

Influence of Housing Design on Residential Mobility in Private Rental Housing in Ibadan, Nigeria

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ABSTRACT

Intra-urban residential shifts stemming from changing housing needs is an obvious aspect of urban dynamics. Against this background, the study investigated the drivers of residential mobility inherent in design of private rental housing in Ibadan Metropolis, Nigeria. Utilizing a survey research method, data were collected from 200 household heads in 9 residential localities across 3 residential density areas of Ibadan. Descriptive statistics were used to explain observed housing and socioeconomic characteristics while indices like Residents' Satisfaction Index (RSI) and Mobility Propensity Index (MPI) were developed with the aid of Likert-type scaling to evaluate housing satisfaction and design attributes triggering relocation decisions, respectively. Findings reveal a preponderance of roomy tenements (31.1%) and single-storey (50.0%) rental houses predominantly inhabited by households of 3-4 people (40.5%). Households experienced considerable gains for a wide range of building spaces in current residences compared to previous ones which was particularly high (≥ 1.0) for building attributes like number of rooms, room size, store and kitchen design, but reduced only for "green area" which had the lowest score (RSI=2.73). Residential mobility was shaped by a variety of housing design attributes and building type was a major external attribute (MPI=2.64) while room size/number were the major internal attributes (MPI=2.63). The study concludes that improvement in adequacy of housing design attributes could improve housing satisfaction and recommended enforcement of minimum building standards and more stringent greenery regulations, among others, for private rental housing developers towards curtailing unnecessary mobility and promoting healthier living environments.

Keywords

Housing satisfaction, housing design, private rental housing, residential mobility

1. Introduction

The housing environment is an important realm of people's daily lives. It is where many spend a significant portion of their time and where the intrinsic desire for shelter, safety and comfort is fulfilled. Fulfilling this need is however a persistent challenge in cities around the world especially those of developing countries. Housing development in African cities is largely in the hands of private investors with private rental housing a ready answer to the growing urban population and housing demand. The spasmodic rental market, complex workings of urban centres, coupled with the insatiety of human wants have thus made continuous shifts in dwelling locations a regular urban phenomenon. Moving from one area of residence to another is undeniably one of the ineluctable events in the life of city residents (Okoye, 2025). The practice of moving to a new house, housing cluster or neighbourhood among urban dwellers is an integral part of the urbanization process, which also involves socioeconomic and cultural changes that various individuals or households undergo (Willibald *et al.*, 2018).

In demographic or urban studies, such intra-urban residential shift is referred to as residential mobility, a construct often inseparable from the multidimensionality of the concept of housing. Housing extends beyond mere shelter to encompass the extent to which dwelling conditions satisfy the needs and aspirations of households. Consequently, when disparities exist between residents' expectations and the realities of their housing condition, unmet needs often manifest in stress and dissatisfaction (Etminani-Ghasrodashti *et al.*, 2017). The response is usually the search for alternative dwellings that better aligns with evolving circumstances and preferences. Residential mobility is therefore necessitated by response to a change in housing needs. Broadly

defined, it refers to a household's change of residence over short distances (e.g. within a region or a metropolitan area) and it does not usually affect the whole organization of daily life in terms of work, shopping and leisure locations (Rerat, 2020).

Residential mobility, which varies widely with household characteristics, and is driven by a variety of factors, continues to garner attention because of its influence on the local housing and labour markets. It is the mechanism through which the character of neighbourhoods or social areas is maintained or changed (Clark and Withers, 2007). The stimulus for a relocation decision or an aspiration to change residence depends on various factors. Existing studies have predominantly emphasized socio-economic variables (Al-Gabbani, 1996; Clark, 2016; Paganini and Binder, 2023), lifestyle preferences (Ghezelseflou and Emami, 2023), locational attributes (James and Saville-Smith, 2018), and dwelling conditions (Gibler *et al.*, 2014; Kuoppa *et al.*, 2019). However, within this broad body of literature, issues relating specifically to housing design are often subsumed under general housing conditions, thereby receiving comparatively limited attention. Nevertheless, housing design is one of the main determinants of residential satisfaction, with propensity to influence residential mobility.

In rental housing contexts, a range of design-related challenges shape residents' satisfaction and overall quality of life. Many studies highlight the persistent mismatch between residents' expectations and actual housing conditions. For instance, residents' dissatisfaction was expressed with housing designs with a lack of balconies and outdoor spaces for traditional food preparation and socio-cultural practices in Ghana (Eyiah-Botwe, 2015). Findings in Turkey have also underscored the importance of specific design features, like balconies in facilitating household interaction and strengthening connections with the external environment (Aydin and Sayar, 2021). A more recent study however used factor analysis to unravel eight largely socio-environmental determinants of environmental mobility in Enugu, Nigeria, with no attention drawn to housing design (Okoye (2025)). Hence, while most studies provide valuable insights into housing satisfaction and building design, the nexus with residential mobility appears to be a notable gap that is little explored. Examining the factors that influence residents' satisfaction vis-à-vis housing design attributes and their implications for relocation decisions provides an important pathway for addressing housing needs more effectively. Such knowledge is imperative to channel

design practices and policy interventions that support more livable and resident-centered rental housing solutions in Ibadan Metropolis and other similar urban contexts in Nigeria.

