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Elders' Perception of Rental Housing Quality While Ageing-in-Place in Core Residential Areas of Abeokuta, Nigeria

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ABSTRACT

The study focused on elders' perception of rental housing quality while ageing-in-place in core residential areas of Abeokuta, Nigeria. Multi-stage sampling procedure was adopted in selecting 92 elderly in the core residential areas of Abeokuta. Data collected were analyzed using descriptive and inferential statistics. The study showed that quality of housing elements, facilities and infrastructure that elders live in as they continue to age-in-place (floors, bathrooms, windows, ceilings, roof, power supply, sewage management, drainage condition and refuse management) as rated by the elders were not in good condition. The result from the study also established that elders were averagely satisfied with the available infrastructure. The study recommended that house owners should rehabilitate and renovate some housing elements in order to improve quality of life and well-being as elders continue to age-in-place in the environment. Government also should assist to improve the condition of the infrastructure identified in the study area that was not satisfied with by the elders.

KEYWORDS: Elders' Perception, Rental Housing, Housing Quality, Ageing-in-place, Housing Affordability, Housing Typologies, Quality of Urban Life.

1. Introduction

Population ageing is a significant and irreversible global phenomenon. Its current trend has been adjudged as unprecedented, pervasive, enduring and possessing profound implications for many facets of life (United Nations, Department of Economic and Social Affairs, Population Division, 2017). Increasingly in all parts of the world, the elderly are becoming significant portion of the societies' structure which must be reckoned with. The word "elderly" is a term used to define a person's living status in the society with respect to age; and is generally associated with old age or later stages of life. In different parts of the world, there exist variations in the age marking the elderly threshold. According to Togonu-Bickersteth (2014), most developed countries take age 65 and above as the definition of an elderly person, this is principally because in most of these western societies, an individual becomes eligible for pension benefit at that age. However, this figure is by no means universally applicable as World Health Organisation and Nigeria adopted the age of 60 years and above in formulating and implementing plans for her elderly persons (National Population Commission (NPC), 2010). Elderly play a vital role in the society and their qualitative housing is a basic necessity which contributed to the social wellbeing as this influence the psychological, cultural, economic and political productivity of an individual (Turunen-Mari, Paanala, Villaman, Nevalainen and Haverinen, 2010; Matt, Carl, Sara and Hannah, 2013).

As elders continue to age in a rented house, it is important to understanding that this house is embedded in oneself. Rental housing is vital. It provides adequate shelter for people out of which elderly are not exempted irrespective of their gender status. In other words, many people both in developed and developing countries are tenants (UN-Habitat, 2011). Influence of rental housing on the well being of the elders indicated that there were affected areas such as companionship, happiness, depression, morale, and ability to cope with life as a result of characteristics of social and economic environment (Debbie, Kate, Gary, Mary, Sam and Michael, 2002).

It has been documented by Davey, Virginia, Ganesh and Mathew (2004) that there was a relationship between rental housing accommodation and on physical health and mental well being of the elders as they continue to age in the rental housing apartment. It was further disclosed that elders living in rental housing have higher death rates than elders' owner-occupiers and also elders who rented private housing are fared better than elders who rented public housing apartment. The political influence of residents has been in a weak state where rental housing is the tenure of the low income people (Glynn, 2007). Moreover, political priorities do not always match social realities and it is clear that, given the apparently rapid challenge of affordability in some parts of the world, more rental housing is a necessity.

A number of studies have shown that there is a problem associated with how to improve the quality of rental accommodation. Governments want to protect the residents from danger and therefore seek to criminalize house owners who rent out poor quality house. Strictly, building regulations and effectively applied sanctions were forced on house owners to remove unsafe and unsanitary housing from the environment (Gilbert, 2015).Addae-Dapaah and Juan (2014) looked into satisfaction with life among the elderly persons residing in public rental housing which deserves consideration as social housing is not a luxurious choice of accommodation in relation to their housing in an attempt to finding measures to improve the life satisfaction of the elderly.

Moreso, in the work of Federation of Canadian Municipalities on Quality of Life Supporting System of Aging Population of the elders (2015), it was observed that elders are facing housing affordability challenge, rising land values, expensive long-term care homes, low rental-vacancy rates and declining federal investment in social housing are narrowing affordable housing options for the elders. The magnitude of the housing challenge demands a collective and collaborative responses were seen from all levels of government.

