

Private Sector Participation in Urban Housing Supply in Calabar, Nigeria

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Abstract

The problems that prompted this study on private sector participation in urban housing supply include shortage in housing units, overcrowding, high rents, delay in plan approvals, substandard housing and squalid residential environments. The objectives were to assess the contribution of the private sector in housing delivery in Calabar, among others. The hypothesis tested was, the critical determinants of the supply of housing in Calabar are the rents of houses, cost of building construction, and the cost of land. Data collected were on the supply of houses between 1991 and 2010, cost of building materials and the cost of a plot of land in the study area. The systematic sampling method was adopted while the multiple regression technique was used to test the hypothesis. The results show that the actual critical factors that affect private sector supply of housing in Calabar are the cost of housing production, the cost of land, housing rents, and the per capita income of urban residents. Based on the foregoing, a number of recommendations were made among which are: subsidization of the cost of building plots, the delays in plan approvals should be checked, government should increase its participation in the housing sector, the control in the price of houses as well as rents, and the formation of housing co-operative societies to enable more urban residents have financial resources to own their own houses.

Keywords: urban housing supply, housing shortage, substandard housing, high rents, plan approvals

Introduction

Housing has been universally acknowledged as one of the basic needs for man's survival. Housing goes a long way to determine not only the social standard of a man but also that of a nation and a community (Eni, 1998, Ezirim, 2005). Also, housing depicts the economic situation of a nation as it is directly related to man's welfare and affluence. Generally, the supply and demand for housing take place in a housing market.

According to Bourne (1981), the housing market is a set of institutions and procedures for bringing together housing supply and demand, that is, buyers and sellers, renters and landlords, builders and consumers, for the purpose of exchanging houses and housing services as resources. It examines in detail the present and future trends in the supply of and demand for housing within a given area. Basically, the housing market analysis identifies supply and demand factors and needs and establish procedures and processes for meeting the needs. Unlike other types of markets, the housing market has a number of distinctive characteristics. It deals with the exchange of rights and property and is, for all intents and purposes, immobile. The housing market has no specific market place where exchanges between buyers and sellers are done. Interestingly, transactions can even take place on phone.

There are two distinct types of housing market – the public sector housing market and the private sector housing market. The participation of the private sector in housing delivery consists of individuals and corporate organizations. The sector provides houses for direct use by their staff and for rental use or outright sale to the public. Unarguably, the private sector has been more efficient and reliable in the production of housing than the public sector.

According to Henshaw (2010) and Danson (2011), the housing market is differentiated by tenure such as private owner occupier, private rented accommodation and public sector housing. Conventionally, housing market has some basic characteristics such as income, type of structure, types of rights or tenure, price or rental value, quality, size of household or social class (Agbola and Olatubara, 2007).

The role and contribution of the private sector in housing provision has been vividly captured in the National Housing Policy (2004). The document spells out the functions of the private sector as follows:

- i. Participate fully in housing delivery particularly in the area of compliance with the provisions of Employees Housing Scheme (Special Provisions) Act (Cap 107).
- ii. Establish primary mortgage institutions or building societies, thrift and credit societies, etc.
- iii. Participate in the development of estates, and houses for sale or for rent, or shared ownership.
- iv. Co-operate either with Federal, State, Local Governments or any agency of Government in the provision of houses, and economic growth.

In keeping with the foregoing functions and expectations, the private sector had been consistently providing over 90 per cent of the housing stock in Nigeria (FGN, 2002). Also, by 2010, it has been asserted that the private sector housing contributed about 98 per cent of the existing housing units in the country (Mofinews, 2010). In Calabar, the 2006 Population Census revealed that the private sector housing sector contributed about 86,966 or 92.9 percent while the public housing sector contributed a paltry number of 5,625 or 6.0 per cent. Thus, without doubt, housing in the city of Calabar is private sector driven.