2. Literature Review

2.1 Conceptual Framework for the Study

This study is hinged on the conceptual tripod of housing design attributes, housing satisfaction and residential mobility. Residential mobility, which is at the core of the study is easily conflated with migration but still conceptually distinct. While migration often involves movement across broader geographical regions, residential mobility typically refers to relocation within a defined spatial or urban system over time (Fattah *et al.*, 2015). The distinction is not clear-cut but the motivations vary according to distances. Hence, the shorter the move, the more it relies on the characteristics of the dwelling and residential context, and the longer the move, the more it refers to employment or education which is indicative of migration (Niedomysl, 2011). The former thus pertains more to short-distance moves within neighbourhoods and cities while the latter typifies longer-distance relocations. Residential mobility is essentially intra-urban residential shift. It is a phenomenon frequently driven by residential stress arising from discrepancy between housing characteristics and household requirements (Willibald *et al.*, 2018).

It is noteworthy that a number of residential mobility types, have been identified in extant literature reflecting diverse motivations and constraints (Willibald *et al.*, 2018). These include upward mobility which refers to movement to improve oneself often associated with optimism and control and it is triggered by things such as job opportunity and desire for a safer area (Willibald *et al.*, 2018); voluntary mobility, associated with household preferences for improved housing quality, affordability, or proximity to opportunities and social networks (Schachter, 2001; Phinney, 2013); forced mobility, resulting from involuntary circumstances such as eviction, housing failure, or environmental hazards (Mateyka, 2015) and lifestyle mobility which refers to a pattern of movement which is associated with the desire to change an existing dwelling or to experience a different neighbourhood (Willibald *et al.*, 2018). Nonetheless, central to mobility theory is the notion of housing disequilibrium, where a mismatch between current housing conditions and household expectations gener-

ates dissatisfaction, consequently triggering a desire to move (Mateyka, 2015). Herein lies the link with housing satisfaction.

The concept of housing satisfaction offers a useful lens for understanding the living experiences and overall well-being of private renters (Li *et al.*, 2019). It reflects the degree to which residents feel housing meets their needs and expectations, and serves as a useful indicator for evaluating housing performance across diverse residential settings. Studies on residential satisfaction often draw on two approaches. The aspiration gap theory conceptualizes satisfaction as a function of the alignment between individuals' current housing situation and personal expectations (Maina *et al.*, 2021). The approach posits that individuals hold a cognitive reference point, shaped by their self-assessed needs and desires for salient housing attributes. When the existing housing environment meets or exceeds these aspirations, satisfaction is likely to result. The other is the purposive approach which affirms people have goals they strive to achieve and the extent to which they perceive a residential environment as

furthering these goals provides an index for residential satisfaction. Individuals therefore acquire housing expecting it to contribute meaningfully to the realization of life objectives and the extent to which it fulfills this "facilitator role" becomes a key measure of residential satisfaction (Galster, 1987; Ibem *et al.*, 2013).

Design attributes are tangible components of housing on which residents place expectations. They shape residents' comfort and lifestyles. Housing design has been designed as a process involving planning, development, and construction of a residential structure, typically guided by a detailed contract (American Institute of Building Design, 2022). It encompasses a broad range of elements including spatial layout, functional zoning of interior areas, aesthetic quality, and construction materials, all of which should align with the needs and expectations of the intended users. A well-conceived housing design not only addresses the physical and spatial requirements of a household but also considers the emotional, psychological, cultural, and behavioral needs of its occupants (Oladapo, 2006).



Figure 1: Conceptual Framework for the Study
 Source: Authors' Conceptualization (2026)

Housing “attributes,” and “characteristics” are both terms that have been used interchangeably to allude to housing design in extant literature (Ibem *et al.*, 2013; Adewale *et al.*, 2018; Adegbile *et al.*, 2019). These attributes span internal design elements, such as living and sleeping areas, kitchens, and sanitary facilities, as well as external like balconies, courtyards, play areas, parking lots, and landscaped zones. They often influence the intangible aspects of residents’ expectations like ventilation, natural lighting and privacy.