On the other hand, Eric and Keith (2014) focused on elders as they continue to experience challenges with housing affordability and quality by disclosing that these challenges are pointing to an underlying gap in housing options and availabilities of adequate infrastructure in order to develop rural communities with the needs of range of housing options such as rental housing, rehabilitation and repair programs, housing with services and conducive assisted living for the elders. Similarly, rental housing and rural properties in low socio-economic areas are particularly associated with low quality housing (Statistics of New Zealand, 2012). However, it is against this background and pertinent that this study seeks to examine elders' perception of rental housing quality while Ageing-in-place in Core Residential Areas of Abeokuta, Nigeria in order to improve their quality of life.

1.2 Study Area

Abeokuta is a city located in Ogun State, Nigeria. On February 3, 1976 Abeokuta was made the capital of Ogun State Southwest of Nigeria. Ogun State was carved out of the defunct Western State. It is situated between Latitudes 6^0 30^1 and 8^0 30^1N and Longitudes 2^0 30^1 and 4^0 30^1E. On the Ogun River, 103km north of Lagos by railway and 130km by water. Abeokuta has two (2) Local Government Areas (Abeokuta South and Part of Abeokuta North) and with total population of 451,607 people (NPC, 2010). It is 4364 persons per square kilometer of land. In the physical pattern of the city, at the centre of the city is high residential density which forms the core of the city. Among these areas are Keesi, Emere, Itoko, Ago-Egun, Ago-Ijesha, Sodeke, Isale Ijeun, Lafenwa, Ilugun, Iberekodo, Ikereku, Ikija, Ago Oko, Gbagura, Ika, Oke-Ago Owu, Totoro, Sokori. Since one of the ultimate goals of Urban and Regional Planning is to ensure aesthetic conducive environment,as the city itself is getting older, there is a considerable population of elders as they continue to age in their place of abode.

