

Effects of Socio-Economic Factors on Tenants' Residential Preference in Barnawa and Television Areas in Kaduna South

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Abstract

Residential household preference is one of the driving forces of urban dynamics. It impacts employment, economic development, social structure, spatial segregation, and the transport system. This study examines the effect of socio-economic factors on tenants' residential preference in Barnawa and Television areas in Kaduna South. It examines the socio-economic characteristics of the tenants, it identifies the various type of residential property, it determines the socio-economic factors that influence tenants' residential preference, it examine the effects of socio-economic factors on tenants residential preference. Data was collected through the use of questionnaires and related literature on the concept of socio-economy, effects of socio-economic factors on residential preference from the internet. 162 respondents were sampled, the analysis was carried out using Likertscale and Regression analysis was used in testing the effects. The results show that various factors such as; security, income, infrastructure among others were considered by respondents in choosing a place of residence. The result of the Regression analysis reveals that socio-economic factors have weak but positive effect on the residential preference in Kaduna South Metropolis. The study therefore recommends that Security outfit should also be provided to all the neighborhoods by the Government/property owner to safe-guard the lives and properties of tenants.

Introduction

Socio-economic status of an individual can be used to explain household economic inequality which reflects his/her class, status and economic position in the society and play an important role in enhancing individual household and the whole of the society wellbeing. When searching for residential apartments,

individuals and households consider two major criteria namely; the type of housing and the type of residential environment. The demand made by a particular household is guided by social life style and restricted by income and opportunities offered by the housing market (Giuliani, 2004).

Residential household preference is one of the driving forces of urban dynamics. It impacts employment, economic development, social structure, spatial segregation, and the transport system. Understanding residential choice behavior is a primary concern for policy makers, and researchers. Residential preference modeling can be traced back to the first advances land owners are willing to rent their properties to the highest bidder (Alonso, 2000).

Nevertheless, intricateness of people's lives makes the choice of property a decision that is acted upon by a mixture of elements such as physical and environmental constituents, facilities and services, public protection and community/socio-economic factors. The choice of residential property in cities will be limited if the locations of the factors considered for residency selection are well planned. The fact that available infrastructural facilities do not increase at the same rate with its requirement, further intensifies the situation which has been the situation in Nigeria's Urban centers because as cities develop in size and population, demand for choice of residential property increases. The choice of residential property is in many ways limited as it often depend on the character of living accommodations available in a special location at a particular time.

Kim, (2010) is of the view that income affects housing affordability but weaker relationship exists between income and housing price. His conclusion is that there is no income elasticity for housing.

Alonso (2000) asserts that the decision on where to live is a tradeoff between such decision and various variables like socio-economic status of tenant's. He stated that a household makes a decision to move to a place that is capable of satisfying its residential aspirations and at the same time giving consideration for reasonable, affordable and the availability of facilities in a property. This explanation is in line with modern day explanations on residential location decisions. Issue of concern is that this may be true for a system that has a working housing policy for all the subgroups in the system. As such the economic rationality of consumer may not work in all situations and in all environments most especially in a developing economy like that of Nigeria.

However, individuals do vary in their preferences for different kinds of rental properties and it is in the light of the foregoing that this research seeks to examine the effects of socio-economic factors on tenants residential preferences in Kaduna metropolis, Nigeria with a view to determine the relationship between the housing preferences and the socio-economic characteristics of the respondents 'in the study area.

Statement of Research problems

The term socio-economic refers to the interaction between the social and economic habits of a group of people. The prefix socio- refers to "the study of the behavior of people," including the ways they interact with one another or their family structures. The word economic refers to the economy, such as people's income and finances. Socioeconomic links financial and social issues together (Jun, 2011). Residential property preference assumes a prominent

position when households are planning their lives. As the name suggests, it is the residential choice made by an individual household in relation to residential property and is informed by a variety of factors which include amongst many; distance to place of work, distance to shopping destination, availability of social facilities, security, cultural attachment to location of residence, and income (Kim, 2010).