However, the private sector has failed to provide affordable housing to the public. The key elements lacking in the private sector initiatives are that of affordability, end user-driven and value management (cost reduction). It is observed that the housing units produced by the sector are usually out-of-reach of the low income families. This study specifically concentrates on the private sector housing supply in Calabar. It has been observed that in many cities, especially within the developing countries, the population increases without a proportionately corresponding increase in housing supply. Nubi (2002) confirms this by asserting that, “in Nigeria the supply of new housing has not been able to match the demand...”. The consequences of this development are legion, including a manifestation of high occupancy ratios, high cost of rental accommodation and the emergence of derelict and blighted urban landscape. (Jacob and Ofem, 2007).

Hence, the overall aim of this study is to examine the private sector participation in urban housing delivery in Calabar. The specific objectives are:

1. To assess the contribution of the private sector in housing supply in Calabar.
2. To examine the factors that affect private sector housing supply in the study area.
3. To make recommendations to help alleviate the private sector housing supply problems in Calabar.

Study Hypothesis

For this research, the hypothesis tested was: The critical determinants of the supply of housing in Calabar are the rents of the houses, cost of building construction and the cost of land.

The Study Area

Calabar, the study area, is the capital of Cross River State. It is one of the oldest West African ports. Both Aye (1967) and Eni (1998) assert that the city consisted of a number of separate autonomous settlements made up of the Efiks, the Quas and the Efuts. These settlements were independent with each having its chief and traditional council. They consisted of wards inhabited by members of the extended families.

As early as 1785, some of the chiefs possessed European-built two-storey prefabricated wooden houses. The building materials were all trans-shipped from Liverpool in Britain. Many of such houses still exist today in parts of Duke Town, Henshaw Town and Ishie Town. For instance, Chief Ekpo Bassey's house of Boco street is a two-storey prefabricated house erected in 1886.

Calabar consists of two Local Government Areas namely Calabar Municipality and Calabar South. The total population of the city by the 2006 National Population Census is 371,022 which is projected to 417,589 by 2010, at a growth rate of 3 per cent. Calabar is the administrative, political, industrial, manufacturing, and commercial hub of Cross River State.

Today, it is the acclaimed tourism destination of Nigeria. The implication of the foregoing is that there are many educational institutions such as the University of Calabar, the Cross River State University of Technology, College of Health Technology and numerous secondary, primary and nursery schools. There is also the University of Calabar Teaching Hospital (UCTH) and a number of other secondary health institutions. There is a branch of the Central Bank of Nigeria (CBN) and many commercial banks and finance institutions. There are several industries such as Unicem, the Calabar Export Free Trade Zone (EFTZ) and of course the business/commercial conglomerate called the Tinapa Business and Resort Centre. Apart from being the State capital where government offices are located, it is also the local of two local government councils, federal government agencies and other private business concerns. The sum total of these developmental thrusts is the agglomeration or centripetalization of population in the city, hence the need to provide adequate housing to urban residents.

Theoretical Framework/Literature Review

The theory underpinning this study is, “the theory of supply”. It is an economic theory. Supply is defined as “the quantity of a good that a seller (an individual or a group of individuals) is ready and willing to sell for a given period of time” (Eboh and Nwoaha, 2009). Relating this to housing, Omole (2001) defined housing supply as “the total number of housing units that suppliers – public or private – are ready to offer for sale at a particular time for a particular price. In other words, housing supply refers to the total amount of housing units that are produced annually by both private and public sectors that are ready for consumption. The supply schedule or curve means the relation between market price and the amounts of goods that producers are willing to supply (Anamgba, 2004).

The law of supply states that “when the price of a good goes up, the quantity supplied goes up (Dickson, 2006). That is, according to Dickson (2006), “the law of supply is illustrated by the upward slope of the supply curve”. Similarly, Amaechi and Azubuikwe (2006), asserted that supply, unlike demand is said to have positive relationship with price. This explains why Jhingan (2005) has concluded that, “sellers like buyers, respond to incentives and that how much they are willing to produce in a given year depend on their assessment of the profitability of their selling products. He opined, “the amount sellers are willing and able to supply to product markets is influenced by the price of their products and by such other considerations as wages, input prices, and technology.