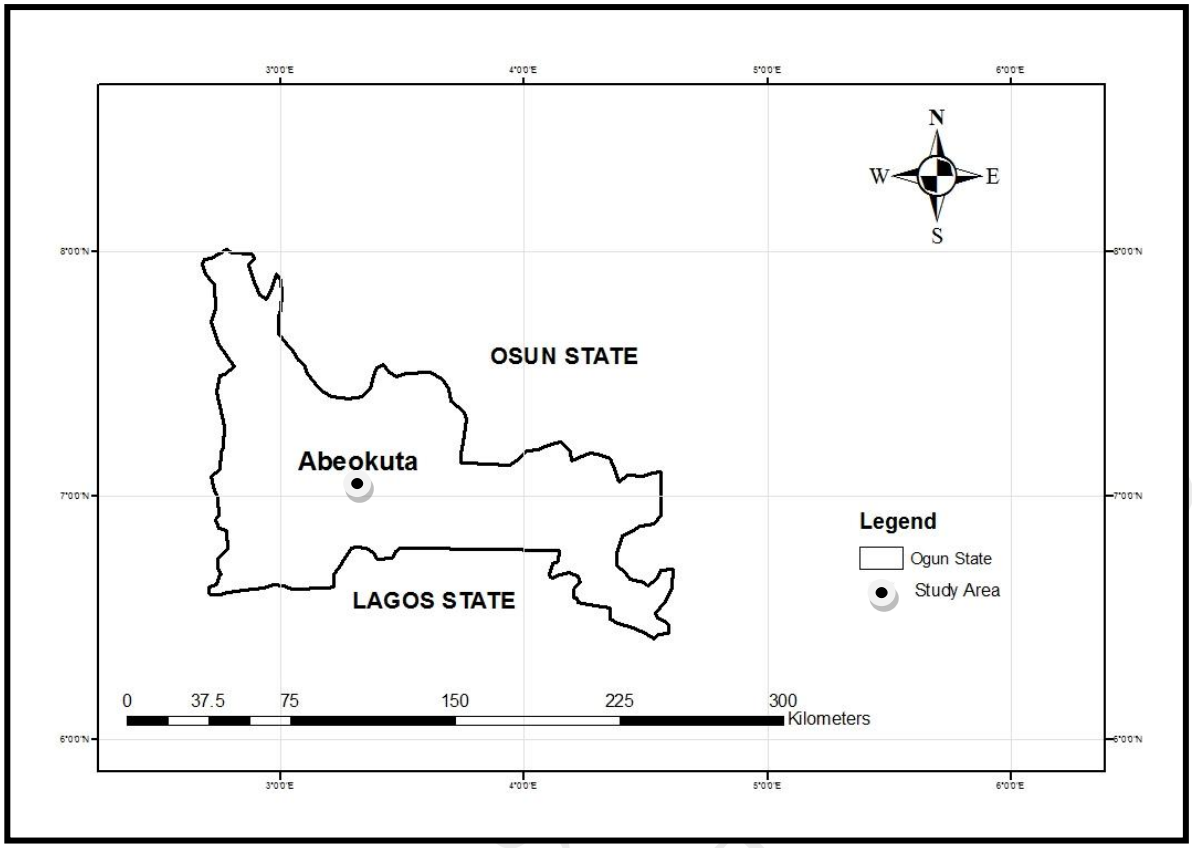

Fig. 1.3: Map of Ogun State indicating Abeokuta

Source: National Space Research and Development Agency (NASRDA) (2016).

2. Literature Review and Conceptual Framework

This section reviews the literature on the ageing-in-place, housing typologies & characteristics, perception of rental housing, housing quality, housing satisfaction derived by elders staying in a place over a period of time, housing affordability.

2.1 Ageing-in-Place

The process of ageing is a reality which every human being is expected to attain. Aging-in-place" is a concept that refers to elders living independently in their current residence or community for as long as possible. As the vast majority of elders own their own homes, this often means remaining in their current residence. Aging-in-place can

also be accomplished by moving to a more manageable dwelling and living independently for as long as possible. Ageing is associated with the retirement age between 60 and 65 years which has been accepted by various organizations all over the world. According to World Health Organisation, the United Nations and Nigeria agreed that 60 years and above may be usually denoted as old age. The process of ageing is self-reflective and potentially self-evaluative (Rowles and Chaudhury, 2005; Eric and Keith, 2014; Scott, 2016).

The majority of elders prefer to age in place, remaining in their current houses or communities. The strong desire to age in place and the reality that many already do so, many elders feel that their current houses are not well suited for aging. As elders continue to age in their place of abode, interaction with the housing elements and infrastructure cannot be ruled out, the longer people stay in a place, the more or the less satisfaction one derives and this has effect on the quality of life of the residents.

Studies have shown in many developed countries that rental housing quality as elders continue to ageing-in-place has influenced on housing satisfaction of the elderly which can lead to a better quality of life. Quality of residential living for the elderly considered by many authors has been linked with internal and external environment and this has great impact on the quality of life of people who unavoidably spend most of their time in one place (Torrington, 2007; Zhe et al, 2012).

Independent living for elder promotes successful aging by improving health, life satisfaction, and self-esteem (Eric and Keith, 2014). As elders prefer aging at home, challenges exist. Physical changes to the body that occur with age make it more difficult for elders to live independently. Older homes are often not physically accessible for elders with physical ailments, and homeownership requires onerous or expensive disruption such as serious illness, accident, or loss of a spouse to provoke a housing relocation. For elders to successfully age-in-place, they must have access to assistance, transportation, and home upgrades that increase the safety and accessibility of their homes.

2.2 Housing Typologies and Characteristics

According to Olayiwola (2012), housing can be categorized into different types depending on the variability in locational setting (e.g. climate, weather and topography), physical structure, tenure or mode of ownership, main building material components, functions performed and mode of production.

a. **Housing types based on locational setting:** Two types of housing based on this criterion are discernible; rural housing, and urban housing. Rural housing are houses located in the rural areas, in Nigeria for example are characterized by simplicity of design, structure and use of building materials such as mud, raffia palm, bamboo and wood. Rural housing is usually functionally residential and is predominantly owner occupier (Olayiwola, 2012). They have extended family orientation; lack of expertise in design, construction and execution; equipped with rudimentary housing facilities; lack of plan that could guide spatial order; and are poorly accessed. To the contrary, urban housing are houses that located in urban areas. These houses are usually characterized by modern design and the use of modern building materials. They are in most cases serviced by infrastructure and services such as roads, pipe-borne water, and electricity among others (Olayiwola, 2012).

b. **Housing types based on ownership structure:** This type of housing can be categorized into five (5) types. They are: Private housing, Public housing, Cooperative housing, Community housing and Condominium housing (Olayiwola, 2012).

c. **House type based on structure, design or layout**

With reference to the structure, design or layout of the house, housing could be categorized into the following:

(i) **Single-detached housing**:- These are houses that are completely independent of any other structure.