However, Kaduna metropolis has continued to attract migrants from various parts of the state, particularly due to its strategic location and serving as the headquarters of Northern Nigeria. The banditry and kidnapping upheavals experienced in the state and the activities of the insurgents in some parts of southern Kaduna has contributed to the rate of influx of people to the city.

Knowing why families move tells us little about their final destination, each family chooses from the housing available at any one time to maximize their utility, but the factors that affect the complex selection process are unknown. One of the problems associated with this high rate of influx into Kaduna metropolis is the challenge faced by residents in securing cheap, decent and affordable residential accommodation.

Objectives of the Study

- a) To identify the types of Residential Property in the Study area.
- b) To determine the socio-economic factors that influence tenants' residential preference in Kaduna metropolis.
- c) To examine the effects of socio-economic factors on tenants residential preference in the study area.

LITERATURE REVIEW

The Concept of Socio-Economic

Olayiwola, (2005) stated that "socio-economic characteristics connotes the position of an individual or family in a community to the prevailing average standards of cultural possession, effective income, material possession, prestige and social participation". The social scope includes authority, occupational reputation, and education and community status, while the economic scope includes job income, homeownership and financial assets; and it could also be divided into three categories, that is, low socio-economic status, middle socio-economic status, and high socio-economic status Onibokun, (1985). Socioeconomic features vary from household to household, offering a social profile at a glance, such as work, income and education. Lower income groups tend to have more friends, associates and family than higher-income groups in the housing estate. Social economic is primarily concerned with the interplay between social processes and economic activity within a society. Social economic may attempt to explain how a particular social group or socioeconomic class behaves within a society, including their actions as consumers. The Social and economic opportunities we have, such as good schools, stable jobs, and strong social networks are foundational to achieving long and healthy lives (Akinbile, 2007).

Social and economic factors, such as income, education, employment, community safety, and social supports can significantly affect how well and how long we live. These factors affect our ability to make healthy choices, afford medical care and housing, manage stress, and more. Different socioeconomic classes may have different priorities regarding how they direct their funds. A socioeconomic class is a group of people with similar characteristics. These characteristics can include social and economic standings, level of education, current profession, and ethnic background or heritage (Jabareen, 2005).

Certain goods or services may be unavailable to specific socioeconomic classes based on their ability to afford them (as a result of their income). These goods and services can include access to befitting/convenient residential property, educational opportunities, and the ability to buy food that meets specific nutritional guidelines.

An individual's socioeconomic status can significantly impact their educational attainment and financial security. For example, an individual from an affluent social class will likely have a greater opportunity to achieve higher education and may be expected to pursue such a goal by peers and members of their class (Mehdi, 2009).

Completing higher education is more likely to increase their income potential, as well as provide opportunities to interact with people of similar or more advanced social standing and build beneficial social networks.

In contrast, higher education may not be attainable for an individual existing at or below the poverty level. Many studies have revealed that young children from families existing at or below the poverty level develop academic skills slower than children from affluent social classes. A lower socioeconomic status is also related to poor cognitive development, language, and memory.

Characteristics of Socio-economic

In measuring the socio-economic domain, the following have been identified as some of its indicators;

Occupation: Occupation is referred to in a broad perspective as a persistent activity that a person wants or is gratified to do to live well as a valued citizen. It is essential to consider that another can ignore what one considers valued, as an occupation is a relative category that is subjectively self-defined. An individual's occupation is, directly and indirectly, connected to their socio-economic status. According to Occupational Therapists, occupation is accepted and illustrated as contributing to people, groups, and populations' quality of life (Jun, 2011).

Education: There are two critical explanations for using schooling as a concept for calculating socioeconomic status, aside from face validity. First, during their lives, those who complete additional years of education may experience various positive outcomes. Their incomes may be higher, employment easier to obtain, and better health care (Agbola, 2007). As a result of the commitment of individuals and society to education, there are also likely to be spillover effects on the household and culture. In other words, other forms of socioeconomic status are directly linked to higher levels of education. To the point that, for example, these other factors are difficult to quantify, permanent as opposed to even after income regulation.