From the foregoing, residential mobility is a dynamic process involving continuous decision-making, shaped by interaction between housing design attributes and residential satisfaction. However, the ability to act on satisfaction is mediated by socioeconomic capacity. While higher-income households can relocate to achieve better outcomes, low-income households often resort to adaptive strategies, such as home modifications or coping mechanisms, due to financial constraints (Ghezelseflou and Emami, 2023). This influence of socioeconomic variables pertains more to residential/housing choice which should not be regarded solely as the result of aspirations but as a choice under constraints (Rerat, 2020). More specifically, it depends on households’

needs and preferences within a limited range of options defined by the opportunities and constraints of the housing market (availability of certain types of housing in a given residential context, prices, etc.) and the resources and restrictions associated with households themselves (Van Ham 2012). Other socioeconomic variables like age, income, tenure, household size, and employment status influence residential satisfaction and likelihood of relocation (Nieuwenhuis *et al.*, 2020). This interplay between housing design, socioeconomic characteristics and residential preferences (Figure 1), underscores the complexity of mobility decisions.

3. The Study Area

The study area of this research is Ibadan, the capital city of Oyo State in Southwestern Nigeria, located between latitudes 7.37° and 7.67° North of the Equator and longitudes 3.88° and 7.67° East of Greenwich Meridian. It is one of the oldest Yoruba settlements and is presently the third-largest Nigerian city after Lagos and Kano (Bloch, 2015). Ibadan is made up of eleven local government areas, five of which are in the metropolis where the study is situated. The dominant economic activities in Ibadan in-

Table 1: Sample Size of Respondents in Selected Residential Areas

<i>S/n</i>	<i>High</i>	<i>Sample size</i>	<i>Medium</i>	<i>Sample size</i>	<i>Low</i>	<i>Sample Size</i>
1	Yemetu	15	Agbowo	36	Iyaganku	21
2	Oniyanrin	21	Oke-bola	15	Akobo	24
3	Apete	24	Challenge	24	New Bodija	20
Total		60		75		65

Source: Authors’ field survey (2026)

clude agriculture, commerce, handicrafts, manufacturing, and service industries. Several manufacturing, food processing and agro-allied industries along with dozens of financial institutions and various educational institutions spread across the city. The educational and healthcare institutions such as the University of Ibadan, University College Hospital and The Polytechnic, Ibadan have all played key roles in the city's growth and expansion. The predominantly residential areas can be stratified into densities namely the high-density residential areas (≥ 300 persons per hectare) typified by multiple-unit, working-class dwellings of traditional cores; the medium-density residential areas (100-300 persons per hectare) housing the growing number of middle-income residents and the low-density residential areas (≤ 100 person per hectare) of high-class housing on more expansive lots (Coker et al., 2008; Alabi et al., 2026). The peculiarities and socioeconomic attributes of inhabitants of the residential zones affords a better range for data capture providing more depth to discussions on residential mobility.

4. Methodology

The study utilized the survey research method and data were collected with questionnaire administration. The survey was carried out between August and October 2024. The three main residential densities in Ibadan namely, the high, the medium and low were considered for the study. Next, in each residential density, three (3) residential areas were purposively selected in localities with a high concentration of private rental housing. A total number of nine (9) residential localities were thus selected as seen Table 1. Finally, convenient sampling technique was utilized to select three private rental housing each on all major streets across the residential areas and the household heads were targeted for the survey. Consequently, two hundred (200) copies of the questionnaire were administered and one ninety (190) were successfully retrieved, representing a recovery rate of 95% (See Table 1).

In its different sections, the structured questionnaire addressed key subjects of the study viz: housing characteristics, socioeconomic underpinnings of mobility, occupants' space requirements, and housing design triggers of residential mobility. Survey questions were also designed to unravel the availability of different spaces in residents' previous and current residences, and satisfaction with housing design attributes of private rental housing. Collected data were analyzed using descriptive statis-

tics like frequency distributions and percentages, graphs, crosstabulations and Chi-square analysis. Residents' level of satisfaction and the design attributes triggering relocation decisions were both measured on Likert scales with 5-point response formats, summative indexing used to aggregate the data and mean weighted values calculated. Two indices, namely, the Residents' Satisfaction Index (RSI) and Mobility Propensity Index (MPI) were computed using the total weighted values (TWVs), a summation of the product of number of responses on each level of the response format and their respective weight. All analyses were carried out using SPSS Statistics Version 23 to aid discussion.