According to Aderibigbe (2005), the factors that affect the supply of a good may include, the price of the good, changes in input prices, changes in the price of other goods, changes in expectations, government policies especially on excise tax and technology. All things being equal, changes in the factors listed above result in changes in the quantity supplied, that is, changes in the movement along a supply curve.

The housing market in Nigeria is dominated by the private sector stock of buildings (Henshaw, 2010). Contemporary developments worldwide seem to favour the private sector driven housing development. The argument in favour of the private sector is hinged on the efficiency and effectiveness of the private sector as well as the corruption and inefficiency of the public sector (Henshaw, 2010). He maintained that the Nigerian government has identified with this view and has in recent times introduced a number of reforms aimed at stimulating and assisting the private sector to play the leading role in housing production and delivery. These reforms have to do in the establishment of the Real Estate Development Association of Nigeria (REDAN), Building Materials Producers Association of the Nigeria (BUMPAN), the reduction of interest rates on National Housing Fund (NHF) loan to members of REDAN and the restructuring of the housing finance sub-sector to include the introduction of secondary mortgage market. Actually, the private sector involvement goes beyond direct housing contribution to manufacturing of all types of building materials, supply of labour and capital (Windapo, 2007). In Nigeria, the private sector contribution of the total housing supply is put at 80 per cent (Olatubara, 2007).

However, it is observed that the housing units produced by the sector are usually out of reach of the low income families and that although this has prompted the incursion of the government into the housing market, the performance of the later has been a monumental failure (Olatubara, 2007, Agbola & Adegoke, 2007). On the other hand, Merrill and Tombinson (2006^b), observed that State institutions in Ghana are involved in some degree of housing provision for State employees with the result that the public sector competes with the private sector. Although the private sector has played tremendous role, it has failed to provide affordable housing to the public because of a number of factors such as inadequate finance, high cost of building materials, and inefficient landuse policy.

Research Design: The study adopted the survey method. The types of data collected include the number of housing units supplied by the private sector, cost of building materials, and cost of a plot of land in Calabar. Data were collected from primary and secondary sources. The systematic sampling method was used to select the houses along the streets in the residential districts in the metropolis, by choosing every 10th house. If the house chosen is supplied by the public sector it is skipped and the next is chosen. A total of 300 houses were selected as the sample size. The multiple regression statistical technique was used to test the only research hypothesis.

Data Presentation, Analysis and Discussion

According to the 2006 Population and Housing Census of Nigeria, there were 93,592 houses in Calabar. This figure has increased to about 102,410 houses in 2010 as shown in Table 1. Out of these only about 7.1% or 7,271 houses were publicly owned.

Table 1: Housing Stock in Calabar Metropolis

Year	Above 3 b/r	3-b/r	2b/r	1b/r	Single rooms	Total
1991	673	19522	15014	5237	1399	41823
1992	651	20013	15493	5488	1487	43132
1993	232	20665	16267	5684	2035	44883
1994	434	21111	16621	6058	1880	46104
1995	563	23842	18796	7341	3396	53938
1996	1395	24192	19687	7590	2940	55804
1997	2242	26545	20105	7622	2349	58863
1998	2003	29164	21103	7668	2809	62747
1999	1874	31091	21873	7758	3051	65647
2000	1370	34005	22716	7896	3669	69656
2001	863	38760	24278	8412	4259	76572
2002	671	40297	27496	8590	4474	81628
2003	1548	42696	29580	8670	3751	86195
2004	1267	43458	31319	9398	4053	89495
2005	1550	43702	31600	10018	3822	90692
2006	2058	44021	32891	11116	3506	93592
2007	2079	44901	33549	11338	3676	95463
2008	2107	45799	34220	11565	3759	97372
2009	2132	46270	34767	12771	3839	99701
2010	2224	47434	35719	13092	4019	102410

Source: NPC, Calabar Municipal Council, Calabar South LGA

Key

1b/r one bedroom apartment

2b/r two bedroom apartment

3b/r three bedroom apartment

The inventory of approved building plans from the planning authorities, showed that many approved building plans never translated into completed buildings and many new houses in the market were without approval. (See Table 2).