Income: Household size, age and gender of household members, household composition, schooling, health, social capital, assets and endowments and jobs, among others, are the significant factors influencing household income. There are also community variables that influence household revenues substantially, such as weather, prices and infrastructure. The empirical evidence indicates that household size and composition are closely linked to household income. Household size and dependency ratio decreased per capita household income. The schooling of household members is also found to positively influence household income, among other factors (Arimah, 2001).

The income influence of the age of household members, however, may be unclear. Households with younger workforce members are more likely to engage in non-farm occupations, gaining higher incomes in exchange. However, households with older workers appear to obtain more job experience, allowing households to earn higher incomes (Ayeni, 2010).

Ethnicity/Race: Researchers in the field glommed ‘ethnicity’ and tried to define and describe it differently in various ways. These include a distinctive marker of the communal legacy of a community that is shared and passed down over the generations (Peter, 2017); a political and ideological show of an ethnic group; a peoplehood problem (Adedire, 2018). A sense of group identity can be extracted from real or perceived commonalities, including religion, language, and ethnicity. Ethnicity is becoming a means by which some individuals get a job, be promoted to higher positions/posts, ID card to an association/organization membership, and get resources such as land, particularly in urban areas. Racial segregation in housing has also contributed to unequal access to various facilities offered by local agencies for most blacks. In disadvantaged communities, in general, and African American neighborhoods, elected officials were more likely to slash spending and programs than in more comfortable areas.

Marital Status: Adeleye, (2014) investigated whether high-income married earners are more likely than a comparable single, low-income earner to live in suitable housing conditions. It utilizes data from the Group Advantage Panel Study and, with propensity-score matching, discrete-time survival analysis. Results show that married high income earners have a fair and decent housing situation than their single counterparts do. He analyzed housing conditions among a subset of singles, the never married; simultaneously, they analyzed possible variations in the relationship between several housing condition determinants for singles compared to the married. The results showed that certain factors such as age, gender, and several children affect the probability of maintaining good housing conditions than for married compared to singles.

Household Size: The household is the smallest decision-making unit in any society, and the decision taken daily affects the household and has a collective long-term effect globally (Welsh, 2002). He observed that “as the size of households’ declines, participation in community development activities rises and reinforces past perceptions that community members with small household sizes will participate more than large households due to the heavier burden of household maintenance”. Welsh, (2002) reports that;

“African household descent was patrilineal, even when the mothers were unmarried and that kinship was agnatic, consisting of extended families including three generations, and children are often raised separately from

their biological parents in households, marriage was less important than descent”.

Age: Onu, (2012) reported that young adults migrated to different urban areas, while families/older families moved away from urban centers to suburban areas. As a result, household housing demand is linked to the age of individuals. He studied the impact of demographics on the property market. It was noted that younger generations who tend to live independently of their families have also contributed to an increase in housing demand and that housing markets are heavily affected by these demographic factors.

Gender: The word “gender” covers the sexual roles, behaviors and values that cultures and societies deem suitable for men and women to be socially identified. Therefore, the sex of an entity is thus culturally and socially constructed (Tatu, 2010). Housing interactions are often significantly impacted by age, which intersects with gender to establish dynamic differences in the state of housing. For example, single, divorced or widowed women with a high proportion of senior citizens living alone are not more likely than younger women to be exposed to good housing conditions (Ademiluyi, 2010).

Religion: It is possible to consider religion in two linked but distinct forms, material and spiritual. Religion is materially conceived as establishments, social classes and religious interests (institutions/officials). From a theological viewpoint, religion is concerned with social and individual conduct models that help believers organize their daily lives. Aero, (2006) argue that religion influence gender fairness through a variety of mechanisms including socialization of ethical values and norm, and emphasis on separate spheres of conscientiousness where women hold familiar roles and are subordinate, and through political activities. Religious identity is more critical than ethnic identity and serves to activate ethnicity. Religious and ethnic differences have led to segregation trends pronounced in most states in Northern Nigeria. In most northern towns and cities, prevalent violent ethno religious failures have led to new phenomena in neighborhood/settlement structures.