5. Results and Discussion

5.1 Housing Details and Design Features

Results on the general characteristics of housing in the study area reveals a preponderance of roomy tenements (31.1%) and apartments/flats (24.7%) as seen in Table 2, prevalence of single-storey and two-storey buildings with 50% and 36.3%, respectively, with most having household size of about 3-4 occupants (40.5%). Most of the residents have only spent about two years in their current residences (34.2%) and this might be a pointer to the frequency of residential shifts in the private housing market. Across residents' dwellings (in both previous and current) the building design attributes that were least available were the private lounge (14.8%, 25.9%) laundry (23.4%, 37.8%), and green area (29.3%, 49.5%), and the availability of all three was more in current residences of respondents showing them to be desirable housing design attributes (Figure 2). The dining, playing area and store were fairly available housing design attributes with (38.8%, 60.8%); (53.9%; 55.1%); (45.9%, 62.0%), respectively across both previous and current residences. The least available design attributes from the foregoing were more external than internal. All other design attributes like living room, balcony, lobby were generally more available in the study area

As presented in Table 3, a larger percentage of men completed the survey with most residents in the 26-35 years age bracket (42.1%) and majority earning up to ₦180,000 monthly. This implies a population largely comprised of individuals in their productive and decision-making years, with considerable financial wherewithal and likely more disposed to move. A glance at Table 4 provides more insights on the nature of the re-

Table 2: Housing Characteristics

Housing Variables	Frequency	Percentages
Housing Type		
Roomy Tenement	59	31.1
Bungalow	32	16.8
Semi-Detached Bungalow	12	6.3
Duplex	25	13.1
Terrace	12	6.3
Apartments/Flats	47	24.7
Others	3	1.58
<i>Total</i>	<i>190</i>	<i>100.0</i>
Number of Building Level		
Single-storey Building	95	50.0
2-Storey Building	69	36.3
3-Storey Building	21	11.0
4-Storey Building	5	2.6
<i>Total</i>	<i>190</i>	<i>100.0</i>
Duration of Stay in Current Residence		
Less than 1 year	41	21.6
1-2 years	65	34.2
3-4 years	32	16.8
Above	52	27.4
<i>Total</i>	<i>190</i>	<i>100.0</i>
Household Size		
1-2 people	54	28.4
3-4 people	77	40.5
5-6 people	50	26.3
7 or more people	9	4.7
<i>Total</i>	<i>190</i>	<i>100.0</i>