Table 2: Houses with Planning Approvals/Permits in Calabar

Year of submission of storey Building plans	Total No of storey buildings received	No. of storey buildings not approved	No. of storey buildings approved	% of storey buildings approved	Total No. of bungalows received	No. of bungalows not approved	No. of bungalows approved	% of bungalow approved
1991	95	54	41	43.2	669	362	307	45.9
1992	256	137	119	4.5	623	319	304	48.8
1993	357	185	172	48.2	548	300	248	45.3
1994	159	98	61	38.4	634	320	314	49.5
1995	66	40	26	39.4	369	191	178	48.2
1996	158	86	72	45.6	490	259	231	47.1
1997	101	59	42	41.6	513	284	229	44.6
1998	115	64	51	44.3	407	207	200	49.1
1999	98	57	41	41.8	445	241	204	45.3
2000	195	127	68	34.9	535	272	263	49.2
2001	99	59	40	40.4	1157	610	547	47.3
2002	122	72	50	41.0	758	392	366	48.3
2003	372	291	81	21.8	971	489	482	49.6
2004	178	167	11	6.2	588	411	177	30.1
2005	107	75	32	29.9	813	450	363	44.6
2006	350	232	118	33.7	1370	778	592	43.2
2007	539	358	181	33.6	957	526	431	45.0

Source: Department of Town Planning, Ministry of Lands and Housing, Calabar.

Factors Affecting Housing Delivery in Calabar

The factors that affect housing delivery in Calabar include the following: (i) population growth (ii) rents/rental value (iii) topography/climatic influence (iv) cost of building materials (v) availability and cost of land (vi) finance (vii) income level/per capita income

i) Population

The last recorded population census of Calabar conducted in 2006 showed that Calabar urban had a total population of about 371,022 people. It was observed from the study, that the average growth rate of population in Calabar was about 3 percent as shown in Table 3. Other things being equal, houses are supplied for the use of people. The number of people in a place and the rate at which it grows therefore affect the supply of housing in no small measure.

Table 3: Population Growth Rates in Calabar

Year	Population Growth Rate
1991	3.22000
1992	3.00004
1993	2.99981
1994	3.00028
1995	2.99987
1996	3.00005
1997	3.00011
1998	3.00023
1999	2.99924
2000	3.00008
2001	3.00017
2002	2.99997
2003	2.99981
2004	3.00054
2005	3.00056
2006	2.00008
2007	3.01552
2008	2.99922
2009	2.99993
2010	3.00324

Source: National Population Commission, 2012

ii) Rents/Rental Values

Another factor that affects the housing supply is rent. By 2010 when the surveys were conducted the price of a three bedroom went for about N250,000.00 annually and a prospective tenant had to pay for a minimum of 2 years. He also had to pay 10 per cent of the said amount to the estate negotiators (managers) and another 10 per cent to the lawyer who prepares the agreement. In Calabar, therefore, the rents are so high that the low income earners are unable to afford them. The suppliers tend to gain more since the high income earners are most attracted. To assess the level of the effect of rents on housing supply, the rental values of 2-bedroom and 3-bedroom apartments were considered (See table 4).

Table 4: Rental Values in Calabar

Year	3-Bedroom Rent (naira)	2-Bedroom Rent (naira)
1991	10,000	8,400
1992	12,250	9,600
1993	15,000	9,600
1994	30,000	24,000
1995	35,000	28,000
1996	100,000	72,000
1997	120,000	84,000
1998	120,000	96,000
1999	150,000	100,000
2000	150,000	100,000
2001	150,000	100,000
2002	200,000	120,000
2003	200,000	120,000
2004	220,000	120,000
2005	240,000	150,000
2006	250,000	150,000
2007	250,000	180,000
2008	300,000	180,000
2009	300,000	240,000
2010	360,000	240,000

Source: Statistics Department, Ministry of Lands & Housing, Calabar.

Table 4 shows the average rental values over the years between 1991 and 2010. From the figures in Table 4, it could be seen that the rents of houses in the city are very high. These high rents, it is believed, encourage suppliers to increase the supply in order to gain more.

