without spatial or statistical modeling may reduce replicability or the ability to generalize across other urban contexts in Nigeria.
10	Onifade, V. (2021). The effects of residential environmental factors on residents' housing satisfaction in Ogun State, Nigeria.	The study investigates how residential environmental factors influence housing satisfaction across various local government areas in Ogun State, Nigeria. It aims to identify the key environmental	A mixed-methods approach was adopted, primarily based on structured questionnaires distributed to residents across selected LGAs, with 4,691 valid responses	The findings reveal that all environmental variables significantly influence housing satisfaction, with the perception of community feeling (COP) contributing the highest variance (37.3%) in the	Although not explicitly stated as limitations, the study's use of self-reported perceptions may introduce subjective bias, and reliance on structured questionnaires limits contextual depth that

		predictors of housing satisfaction and their variance across residential densities and neighbourhood characteristics.	analyzed using descriptive and inferential statistics (significance set at $P \leq 0.05$). The study used a stratified sampling method considering household size and building counts, following a 2007 National Bureau of Statistics benchmark.	satisfaction model. Social aspects of the neighbourhood such as communal interaction and service availability were strongly correlated with residents' satisfaction, highlighting the importance of integrating both physical and social environmental attributes into housing development.	qualitative data could have offered. Moreover, the study did not detail how factors like tenure status or urban planning policies may differentially affect satisfaction levels across densities.
11	Lanrewaju, A. F., Olufemi, O. J., & Olufemi, S. O. (2024). Evaluation Of Housing Quality In Selected Suburban Of Ibadan, Nigeria.	The study aimed to evaluate housing quality in selected suburban areas of Ibadan by examining residents' socio-economic characteristics, physical housing features, and neighbourhood conditions. It sought to understand the relationship between these variables and overall housing quality to inform policy and planning.	Using a sample size of 480 households across 11 purposively selected communities in Oluyole and Egbeda LGAs, data were collected via questionnaires and expert assessments (penalty scoring by 5 independent raters). Descriptive and inferential statistics, including ANOVA and Chi-square,	Findings reveal generally poor housing quality in the suburban areas studied, with significant disparities tied to socio-economic status. High-income residents had better housing conditions richer in design quality, infrastructural provisions, and materials while lower-income residents suffered from inadequacies in layout, safety, sanitation, and	While the study incorporated both subjective (user perceptions) and objective (expert ratings) measures, it was limited to two local governments and may not represent all Ibadan suburbs. Furthermore, variations in cultural expectations and potential bias in expert scoring may influence generalizability.

			were used to assess housing and neighbourhood characteristics and their influence on housing quality.	construction quality.	
12	Adewoyin, I. B., Falegan, A. V., & Yusuff, B. S. (2024). Beyond The Inner City: Understanding The Preference For Peri-Urban Areas In Ibadan, Nigeria.	The study explores why residents in Ibadan increasingly prefer peri-urban areas over inner-city zones. It aims to identify socio-economic and environmental factors influencing this relocation trend.	A mixed-methods approach combining surveys and interviews was used to gather data from recent migrants to peri-urban Ibadan. Both quantitative satisfaction levels and qualitative motivations were analyzed.	Results showed 87.6% of respondents were satisfied with peri-urban living due to affordability, better infrastructure, and less congestion. Residents cited improved amenities, security, and access to land as key reasons for relocating.	The study was limited to selected peri-urban areas of Ibadan, restricting its generalizability. It also did not deeply evaluate long-term infrastructure sustainability or urban sprawl effects.
13	Adekunle, O. S., Olaifa, O. J., Mohammed, A. I., Biko, A. I., & Abdulrazak, R. (2022). Resident's Satisfaction and Preferences in Housing Provision by Public-Private Partnership and Private Developers in Abuja, Nigeria.	The study assessed resident satisfaction and preferences regarding housing provided by Public-Private Partnerships (PPP) and private developers in Abuja, Nigeria. It aimed to identify differences in satisfaction levels and determine how well housing provisions align with user expectations.	A quantitative approach was adopted using structured questionnaires distributed across selected PPP and private housing estates. T-tests and ANOVA were used to analyze satisfaction differences between both housing types	The results revealed statistically significant differences in satisfaction levels between PPP and private developer estates, especially in drainage and waste services. However, resident satisfaction was generally rated as very high,	The study had limited sample representation from the private developer estate (only 11 retrieved questionnaires), which may affect result generalizability. It also focused only on two estates, omitting broader geographical or socio-economic