Tenant’s preference

An excellent tenant is someone who pays their rent on time, is respectful of the property, and has a long-term lease. Attracting and retaining high-quality tenants is the key to your success as a landlord. Since most landlords know what qualities make an ideal tenant, the landscape can be fairly competitive when it comes to finding these tenants. If you’re looking for a way to boost your chances of finding an excellent tenant, take a look at these features that can help your rental stand out from the rest prospective tenant.

Factors Influencing Tenant’s preferences

Location

Just like with any business, location can have a big impact on your revenue. Great tenants look for a property that is close to their employment, as well as grocery stores, restaurants, and community parks. It’s all about lifestyle quality, and a great tenant is often willing to pay more or overlook less desirable aspects of the rental unit if the property is in a great neighborhood.

An hour long commute to work or having to go out of their way to get a nice dinner can be a deal breaker for tenants who are looking for a long-term place to call home. If you are in a desirable location, you can attract higher-quality tenants and charge a higher rent.

Safety and Security

Safety goes hand-in-hand with location. A safe environment is a powerful motivator for great tenants. If you're worried that your car or home is going to be broken into, it can be hard to sleep at night.

Therefore, researching crime statistics is an essential step to take when you're considering purchasing a new property in an unfamiliar area. For your existing rental properties, adding an alarm service or another security feature is a cost-effective way to make tenants feel safe and secure in any neighborhood.

School District

Along with location, a high-quality tenant might consider the area's school district. For tenants with school-aged children, the school district is a major priority. Every parent wants the best for their children, and a quality education is at the top of many parents' list. Even if a tenant does not have children, many tenants view the quality of the school district as an important predictor of neighborhood quality. Therefore, it is a factor that's likely to be on any tenant's radar who'd like a long-term home.

Upgrades and Renovations

It's the little details that can make a house feel like a home. Strategic upgrades like stainless steel appliances and hardwood flooring can help attract a higher quality of tenant. Renovations in the kitchen and bathroom are especially appealing to tenants, and even simple upgrades like a new kitchen backsplash or updated cabinet hardware can make a big impact. If you live in a warmer climate, installing central air conditioning is often worth the expense. The more a place feels like home, the longer an excellent tenant is likely to stay.

Age of Property

It's worth repeating that tenants want to avoid the hassle of tiresome repairs. Oftentimes, this means they will look for newer properties with newer plumbing, electrical, and HVAC systems that are less likely to break down and require repair. If you already own a property that is older, it doesn't mean that you are out of luck. By properly maintaining your property, making the necessary repairs, and keeping it clean, you can still attract excellent tenants.

Open floor plan and Storage

Open floor plans and adequate storage space have a way of making square footage seem a lot larger. This might mean removing an unnecessary wall, or providing a closet in the bedroom. Alternatively, you can offer storage outside of the unit itself perhaps within a basement or outdoor storage shed. It's important to offer tenants the option to store large and seasonal

belongings, like bikes and skis. This will go a long way by giving the tenant more space within their home to move about and entertain guests, creating a more enjoyable living experience.

METHODOLOGY

The target population of this study is the residents of Barnawa and Television areas, Estate Surveyors and valuers and Estate agents within the study area. Data from the latest 2021 list of numbered houses for the National Immunization Days (Kaduna state Government Bureau for Statistics) revealed that 4,566 in Barnawa and 2,679 in Television, 18 Estate Surveyors and valuers and, 22 Estate agents are in the study area (information gotten from Association of Estate Agents in Kaduna State). Therefore, the sample frame of this study is 7,285.