(ii) **Semi-detached housing**:- These are one or two family houses with common walls between units for economy.

(iii) **Multiple row housing**:- These are roomy apartments found in many urban and rural settlements in Nigeria. According to Olayiwola (2012), common walls are used on both sides of row houses for economy. They are narrow in shape to maximize number of units in a row and are cheaper to build. A typical row housing contains multiple-room facility that offers (between 8 to 10 rooms aside and separated by a narrow lobby) for rentage with shared kitchen, bathroom and toilet facilities.

d. **Housing types based on internal composition and height**

On the basis of this criterion, the following types of house categories could be obtained:

i. **Bungalow**:- This is the most common type of residential house in Nigeria. It is a low lying structure on the ground without upper floor(s).

ii. **Low-rise**:- Low rise buildings are single floor (e.g. duplexes) or two to three storey buildings. It may be detached, semi-detached or roomy apartments.

iii. **High-rise housing**:- These are houses with 5-40 stories commonly found in built-up areas of urban centres such as the Central Business Districts (CBD). They are usually equipped with elevators to ease movement up and down in the building. They also have common park, playground, shops and community centres for the users.

e. **Houses based on materials of construction**

Houses can be categorized based on the major types of building materials for construction. In this regard, houses built of wood, could be regarded as wooden houses, those with mud could be called mud houses, while those constructed of brick are regarded as brick-houses. However, whatever varied classification we give to

housing, the most discernible are commercial, industrial, public and residential housing (Olayiwola, 2012).

2.3 Perception of Rental Housing

Perception is defined as the process of attaining awareness or understanding of the environment by organizing and interpreting sensory information. All perception involves signals in the nervous system, which in turn result from physical stimulation of the sense organs (Adeleye et al, 2014). Since the beginning of man, everyone has different perceptions of e.g. the environment, but these perceptions are also an expression of the time, context and culture each individual lives in.

Man's perception of the environment is considered so fundamental that it becomes the main point of departure for any analysis of man-environment relations. A perception approach to man environment relations recognizes that for each objective element and relationship in the biosphere, there are many perceived elements and relationships as seen and understood by different people and at different times and places. Man reaches decisions and takes action within the framework of his perceived sets of elements and links rather than any externally defined "objective set". The understanding of resident's perception provides better information on their reaction to issues which may lead to more enlightened decision of the policy maker.

Rental housing can be simply defined as a property owned by an individual other than the resident or by a legal entity, and for which the resident pays a monthly rent to the owner. In"rent town" schemes, whose ultimate goal is to favor homeownership, the status as a tenant is limited to the period needed for the household to build down payment and a record of payment.Otherwise, in "pure" rental housing schemes, there is no obligation for the owner to sell or for the resident to buy the occupied unit. It is simply a formal or informal contract between the tenant and the landlord to rent the dwelling for a certain period of time at a predetermined price.

Social rental housing generally serves targeted populations such as poor people, the elderly and the disabled. It has often been publicly owned and managed. As rental housing is, it is seen as an unprofitable and risky investment, no finance is available for investors in rental housing and developers do not often embark on this activity (Hans-Joachim, 2007).

2.4 Housing Quality

The need to appreciate the relevance of a qualitative housing therefore, requires an understanding of the concept of 'quality' which according to Afon (2000), "is a mental or moral attribute of a thing which can be used when describing the nature, condition or property of that particular thing". Jiboye (2004), noted that reaching a definition of quality depends not only on the user and his or her desires, but also on the product being considered. Housing quality has many elements, and can be defined in many ways. Definition of housing quality simply means the quality of the internal and external structure of a dwelling and aspects of the internal environment. A wider definition may include features of the neighbourhood and concepts such as environmental sustainability.