				high, and moderate across both housing schemes.	contexts in Abuja.
14	Olatunji, S., Yoade, A., & Adeyemi, S. (2021). Evaluation of Infrastructure in Ibadan Metropolis, Nigeria	The study aimed to evaluate the quantity and quality of infrastructure in Ibadan metropolis to guide policy for sustainable infrastructural development. It focused on assessing resident access to various public services and identifying areas of infrastructural inadequacy.	Fifteen wards were selected across five local government areas using stratified sampling, and 1,035 household heads were surveyed via systematic sampling. Data were analyzed using descriptive and inferential statistical tools.	Although residents had relatively high access to schools, markets, and mosques, they expressed strong dissatisfaction with waste disposal, security services, recreational amenities, and the transport network. The study found that key facilities such as water supply, drainage, electricity, and fire stations were grossly insufficient.	The study concentrated only on physical access and usage but did not examine the quality or efficiency of services in detail. It also relied heavily on self-reported data, which may be subject to perception bias.
15	Idakwoji, W. A., & Emusa, H. Assessing Occupants' Satisfaction with Housing Quality in Housing Estates in Abuja, Nigeria.	The study aimed to assess how key determinants Standard Dwelling Units, Security, Accessibility, and Occupants' Autonomy influence satisfaction with housing quality in Abuja housing estates. It sought to fill the gap in	The study used inferential statistical tools, including correlation and multiple regression analysis, to examine data on occupants' perceptions across selected	Results showed that all four key determinants significantly and positively affect occupants' satisfaction with their housing. Accessibility, security, and autonomy were especially noted as essential factors for promoting well-	The study focused only on Abuja, so its findings may not fully generalize to other Nigerian cities with different housing and infrastructural conditions. Also, the study

		existing research by focusing specifically on the correlation between these determinants and occupants' satisfaction.	estates. Quantitative data were gathered and analyzed to determine the strength and direction of relationships among the identified variables.	being and sustainable urban housing satisfaction.	relied solely on occupant perceptions without integrating longitudinal or performance-based housing quality assessments.
16	Oshikoya, T. P., & Ifediora, C. O. (2021). Housing Choice Determinant In Ibadan Metropolis.	The study aimed to identify and analyze the key determinants influencing housing choice in Ibadan metropolis. It focused on understanding how socio-economic factors and ease of commuting shape individual and household housing preferences.	A questionnaire survey using both descriptive and analytical techniques was employed to collect data from respondents across selected residential neighborhoods in Ibadan. The approach provided strategic insights into the preference dynamics influencing housing decisions in the area.	The study found that income level, proximity to workplace or market, ease of transportation, and housing features such as finishing and infrastructure quality significantly influenced housing choice. High-income earners preferred well-finished accommodations, while lower-income groups prioritized proximity to reduce transport costs.	The study did not deeply explore how psychological or cultural factors interact with socio-economic variables in shaping housing choice, and its results may be limited to the specific urban context of Ibadan metropolis. Young people's diverse preferences were acknowledged but not fully analyzed as a distinct demographic segment.
17	Jimoh, U. U., & Famewo, A. S. Analysis of Housing Rent Dynamics in Ibadan North Local	The study aimed to analyze the dynamics of housing rent in Ibadan North	A survey design was used, incorporating both primary	The study found that rental prices in Ibadan North are rising consistently and are significantly influenced by	The research focused only on one LGA—Ibadan North—thus limiting