4.3 Building Materials

Another factor that affects the private sector housing delivery in Calabar is the cost of building construction. This comprises the cost of building materials, cost of labour, among others.

Table 5: Cost of Building Materials in Calabar

Type	Price
A bag of cement	₦ 1,450
Bundle of roofing sheets (containing 20 sheets)	₦10,000
A packet of zinc nail	₦ 1,500
A packet of Kas king Rubber for zinc nails	₦ 200
A plywood door	₦ 1,200
An iron rod for pillar (mm)	₦ 2,300
A sheet of flat asbestos for ceiling (4'0'' by 4'0'')	₦ 850
A glass louver (3'0'' by 0.6')	₦ 180
An iron glass louver frame measuring 4'0''	₦ 800

Source: Market Survey by the authors in August, 2012

4.4. Cost of Land

It was also observed that the cost of land was either too high for most of the individuals who wished to build houses in Calabar. The survey revealed that a piece of land measuring about 30 metres by 30 metres (100 feet by 100 feet) averagely cost about 2 million naira. A similar size of land cost about 145,000 naira in 1991, as shown in Table 6.

Table 6: Cost of Land (100ft x 100ft) in Calabar

Year	Average cost (in Naira)
1991	145,000
1992	150,000
1993	220,000
1994	250,000
1995	300,000
1996	300,000
1997	400,000
1998	450,000
1999	450,000
2000	500,000
2001	800,000
2002	800,000
2003	1,000,000
2004	1,000,000
2005	1,000,000
2006	1,200,000
2007	1,500,000
2008	1,800,000
2009	2,000,000
2010	2,000,000

Source: Lands Department, Ministry of Lands & Housing, Calabar.

4.5. Cost of Building Construction

The cost of building construction varied over the years and is very costly as shown in Table 7. By 1991, the cost of a three-bedroom house was N800,000.00, while the two-bedroom house was N615,000.00. Ten years later, that is by the year 2000, the cost of a three-bedroom house appreciated to N1,400,000.00, an increase of 57.1 percent, while that of the two-bedroom house rose to N1,000,000.00 an increase of about 61.5%. Similarly, by 2010, the cost of a three-bedroom house was N2,800,000.00 (up by 50%) and that of a two-bedroom house stood at N2,000,000.00 (about 50% increase).

Table 7: Cost of Building Construction (in naira) in Calabar

Year	Cost of 3-Bedroom	Cost of 2-Bedroom
1991	80,000	615,000
1992	80,000	620,000
1993	865,000	695,500
1994	892,000	705,000
1995	912,000	770,000
1996	965,000	798,000
1997	1,050,000	812,500
1998	1,150,000	915,090
1999	1,262,000	950,000
2000	1,400,000	1,000,000
2001	1,537,500	1,201,000
2002	1,675,000	1,675,000
2003	1,812,000	1,400,000
2004	1,950,000	1,500,000
2005	2,087,000	1,590,000
2006	2,225,000	1,779,000
2007	2,362,000	1,905,000
2008	2,500,000	2,000,000
2009	2,800,000	2,000,000
2010	2,800,000	2,000,000

Source: Building Dept, CRS Ministry of Works, Calabar, 2012.

Test of Hypothesis

This section tests the only hypothesis postulated for the study.

Hypothesis

H₀: The critical determinants of the private sector housing supply in Calabar do not include the rents of houses, cost of building construction, cost of land, per capita income, and population growth.

H₁: The critical determinants of the private sector housing supply in Calabar include the rents of houses, cost of building construction, cost of land, per capita income, and population growth.

Data used for this test is shown in Table 8.