Source: Authors' Survey, 2026

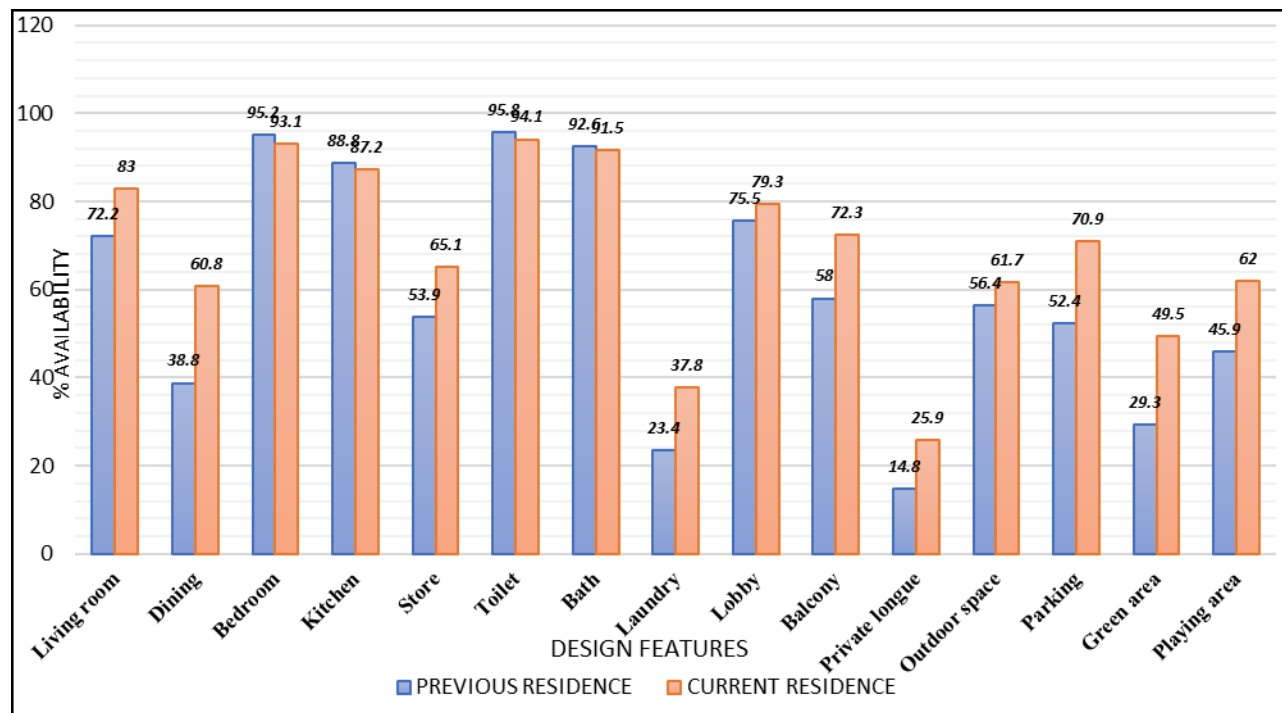


Figure 2: Building Design Features in Previous and Current Residence

Table 3: Socioeconomic Characteristics of Residents

Socioeconomic Variables	Frequency	Percentages
Gender		
Male	105	55.3
Female	85	44.7
<i>Total</i>	<i>190</i>	<i>100.0</i>
Age		
20-25 years	54	28.4
26-35 years	80	42.1
36-45 years	42	22.1
Above 50 years	14	7.4
<i>Total</i>	<i>190</i>	<i>100.0</i>
Average Monthly Income		
less ₦60,000	42	22.1
₦60,000 - ₦120,000	47	24.7
₦121,000 - ₦180,000	51	26.8
₦181,000 - ₦240,000	26	13.7
Above ₦240,000	24	12.6
<i>Total</i>	<i>190</i>	<i>100.0</i>
<i>Source: Authors' Survey, 2026</i>		

Source: Authors' Survey, 2026

Table 4: Income-Building Features Cross-analysis

Previous Residence				Current Residence			
Availability of Spaces		χ^2	Sig-Value		χ^2	Sig-Value	
Living room*income		11.75	0.019		14.56	0.03	
Dining*income		9.62	0.047		4.44	0.350	
Bedroom*income		4.37	0.822		5.17	0.271	
Kitchen*income		13.73	0.318		10.56	0.228	
Store*income		13.1	0.108		3.93	0.416	
Toilet*income		1.52	0.823		3.11	0.927	
Bathroom*income		11.01	0.528		6.72	0.567	
Laundry*income		6.41	0.601		12.90	0.012	
Lobby/Corridor*income		4.72	0.317		10.97	0.532	
Balcony*income		2.18	0.703		6.52	0.164	
Private Lounge*income		1.152	0.886		18.23	0.02	
Outdoor Space*income		3.509	0.477		12.52	0.014	
Parking Space*income		11.21	0.024		21.33	0.000	
Green Area*income		3.51	0.476		12.46	0.132	

Source: Authors' Survey, 2026

relationship between the availability of certain building features with regards to income level of residents. Chi-square

test for both previous ($\chi^2 = 11.75$, $P < 0.05$) and current

residence ($\chi^2 = 14.56$, $P = 0.03$) show a significant variation in availability of living room with residents' income. This is more plausible given that availability of living room increased for 72.3% to 83.0%. A similar pattern holds for dining rooms with a 63.8% increase, although the influence of income shifted from being significant in the

previous residences ($\chi^2 = 9.62$, $P = 0.047$) to non-significant in the current ones ($\chi^2 = 4.44$, $P = 0.350$) for dining rooms. Other features like the laundry, private lounge, outdoor space and green area all showed a significant relationship with income in current residences ($P < 0.05$).

5.2 Satisfaction with Building Design Attributes

Table 5 summarizes residents' satisfaction with various housing design attributes in private rental housing, comparing their previous and current residences. Satisfaction level was rated on the Very Satisfied (5) to Very Dissatisfied (1) continuum, to compute Weighted Means (WM) and Relative Satisfaction Index (RSI). The RSI for all housing design attributes in previous residences was mostly average (< 3.1). Kitchen design (1.89) however had the lowest RSI, probably because about one-third of the buildings (Table 2) are rooming tenement buildings. These houses with two rows of rooms separated by a long corridor and detached facilities like kitchens and bathrooms shared by residents at the rear (Jelili et al., 2025) are more likely to trigger a desire for upward mobility by residents. Other attributes like storage facility (1.93), building appearance (2.23), size of