Determination of Sample Size and Sample Techniques

Table 1: Selected Areas and number of Residents

S/N	Residence(Areas)	Population
1.	Barnawa	4,566
2.	Television	2,679
3.	Estate Surveyors	18
4.	Estate Agents	22
	TOTAL	7,285

Source: Kaduna State Government Bureau for Statistics, 2021,
www.niesv.ng/kd

Table 2: Sample Size

S/N	Residence(Areas)	Population	Sample Size
1.	Barnawa	4,566	61
2.	Television	2,679	61
3.	Estate Surveyors	18	18
4.	Estate Agents	22	22
	TOTAL	7,285	162

Source: Adopted from Dillman Table (2007)

ANALYSIS AND DISCUSSION

Table 3: Types of Residential Properties in the Study Area

SN	Residential Property Type	Television area	Percentage %	Barnawa Area	Percentage %	Total %
1.	Tenement	891	33.3%	593	13%	46.3%
2.	Room Self-contained	877	32.7%	769	16.8%	49.5%
3.	Room/Parlor Self-contained	597	22.3%	1,141	25%	47.3%
4.	Flats	241	9%	1,489	32.6%	41.6%
5.	Bungalow/Duplex	73	2.7%	574	12.6%	15.3%

TOTAL **2,679** **100%** **4,566** **100%**

Researcher’s Computation (2021), based on Physical Observation

Different types of residential properties are developed in the study area with the majority being Room self-contained which constitutes 49.5%, Room and parlor self-contained 47.3%, Tenement buildings 46.3%, which are predominantly in Television area. Two bedroom apartments and three bedroom apartments constitutes 41.6%, while Bungalow/duplex constitutes 15.3%. The distribution of these dwellings within the study area clearly indicates that a larger number of residential properties are apartments. Within Television area, Tenement buildings are predominant they constitute the highest percentages of dwelling units (33.3%). This cannot be unconnected with the fact that the area is dominated by unskilled laborers whom were employed by the chunk of industries within the area, while only 13% constitute Tenement buildings in Barnawa area. Room self-contained constitutes 32.7% within Television area as against 16.8% within Barnawa area. Within Television area flats and Bungalows constitutes 9% and 2.7% respectively. In Barnawa area Flats and Bungalow constitute 32.6% and 12.6% respectively, majorly owned by government employees and business men. There are also blocks of storey-buildings in both areas, though in variable proportions, this is not unrelated to the fact that Barnawa is a high density and high income residential area, while Television is a high density and low income residential area.

Most of the residential properties occupied by tenants in Barnawa are made up of High/Middle class individual; this is an indication that most of this individual prefers houses in Barnawa area which is more decent and less congested, while the Tenant’s in Television are middle/low class individuals with low level of income, which makes the area highly congested and relatively cheap in terms of cost of rent.

Table 4: Factors Influencing Tenants Residential preference in the Study area

FACTORS	Strongly Disagree (1)	Disagree (2)	Indifference (3)	Agree (4)	Strongly Agree (5)	Mean	Ranking
Level of education	0	11	50	55	15	3.6	9
Income	0	0	7	53	71	4.5	2
Marital Status	13	35	36	29	18	3.1	10
Household Size	0	9	15	50	57	4.2	7
Taste and Fashion	0	12	7	54	58	4.2	7
Proximity to work place/market	0	7	13	46	65	4.3	4
Location	0	6	13	48	64	4.3	4
Cost of rent	0	4	10	58	59	4.3	4
Infrastructure	0	0	8	51	72	4.5	2
Neighborhood Security	0	0	0	48	83	4.6	1

Researcher’s Computation (2021)

Based on the analysis above, Neighborhood Security has the highest ranking with a Mean value of 4.6; this implies that Security of the Neighborhood is the most important factor in Tenant’s residential preference. Income and infrastructure is the second highest in ranking with a mean value of 4.5; this shows that Tenants desire for a particular residential property is backed by the income and availability of infrastructure of the individual/household.

Cost of rent, Location and Proximity to place of work/market are ranked 4th with a Mean value of 4.3; this is an indication that the cost of rent, location of the property has an impact on tenant’s residential preference and also proximity to place of work/market has a great influence on Tenant’s preference.

Household size and Taste/fashion are ranked 7th with a Mean value of 4.2; this implies that they are closely linked as part of the factor that influence Tenant’s residential preference.