According to Meng, Hall and Roberts (2006) and UN-Habitat (2006), housing quality is referred to as the grade or level of acceptability of dwelling units including the design and functionality of housing structures, building materials used, the amount of internal and external space pertaining to the dwelling, housing utilities, and basic service provision. It is used as norms or measures that are applicable in legal cases where there is some question as to the acceptability of construction relative to prevailing laws or conventions that operate within the residential building industry. Housing quality is also referred to as housing condition or housing habitability. Housing quality includes a standard of adequacy relating to the quality of the external and internal structures, and the internal environment (Statistics of New Zealand, 2012). One of the key dimensions in assessing the quality of housing is the availability of sufficient space in a dwelling. The

overcrowding rate describes the proportion of people living in an overcrowded dwelling, as defined by the number of rooms available to the household, the household's size, as well as its members' ages and their family situation (Housing Statistics of European Union, 2017).

2.5 Housing Satisfaction

In the work of Golant and LaGreca (1994), the level of housing satisfaction is determined by the condition of the building and how well it works for the elderly. According to Ogu (2002), the concept of residential satisfaction is used to evaluate residents' perception of their housing units and the environment. In the study of Alpha and Sadasivam (2007), measurement of residential satisfaction for the elderly was comfortable housing, safety and functional infrastructure. However, housing satisfaction is caused by many factors such as socio-economic status, housing physical characteristics, satisfaction with housing physical condition, social participation and interaction, welfare, and residential mobility as well as future intention to move. Housing satisfaction is a complex attitude; it includes satisfaction with dwelling units and neighbourhood (Adeleye et al, 2014).

2.6 Housing Affordability

Affordable, accessible, and well-located housing is central to quality of life for people of all ages, but especially for the elders. This is the type of housing for low income people. It is usually subsidized housing for people on lower incomes in which rent or mortgage costs do not exceed a specific percentage of the gross annual household income.

It has been revealed from the literature that to age-in-place, elders must be able to either afford to remain in their current houses, or choose from affordable residential options in their communities. Wealthier elders may have sufficient personal savings and assets to self-finance aging-in-place but many elders are financially insecure; for low income households and even many middle income households, paying to age-in -place is a serious challenge. Middle income households that do not qualify for Medicaid home

and community based care services or subsidized housing support services may not be able to afford to pay for in home care, home modifications, or Village membership dues to help them stay in their homes or for assisted living or continuing care retirement communities to remain in their communities (US HUD, 2013).

Without the ability to draw on home equity, renters have more limited options for self financing Ageing-in-place. High housing cost burdens make residential stability difficult to achieve, and a lack of affordable housing choices may force these elders to move out of their communities. Cost burdens and affordability issues are most severe for low income households. In addition, much of the rental housing stock lacks the accessibility features that make residences more aging friendly. Supportive housing for the elderly program and public housing designated for elderly tenants, provide assistance to these low income elderly renters (US HUD, 2013).

3. Research Methodology

Primary and secondary data sources were used for this study. The administration of questionnaire was used for the primary data source. The questionnaires were administered on randomly selected 92 elderly as ageing-in-place in core residential areas of Abeokuta. Multi-stage sampling procedure was adopted for this study. The identified core residential areas was stratified into existing 13 political wards as recognized by INEC (2015); Systematic simple random sampling was adopted to select one (1) out of every two (2) wards (i.e. 50%) of these political wards were selected. The randomly selected political wards were stratified into existing streets. Reconnaissance survey revealed that there were 74 streets in the selected political wards; One (1) out of every two (50%) streets was randomly selected. Through this, 37 streets were selected in the core residential areas of Abeokuta. The next stage was enumeration of residential buildings in the selected streets. Residential buildings along these streets were 921 in the core residential areas of Abeokuta. The next stage was systematical selection of one (1) out of every 10 buildings

in the selected streets. This represented 10% of the buildings were sampled. The total number of residential houses in the selected streets for questionnaire administration were 92 as shown in Table 1. The respondents to the questionnaire administered were the elderly. One elderly per residential house was engaged in an interview and questionnaire administration. In cases of more than one elderly in a residential building, the oldest person was considered for interview and questionnaire administration.

Table 1: Calculated Number of Residential Buildings in the selected Streets.

Study Area	Residential Density	Number of Political Wards	Randomly Selected Wards	No of Streets in the Wards	Randomly selected Streets	No of buildings in the Streets	No of buildings sampled (10%)
Abeokuta	High	13	6	74	37	921	92
			Total	**74**	**37**	**921**	**92**

Source: Author's Field Work, 2016.