Table 5: Satisfaction with Housing Design Attributes

	Previous Residence							Current Residence						
	VD 1	D 2	NS/D 3	S 4	VS 5	TW V	RSI	VD 1	D 2	NS/D 3	S 4	VS 5	TW V	RSI
Space Adequacy	27 (14.3)	68 (36.0)	36 (19.0)	45 (23.8)	13 (6.9)	471	2.49	21 (11.1)	31 (16.4)	24 (12.7)	79 (41.8)	34 (18.0)	641	3.39
House Type	19 (10.1)	62 (33.0)	41 (21.8)	53 (28.2)	13 (6.9)	543	2.89	7 (3.7)	27 (14.4)	26 (13.9)	92 (49.2)	35 (18.7)	682	3.65
Number of rooms	28 (15.1)	47 (25.3)	41 (22.0)	52 (28.0)	18 (9.7)	471	2.53	19 (10.2)	20 (10.7)	19 (10.2)	84 (44.9)	45 (24.1)	677	3.62
Room size	21 (11.2)	57 (30.5)	40 (21.4)	56 (29.9)	13 (7.0)	432	2.31	21 (11.3)	21 (11.3)	20 (10.8)	84 (45.2)	40 (21.5)	684	3.67
Kitchen size	30 (16.0)	58 (46.8)	34 (64.9)	58 (30.9)	8 (4.3)	520	2.77	26 (13.9)	36 (19.3)	23 (12.3)	77 (41.2)	25 (13.4)	600	3.21
Store facility	62 (33.0)	60 (31.9)	31 (6.8)	9 (4.8)	1 (0.5)	316	1.93	36 (19.0)	40 (21.2)	48 (25.4)	49 (25.9)	16 (8.5)	536	2.84
Toilet/ bath location	36 (19.0)	34 (18.0)	35 (18.5)	76 (16.6)	8 (4.2)	553	2.93	15 (7.9)	25 (15.3)	24 (12.7)	90 (47.6)	31 (16.4)	652	3.52
Toilet Facility	28 (15.0)	52 (27.8)	39 (20.9)	60 (32.1)	8 (4.3)	529	2.83	22 (11.8)	30 (16.1)	16 (8.6)	87 (46.8)	31 (16.7)	633	3.40
Kitchen design	31 (16.7)	59 (31.7)	37 (19.9)	52 (28.0)	7 (3.8)	351	1.89	26 (13.8)	30 (15.9)	32 (16.9)	77 (40.7)	24 (12.7)	610	3.23
Kitchen location	35 (18.7)	45 (26.2)	49 (23.0)	50 (26.7)	10 (5.3)	522	2.76	18 (9.6)	42 (22.3)	38 (20.2)	70 (37.2)	20 (10.6)	596	3.17
Balcony area	45 (23.8)	57 (30.2)	30 (15.9)	49 (25.9)	8 (4.2)	456	2.41	27 (14.3)	31 (16.4)	32 (16.9)	80 (42.3)	19 (10.1)	600	3.17
Outdoor area	45 (23.8)	50 (29.6)	40 (21.2)	42 (22.2)	6 (3.2)	463	2.53	21 (11.2)	48 (25.7)	36 (19.3)	61 (32.6)	21 (11.2)	574	3.07
Size of open spaces	43 (22.9)	60 (31.9)	43 (22.9)	34 (18.1)	8 (4.3)	447	2.38	27 (14.3)	38 (20.3)	37 (19.1)	69 (36.5)	18 (9.5)	580	3.07
Parking space	52 (27.7)	60 (31.9)	29 (15.4)	38 (20.2)	9 (4.8)	456	2.43	33 (17.6)	32 (17.1)	23 (15.4)	73 (20.2)	26 (4.8)	588	3.14
Green area	33 (17.6)	32 (17.1)	23 (12.3)	73 (39.0)	26 (13.9)	588	3.10	47 (25.1)	48 (25.7)	18 (9.6)	56 (29.9)	18 (9.6)	511	2.73
Inner wall painting	32 (17.0)	49 (26.1)	30 (16.0)	63 (33.5)	14 (7.4)	542	2.88	20 (10.7)	37 (19.8)	29 (15.5)	73 (39.0)	28 (15.0)	613	3.28
Outer wall painting	38 (20.1)	54 (28.6)	33 (17.5)	59 (31.2)	5 (2.6)	506	2.68	29 (15.4)	36 (19.1)	36 (19.1)	66 (35.1)	21 (11.2)	578	3.07
Ventilation	26 (14.1)	55 (29.9)	30 (16.3)	61 (33.2)	12 (6.5)	530	2.88	11 (5.9)	23 (12.3)	34 (18.2)	91 (19.9)	28 (15.0)	663	3.55
Lighting	29 (15.3)	46 (24.3)	33 (17.5)	68 (36.0)	13 (6.9)	557	2.95	17 (9.1)	27 (14.4)	20 (10.7)	91 (48.7)	32 (17.1)	655	3.50
Building appearance	32 (17.0)	61 (32.4)	39 (20.7)	44 (23.4)	12 (6.4)	419	2.23	16 (8.5)	28 (14.9)	35 (18.6)	88 (46.8)	21 (11.2)	634	3.37
Privacy afforded	39 (20.9)	47 (25.1)	31 (16.6)	57 (30.5)	13 (7.0)	519	2.78	26 (13.8)	26 (13.8)	17 (9.0)	81 (42.9)	39 (20.6)	648	3.43
Adequate indoor space	25 (13.3)	51 (27.1)	51 (27.1)	48 (25.5)	13 (6.9)	537	2.92	17 (9.1)	21 (11.2)	29 (15.5)	97 (51.9)	23 (12.3)	649	3.47
Materials & finishes	36 (19.1)	37 (19.7)	65 (34.6)	40 (21.3)	10 (5.3)	515	2.74	19 (10.2)	27 (14.5)	57 (30.6)	59 (31.7)	24 (12.9)	600	3.22