Education level is ranked 7th with a Mean value of 3.6; this depicts that the higher the level of education of an individual, the higher the chances of good jobs and increase in income. Tenants preference of residential property is guided by their income, thus income plays a huge role in determining the residential choice of Tenants.

Marital Status is ranked 10th and has the lowest Mean value of 3.1; this shows that the marital status of an individual does not have much impact on their choice of residential property.

The relationship between socio-economic factors and tenants residential preference in the study area revealed that Neighborhood Security and Income/infrastructure have a significant relationship.

The results of this study revealed that the component of Socio-economic factors that played the most important role in influencing tenants’ residential preference is Security, income, location, infrastructure, cost of rent, proximity to place of work, household size, taste and fashion, level of education and marital.

Table 5: Effects of Socio-economy on Tenants Residential Preference in Barnawa Area

EFFECT	Strongly Disagree	Disagree	Indifference	Agree	Strongly Agree	Mean	Ranking
	(1)	(2)	(3)	(4)	(5)		
Increase demand for residential property	3	5	6	50	67	4.3	5 th
Increase the value of residential property	0	2	5	41	83	4.6	1 st
Increase the population of the area	7	11	14	51	48	3.9	9 th
Increase the economic activity of the area	5	3	7	52	64	4.3	5 th
Increase social vices	3	5	6	46	71	4.4	2 nd
Increase the rate of dilapidation of amenities provided	1	3	4	57	66	4.4	2 nd
Increase the cost of expenditure	2	1	13	47	68	4.4	2 nd
Increase the rate of pollution	8	7	5	52	59	4.2	7 th

Increase the rate of accident	10	12	13	40	56	4.0	8 th
Increase land speculation	19	21	9	29	53	3.6	10 th

Researcher’s Computation (2021)

Based on the above analysis, Increase in the value of residential property has the highest ranking with a Mean value of 4.6; this implies that Socio-economy has an impact on the value of residential property.

Increase social vices, Increase cost of expenditure and Increase rate of dilapidation of amenities provided is the second highest in ranking with a mean value of 4.4; this shows that socio-economy has a negative effect as it increase the rate of social vices, cost of expenditure and dilapidation of amenities provided.

Increase demand for residential property and the economic activity of the area is ranked 5th with a Mean value of 4.3; this is an indication that the demand for residential property by individual tend to increase the economic activity of the area.

Increase in the rate of pollution is ranked 7th with a Mean value of 4.2; this implies that the socio-economic activity of an area increases the rate of pollution.

Increase the rate of accident is ranked 8th with a Mean value of 4.0; this shows that growth in socio-economy increase the rate of vehicular movement and thus; the rate of accident

Increase the population of the area is ranked 9th and has a Mean value of 3.9; this shows that the higher the demand of a particular residential area, the higher the population of the area.

Increase land speculation is ranked 10th with a Mean value 3.6; this implies that socio-economy has less effect on land speculation.

Table 6: Effects of Socio-economy on Tenants Residential Preference in Television Area

EFFECT	Strongly Disagree (1)	Disagree (2)	Indifference (3)	Agree (4)	Strongly Agree (5)	Mean	Ranking
Increase demand for residential property	3	1	0	36	91	4.6	1 st
Increase the value of residential property	6	5	3	50	67	4.5	2 nd
Increase the population of the area	6	3	2	65	55	3.7	7 th
Increase the economic activity of the area	0	2	1	58	70	4.4	3 rd
Increase social vices	3	5	2	56	65	4.3	4 th
Increase the rate of dilapidation of amenities provided	5	8	6	49	63	4.1	6 th
Increase the cost of expenditure	3	1	9	75	43	4.2	5 th
Increase land speculation	15	14	4	50	48	3.7	7 th

Researcher’s Computation (2021)

From the analysis above, Increase demand for residential property is ranked first (1st) with a Mean of 4.6; this implies that the rate of demand for residential property has an effect on Tenant’s residential preference.

Increase the value of residential property is ranked second (2nd) with a Mean value of 4.5; this indicates that Socio-economy has an effect on Tenant’s residential preference.