	Government, Oyo State, Nigeria.	LGA, focusing on how socio-economic and housing-related factors influence rent trends over time and space. It sought to provide insights for policy and planning regarding urban rental housing in sub-Saharan Africa.	and secondary data, with 380 respondents selected through proportional sampling and data collected via structured questionnaires and interviews with estate agents. Analysis involved descriptive statistics, multiple regression, and trend analysis to examine rental patterns and their determinants.	socio-economic characteristics, housing quality, inflation, and rehabilitation costs. Regression results showed that housing and neighborhood factors had a strong positive correlation with rent prices (F = 211.298).	the generalizability of the findings across broader urban or rural contexts in Nigeria. It also did not fully explore informal housing markets or tenant experiences beyond formal rental structures.
18	Effe, K. C., & Wokekoro, E. Challenges Associated With Measuring Quality Of Residential Satisfaction In Federal Housing Estates In Abia State, Nigeria.	The study aimed to examine the challenges associated with measuring the quality of residential satisfaction in public housing estates in Abia State, Nigeria. It focused on identifying key components that influence residents' perception of housing quality and the obstacles	Using a descriptive approach and supported by literature, the study investigated dimensions such as physical, environmental, economic, functional, and behavioral factors influencing satisfaction in Federal housing estates. Data were drawn from previous empirical	The study revealed widespread dissatisfaction among residents, particularly regarding space allocation, infrastructure services, water supply, drainage, sewage systems, and safety. It identified key measurement challenges including poor structural design, inadequate facilities, unstable power,	The study was geographically limited to Federal Housing Estates in Abia State, thus findings may not be universally generalizable to other states or privately developed housing. It also relied primarily on perception-based indicators without detailed quantitative survey data.

		to accurate measurement.	observations and relevant literature to assess conditions and challenges.	lack of fire services, and absence of maintenance policy.	
19	Ajom, S. K., Mfon, I. E., Moses, N. E., & Eteng, S. U. (2022). Residential housing satisfaction in public housing estates in Calabar, Cross River State, Nigeria.	The study aimed to assess the level of residential satisfaction among occupants of five selected public housing estates in Calabar, Cross River State. It focused on evaluating satisfaction based on three main categories: housing location, physical facilities, and environmental factors.	A quantitative approach using 100 structured questionnaires was employed, targeting household heads across five public estates. The data was analyzed using frequency tables and the Relative Satisfaction Index (RSI) derived from a 5-point Likert scale.	The study found that residents were only moderately satisfied with their housing, reporting challenges related to water supply, waste disposal, environmental aesthetics, and deteriorating infrastructure. Location, environmental quality, and physical amenities were all identified as key determinants of residential satisfaction.	The study was limited to only five public housing estates in Calabar, with a small sample size of 100 respondents, which may not capture the broader variability in public housing satisfaction across the state or country.

Source: Author (2025)

CONCLUSION AND RECOMMENDATIONS

This study concludes that spatial variation in residential satisfaction across Local Government Areas (LGAs) in Ibadan is a result of multiple interrelated factors including socio-economic disparities, infrastructural availability, urban planning practices, and community engagement. Evidence from Onifade (2021) and Makinde (2020) indicates that housing satisfaction is significantly influenced by environmental quality, access to services, and the perceived safety and social cohesion within neighborhoods. Areas in central LGAs tend to exhibit higher satisfaction due to better access to infrastructure, proximity to employment opportunities, and planned residential layouts (Coker, 2008; Akande, 2021). In contrast, peripheral LGAs face lower satisfaction levels due to poor maintenance, inadequate infrastructure, and socio-spatial exclusion (Bosikun, 2019; Adewoyin, 2024). The findings align with Jiboye (2020) who emphasized that housing satisfaction goes beyond physical dwelling features to include the broader environmental, social, and economic contexts in which residents live.

To address these spatial disparities, it is recommended that urban housing policy in Ibadan adopt a more

decentralized and participatory approach. Government and planning authorities should prioritize equitable distribution of resources and tailor housing interventions to the unique needs of each LGA, as advised by Lanrewaju (2024) and Azeez (2016). There is also a need for stronger integration of local stakeholders in decision-making processes to enhance community ownership and satisfaction (Ajom et al., 2022). Regular assessments of housing quality, infrastructure provision, and environmental conditions should be institutionalized to guide policy and planning efforts (Adetayo, 2020; Akinyemi, 2020). Furthermore, incentives should be introduced for private developers and public agencies to invest in low-income and underserved areas, improving both physical infrastructure and service delivery (Idakwoji, 2022; Adekunle, 2022). In conclusion, bridging the gap in residential satisfaction across LGAs in Ibadan requires spatially sensitive, equity-focused, and community-centered urban housing policies that foster inclusive and sustainable development.

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