Table 6: Underlying Factors of Residential Mobility Triggers in Ibadan

	NA 1	SE 2	ME 3	GE 4	AE 5	TW V	MPI
External Building Attributes							
Dissatisfaction room arrangement in my previous house led me to this one	59 (31.2%)	34 (18.0%)	49 (25.9%)	31 (16.4%)	16 (8.5%)	478	2.53
Dissatisfied with the building type prompted my move to the current residence	43 (22.9%)	40 (21.3%)	59 (31.4%)	34 (18.1%)	12 (6.4%)	496	2.64
Inadequacy of finishes (flooring, and walls) in my last house led me to this current house	63 (33.5%)	56 (29.8%)	35 (18.6%)	23 (12.2%)	11 (5.9%)	427	2.27
Absence of balcony prompted my decision to move to my current house	81 (43.1%)	46 (24.5%)	29 (15.4%)	22 (11.7%)	10 (5.3%)	398	2.12
Difficulty in parking and moving my car at my last house led to my decision to move	76 (40.2%)	37 (19.6%)	35 (18.5%)	30 (15.9%)	11 (5.8%)	430	2.28
Lack of landscape/green area in my last house influenced my decision to move	83 (43.9%)	49 (25.9%)	29 (15.3%)	23 (12.2%)	5 (2.6%)	385	2.04
Internal Building Attributes							
Dissatisfaction with the size of living room in my last house influence my decision to move	54 (28.6%)	34 (18.0%)	50 (26.5%)	37 (19.6%)	14 (7.4%)	490	2.59
Poor bathrooms/toilet design contributed to my movement to this current house	67 (35.6%)	31 (16.5%)	45 (23.9%)	30 (16.0%)	15 (8.0%)	459	2.44
Inadequate storage space in my last house contributed to my decision to move	53 (28.2%)	55 (29.3%)	35 (18.6%)	32 (17.0%)	13 (6.9%)	461	2.45
inadequate size of bedroom in my last house prompted my move to this current house	61 (32.4%)	28 (14.9%)	39 (20.7%)	40 (21.3%)	20 (10.6%)	494	2.63
Inadequate ventilation/lighting in my previous house influenced my move to the current one	69 (36.9%)	44 (23.5%)	29 (15.5%)	34 (18.2%)	11 (5.9%)	435	2.33
Insufficient number of rooms in my previous house prompted my move to this current house	53 (28.0%)	35 (18.5%)	44 (23.3%)	43 (22.8%)	14 (7.4%)	497	2.63
Socioeconomic Underpinnings							
Insufficient outdoor space for family activities in my previous house influenced my move	78 (41.7%)	47 (25.1%)	30 (16.0%)	23 (12.3%)	9 (4.8%)	399	2.13
I moved because of a needed for a house that better suited my family's size and lifestyle	49 (25.9%)	33 (17.5%)	36 (19.0%)	47 (24.9%)	24 (12.7%)	531	2.81
Inadequate space for family comfort in previous house influenced my decision to move	52 (27.5%)	30 (15.9%)	41 (21.7%)	47 (24.9%)	19 (10.1%)	518	2.74
The need for specific building amenities like workspace prompted my move	72 (38.3%)	40 (21.3%)	31 (16.5%)	37 (19.7%)	8 (4.3%)	433	2.30
Inadequate bath/toilet for family convenience in my last house prompted my move	53 (28.2%)	42 (22.3%)	50 (26.6%)	32 (17.0%)	11 (5.9%)	470	2.50
The lack of privacy in my last house influenced my decision to move there	63 (33.3%)	44 (23.3%)	33 (17.5%)	32 (16.9%)	17 (9.0%)	189	2.45