Table 8: Determinants of Housing Supply in Calabar

Year	THS	3COSTB	POPG	3RENTB	PCI	COSTLD
1991	41823	800000	3.22000	10000	3713.50	45000
1992	43132	800000	3.00004	12250	3686.21	50000
1993	44883	865000	2.99981	15000	3659.62	120000
1994	46103	892000	3.00028	30000	3588.65	150000
1995	53938	912000	2.99987	35000	3565.69	200000
1996	55804	965000	3.00005	100000	3610.80	200000
1997	58863	1050000	3.00011	120000	3591.55	300000
1998	62747	1150000	3.00023	120000	3590.28	450000
1999	65647	1262000	2.99924	150000	3531.96	450000
2000	69656	1400000	3.00008	150000	3755.30	500000
2001	76572	1537000	3.00017	180000	3755.30	800000
2002	81628	1675000	2.99997	200000	3891.35	800000
2003	86096	1812500	2.9981	200000	4145.79	1000000
2004	89495	1950000	3.00054	220000	4296.22	1000000
2005	90692	2087500	3.00056	240000	4449.18	1200000
2006	93592	2225000	2.00008	250000	4254.35	1500000
2007	95463	2362000	3.01552	250000	3520.00	1500000
2008	97372	2500000	2.99922	300000	3768.90	1800000
2009	99692	2800000	2.99993	300000	4014.05	2000000
2010	102491	2800000	3.00324	360000	3976.12	2000000

Key:	THS	-	Total Housing Stock
	3 COST B	-	Cost of constructing a 3-bedroom house
	POPG	-	Population growth
	3 RENTB	-	3-bedroom rent
	PCI	-	Per capital income
	COSTLD	-	Cost of land

To test this hypothesis, multiple regression analysis (expressed as a linear combination of the independent variables) was carried out using 3-bedroom housing. The result of the analysis is presented in table 9.

Table 9: Multiple Regression Analysis of Independent Variables and 3-bedroom Housing Supply

Source of variance	Sum of Squares	DF	MS	F-Ratio	P-Level
Regression	8.20E+09	5	1639098649.4	143.802	.000
Residual	1.60E+08	14	11398313.267		
Total	3.38E+09	19			
Variables coefficient	(Beta)			t-ratio	P-level
3 RENT B (X_1)	.528			3.396	.004
3 COST B (X_2)	1.132			2.647	.019
COST LD (X_3)	.711			2.098	.054
PCI (X_4)	.032			.602	.557
POPG (X_5)	-.056			-1.290	.218
Multiple Regression (R)	R		R Square	Adjusted R Sq	Std E of Estimate
	.990		.981	.974	3376.139

Source:

From table 9, the R-value is equal to 0.990. This shows a combination of the independent variables: 3-bedroom rent (x_1) cost of constructing a 3-bedroom house (x_2), cost of land (x_3), per capita income (x_4), and population growth (x_5), in predicting the private sector housing supply in Calabar. The co-efficient of determination represented by $R^2 = 0.981$ implies, that the independent variables jointly explain about 98.1 per cent of the variance in the private sector housing supply in Calabar. That is, when these variables are combined or pulled together, they significantly predict the private sector housing supply in Calabar. In this case, about 98.1 per cent of the private sector housing supply is affected/influenced by the independent variables considered in the study. Thus, only about 1.9 per cent of the supply is caused by other factors not considered. However, each of the variables account for the variance on the independent variable. When the independent variables were individually correlated with the supply values, it was observed that the rent, cost of building construction, cost of land and the per capita income individually affect the supply of private sector housing units significantly. Notably, population growth as an independent variable was rather insignificant. This is shown in Table 10.

Table 10: Correlations

		THS	3COSTB	3RENTB	COSTLD	PCI	POPG
THS	Pearson Correlation	1		.980**			-.294
	Sig. (2 –tailed)	.	.970**	.000	.943**	.617**	.208
	N	20	.000 20	20	.000 20	.004 20	20
3COSTB	Pearson Correlation	.970**	1	.967**	.991**	.573**	-.262
	Sig. (2 –tailed)	.000	.	.000	.000	.008	.264
	N	20	20	20	20	20	20
3RENTB	Pearson Correlation	.980**		1	.947**	.553**	-.256
	Sig. (2 –tailed)	.000	.967**	.	.000	.008	.276
	N	20	.000 20	20	.000 20	.008 20	20
COSTLD	Pearson Correlation	.943**		.947**	1	.530**	-.288
	Sig. (2 –tailed)	.000	.991**	.000	.	.016	.217
	N	20	.000 20	20	20	20	20
PCI	Pearson Correlation	.617**		.553*	.530*	1	-.375
	Sig. (2 –tailed)	.004	.573**	.011	.016	.	.103
	N	20	.000 20	20	20	20	20
POPG	Pearson Correlation	.294	-.262	-.256	-.288	-.375	1
	Sig. (2 –tailed)	.208	.264	.276	.217	.103	.
	N	20	20	20	20	20	20

Key

** - Correlation is significant at the 0.01 level (2-tailed).

* - Correlation is significant at the 0.05 level (2-tailed).