Increase the Economic activity of the area is ranked Third (3rd) with a Mean value of 4.4; this shows that Socio-economy increases the economic activity of the area.

Increase Social-Vices is ranked Fourth (4th) with a Mean value of 4.3; this shows that socio-economy has a negative effect as it increase the rate of social vices in the area.

Increase cost of expenditure is ranked Fifth (5th) with a Mean value of 4.2; this implies that the socio-economic growth of an area increases the cost of expenditure.

Increase rate of dilapidation of amenities provided is ranked Sixth (6th) with a Mean value of 4.1; this shows that Socio-economy has an effect on the usage of amenities and facilities provided which increases the rate of dilapidation.

Increase the population of the area and Land speculation is ranked Seventh (7th) with a Mean value of 3.7; this shows that socio-economy increases the population of an area which in turn increase Land speculation.

Table 7: Effects of Socio-Economic Characteristics on Tenant’s Residential preference

Analysis No.	Variables		Type of Model	Observations				Inferences			
	X	Y		Regression Equation	R/R ²	F _{cal}	F _{tab}	P _{value}	Strength of Effect	Remark	Action On Hypothesis
4	Socio-Economic factors	Residential preference in Barnawa & Television	Linear (Simple)	Y = -37568.00 + 144.262x	0.496/0.246	2	3.23	0.55	weak	S	Accept H ₁

Researcher’s Computation (2021)

Key:

NS = Not Significant

It was observed from Table 11: that there exist strong, positive and significant Effect of Socio economic factors on Residential preference in Kaduna south metropolis with reference to Barnawa and Television area. The coefficient of determination (R²) value observed was 0.246 implying a very weak effect and the regression coefficient (R) observed was 0.496 indicating

weak degree of effect between the variables. The positive effect observed between the variables indicates a tendency that an increase in the one socio economic factor will have little or no impact on the residential preference in any area within the Kaduna south metropolis and vice versa. The value of F calculated of 4.652 observed was higher than the value of F tabulated of 3.230 while the probability (P or sig) value of 0.569 observed was greater than 0.05. This led to the acceptance of the alternative hypothesis.

By implication, it shows that socio-economic factors have weak but positive effect on the residential preference in Kaduna South Metropolis.

RECOMMENDATIONS

- i)* Security outfit should also be provided to all the neighborhoods by the Government/property owner to safe-guard the lives and properties of tenants.
- ii)* For the urban poor to back out of vicious cycle of poverty in which they presently enmeshed, the three tiers of government i.e. (local, state and federal) must recognize the poor as its priority. This can be done through creation of Job opportunity, provision of affordable shelter, and provision of infrastructural facilities among others; this is because the effectiveness of economic growth lies on the availability of these factors.
- iii)* Property owners/landlord should be enlightened on the preferences of their tenants. They should dwell on provision of affordable, convenient, qualitative residential property with the provision of basic amenities that will meet the expectation and satisfaction of Tenants.
- iv)* Public-private-participation (PPP) should be encouraged as well as the involvement of stakeholders in and outside the state in providing good quality and low housing scheme, in order to assist the poor in the study area. This can be achieved through constantly organizing seminars and conferences to sensitize the general public from time to time with the intension of securing decent and affordable residential property in the study area.
- v)* Government should adopt schemes that can assist or protect the poor and low income renters by encouraging small scale landlords to provide more and better rental properties.

Conclusion

Shelter is a major need of man and a critical component in the social and economic aspects of national development hence, the relevance of examining the effects of socio-economic determinants of tenant's residential preference in a rapidly growing city. This study was carried out with a view to finding out the effects of socio-economic factors that influence tenants' decisions when choosing their residential property in Kaduna metropolis. Security of the neighborhood, Income, Infrastructure, cost of rent, location, proximity to place of work/market, household size, and taste/fashion were found to be highly important considerations for residential preference in the study area. Government at all levels should

prioritize the provision of security, infrastructure, low housing scheme and sound economy to ensure convenient and qualitative living for the citizenry.

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