rooms (2.31) and size of open spaces (2.38) all have fairly low RSI scores. In current residences, the RSI for all housing design attributes was mostly above average (> 3.1). Consequently, there appears to be a heightened level of residents' satisfaction from previous to current residences across the study area. The RSI scores of building attributes generally rose in between. Since the majority of the respondents were middle-income earners, it aligns with findings of previous studies (Vera-Toscano and Aceta-Amestoy, 2008) which indicated that people at the middle-income levels are less likely to be satisfied with their residence which may result in a shift in residential choices. The increase in satisfaction was particular high (i.e. the difference ≥ 1.0) in number of rooms, room size, store and kitchen design. Other tangible attributes like house type and toilet/bath had fairly high gains in satisfaction (≥ 0.5), a trend observed for some intangible attributes like ventilation, privacy and lighting. The only other external building attribute with a particularly high satisfaction gain (≥ 1.0) was building appearance. These findings suggest that while internal attributes experienced substantial satisfaction gains from previous to current residences, the external ones such as outdoor area, parking space and balcony area though with increased RSI scores were generally less prioritized (i.e. the difference ≤ 1.0) in current dwellings. The only exception to this general gain in satisfaction with building attribute is the green area which reduced from RSI score of 3.10 to 2.73. As a matter of fact, green area had the lowest RSI score in current residences which indicates subpar landscaping even in current houses of residents.

5.3 Triggers of Residential Mobility in Private Rental Housing in Ibadan

Evaluated in Table 6 above are the underlying factors of residential mobility latent in the extent to which satisfaction with building design attributes influenced residents' decision to move. Three Likert subscales each containing six (6) Likert items were designed towards this end and the Mobility Propensity Index (MPI) computed to evaluate the contribution of each factor. The findings reveal that residential mobility is influenced by a combination of internal and external housing design attributes although the propensity to influence movement varied across factors. Building type is the external building attribute with the highest propensity to influence mobility (MPI score = 2.64) while inadequate bedroom size and insufficient number of rooms, both with MPI Scores = 2.63 are

the internal building attribute with the highest propensity to influence mobility. Landscape or green area, an external attribute, was ranked the lowest on the propensity to generate mobility (MPI score = 2.03) which corroborates the generally low satisfaction with landscaping earlier revealed in Table 5. This however does not suggest a desired green areas is non-existent in Ibadan as households are generally not satisfied with this attribute in residential housing, it only implies that it is not a decisive trigger for mobility decisions. It thus stands to reason that dissatisfaction with the number of rooms and inadequate living area sizes are key triggers of residential mobility and are more influential than such factors as ventilation, lighting, or wall finishes, which had relatively lower MPI scores. On the whole, internal building attributes have a higher propensity to trigger mobility than external ones in the study area with both having Mean MPI scores of 2.51 and 2.31, respectively. It is however noteworthy that design attributes have a relatively moderate influence on residential mobility given the computed MPI Score (≥ 3.1). Other factors apparent in the socioeconomic underpinnings notably, desire for a house to suit current lifestyle (MPI = 2.81) and inadequate space for family comfort (MPI = 2.71) also have very moderate, though slightly higher influence on mobility. This indicates that some external factors not captured by the survey like neighbourhood quality, rental affordability, public utilities also contribute to the relocation decision of residents, uncovering an avenue for further research.

6. Conclusion and Recommendations

The foregoing analysis captures the subtleties of residential mobility through the lens of satisfaction with building design attributes across the private rental market in Ibadan. It has shown that housing design attributes play an important role in the process of residential mobility, although its overall effect is relatively modest. Residents' dissatisfaction with certain building attributes appear to trigger relocation decisions. Residents experienced improved access to a wider range of spaces in their current dwellings, indicating that the desire for enhanced spatial provision to be a key driver of mobility. This improvement is largely shaped by residents' socioeconomic profile, particularly income, which influences access to non-essential but desirable spaces such as laundry areas, balconies, parking facilities, and outdoor spaces. On the whole, the study has

identified inadequate bedroom sizes, insufficient number of rooms, and poor building appearance as design attributes with higher propensity to influence mobility and the greater influence of internal attributes over external features in shaping mobility decisions has been made apparent. Intangible elements of building design like ventilation and lighting remain considerably desired while green space appears to be a singular attribute of building design with which residents are satisfied.

The observed triggers of residential mobility seen from the study could serve as indicators for the furtherance of improved housing provision that caters for the needs and comfort of the residents in Ibadan. Private housing developers and designers should give priority to providing adequate room sizes and sufficient number of rooms in dwelling units to maintain residents' satisfaction and long-term residential stability. Urban planners in particular need to enforce minimum housing design standards that guarantee adequate living spaces within the private rental sector and more emphasis should be given to greenery during approval which in recent times appears to be more neglected in housing designs. In addition, attention should be given to designing functional and flexible internal layouts that can easily adapt to changing household needs. Although internal design attributes are of primary importance, attention should also be directed toward improving the overall building appearance, as it contributes significantly to residents' satisfaction and can influence decisions to relocate. Improving the quality and adequacy of housing design especially internal design attributes has the potential to curtail unwarranted residential mobility and enhance residents' overall satisfaction within the private rental housing market.

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