THS - Total Housing Stock (supply)

3COSTB - Cost of constructing a 3-bedroom house

3RENTB - Rent of a 3-bedroom house

COSTLB - Cost of land

PCI - Per capita income

POPG - Population growth

Decision: The test of significance indicates that the calculated t-value (30.47) is greater than the critical (tabulated) t-value (2.92) at 0.01 significant level (2-tailed). Therefore, the null hypothesis (H_0) is rejected while the alternative hypothesis (H_1) is accepted. The multiple regression equation is thus given as:

$$Y = 0.528 + 1.132 x_1 + 0.711x_2 + 0.032x_3 - 0.056x_4$$

The findings of this work are summarized as follows:

- Calabar has been experiencing increase in population without a commensurate increase in housing units. Housing deficit is, therefore, among the myriad of problems confronting the people residing in Calabar and that the available housing units were characterized by overcrowding. The occupancy rate was 3.5 persons per room.
- Private housing units in Calabar are not affordable to, especially the low income earners and that is mainly attributed to the fact that the prices of the private housing units in Calabar are solely determined by the market forces of demand and supply.
- Many of the buildings in the city were illegally erected as approvals were not obtained before they were built.
- There are inadequate funds especially for the private individuals to participate fully in the supply of housing units in Calabar. They often could not afford the collateral security compulsorily demanded by the various financial institutions before they could qualify for loans.

- e) Some houses lacked elementary amenities like toilets, kitchens, stores, etc. A good percentage of the houses in Calabar are still of the primitive wattle and dab type.

Recommendations

Based on the findings of this study, the following recommendations are suggested:

- 1) The Town Planning Department of the Ministry of Lands and Housing should be empowered to prepare layouts which must be sub-divided into plots for allocation to those who have demand for them. Such plots must be very highly subsidized to enable individuals afford to purchase and develop them into housing units. This will encourage builders to participate fully in the supply of housing in Calabar.
- 2) Delays in the approval of plans should be checked.
- 3) Government should provide an effective housing scheme that can accommodate migrants, civil servants and pensioners as this would help alleviate the sufferings of the people.
- 4) Since housing is capital intensive, government should provide special allocation or increase budgetary allocation to the housing sector.
- 5) Organizations like Banks and Insurance Companies should participate fully in the provision of houses in Calabar by making loans accessible to prospective individual suppliers of housing units in Calabar.
- 6) The prices of houses as well as rents of houses should be controlled.
- 7) Private individuals should be encouraged to form co-operative unions to enable them pull their resources together to qualify for loans to build more houses to supplement the State and Federal governments' initiatives towards private housing development. As co-operative societies, they will stand the chance of benefiting from the existing financial institutions.
- 8) Also, non-governments organizations (NGOs) and community based organizations (CBOs) should be mobilized into housing cooperative societies.
- 9) The governments in the country must provide the enabling environment within which the private sector will be able to perform maximally.
- 10) Finally, the State Government should extend her urban renewal activities to housing. They could adopt the rehabilitation approach to renew especially the decayed areas.

Conclusion

Private sector housing in Calabar reflects the general private sector housing characteristics in developing countries. Housing in the developing countries is basically private sector driven. This is a new paradigm shift of involving the private sector in housing delivery as a result of the numerous and monumental problems that bedevil the public sector. Generally, housing supply in developing countries does not match the need/demand for it. To arrest this situation, the various governments in the developing countries have a role to play. They must provide the enabling environment to enable the private sector housing suppliers play their leading role in the supply of housing. It is only when that is achieved that we can be confident in getting enough supply of housing units in the country.

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