Data obtained were analysed using descriptive and inferential statistics such as frequency and percentage tables. Also, the Likert scale was used to rate elders' response on a five point scale. The scale used the following responses: very good, good, fair, bad and very bad. Each response was coded as follow: very good = 5, good = 4, fair = 3, bad = 2 and very bad = 1. Also scale used to determine the level of satisfaction of elders' response with infrastructure on a five point scale. The following scale was used for responses: very satisfied, satisfied, averagely satisfied, dissatisfied and very dissatisfied. Each response was coded as follows: very satisfied = 5, satisfied = 4, averagely satisfied = 3, dissatisfied = 2 and very dissatisfied = 1.

Each coded response was multiplied by number of respondents, which gave the Weighted Value (WV). The Summation of the Weighted Values (ΣWV) was divided by

number of respondents (n) to arrive at each component Mean Weighted Value (MWV). The Mean of Mean Weighted Value (MWV) was then obtained by dividing Summation of Mean Weighted Value (ΣMWV) by total number of infrastructure or housing elements (y) surveyed in the study. This gave the overall conditions. Thus,

MWV = ΣWV/f, where f = population of respondents

ΣMWV/y, y = total number of variables.

4. Results and Discussion

4.1 Socio-economic Characteristic of the Elders in the Study Area

As indicated in Table 2, it was obvious that elderly male were 55.4% against 44.6% of the female elderly in the study area. This shows that majority of the male elders were found at home during the administration of questionnaire; probably they just came from their different place of work at the time they were met for questionnaire administration. They came home on time so far they have somebody to interact with in order to avoid loneliness at home.

It is evident from Table 2 that married elders took largest percentage with 67.4% as against single, separated, widowed and divorced with 21.7%, 4.3%, 4.3% and 2.2% respectively. In connection with the immediate above paragraph, it shows that male married elders were found present at home during the administration of the questionnaire.

It was also revealed from Table 2 that larger percentage of the elders had formal education between primary school and university education. This shows that elders are involved in the labour force participation principally white collar job, agriculture and informal sector trading almost to the end of their lives. In addition, elders with no formal education as indicated in the same table 1 shows that illiteracy rate was low among the elders in the study area with 7.6%.

Occupational status of the elders as shown in Table 2 revealed that those that have not retired and active working class elders are higher among those people interviewed with self-employed, civil servant and private sector by 67.4%, 10.9% and 9.8% respectively. This shows the extent of labour force participation of the elders with ability to afford rental quality accommodation in the study area.

Monthly income of the elders dictates to some extent the degree of affordable rental housing quality and satisfaction derived from the available infrastructure. In Table 2, it is cleared that elders with monthly income below ₦50,000 took highest percentage with 79.3% while elders' monthly income of ₦50,000 - ₦100,000 and above ₦100,000 were 19.6% and 1.1% respectively. This has financial implication majorly on those elders that still had their father or mother staying with them for financial support. With this, there may be challenge on affordable rental payment for their accommodation as a result of rung economic ladder of their financial status.

Result from Table 2 revealed that elders' household size of 5 – 8 persons dominated with 72.8%, followed by below 5 persons with 17.4% while above 9 persons per household size was 9.8%. From the look of things, it was indicated that elders will have little feelings of loneliness in the house when it comes to the issue of social interaction with one another and there will be less fear of insecurity at home.

As reported in Table 2, age of the buildings that elders reside with 31-40 years and above 40 years are majorly common in the study area with 75.0% and 13.0 respectively. This is an indication that old structures are found in the core areas of the town which may be renovated or not and it is expected because city starts from the centre. The maintenance level of the building will be determined by the house owners and the satisfaction derived from it can be determined by the residents.

Table 2: Socio-economic Characteristics of the elders

Gender	Percentage
Male	51 (55.4%)
Female	41 (44.6%)
Marital Status	
Single	20 (21.7%)
Married	62 (67.4%)
Separated	4 (4.3%)
Widowed	4 (4.3%)
Divorced	2 (2.2%)
Educational Level	
No formal	7 (7.6%)
Primary School	23 (25.0%)
Secondary School	41 (44.6%)
College / Vocation / Polytechnic	14 (15.2%)
University	7 (7.6%)
Occupational Status	
Student	6 (6.5%)
Self-employed	62 (67.4%)
Civil Servant	10 (10.9%)
Private Sector	9 (9.8%)
Retiree	5 (5.4%)
Unemployed	0 (0.0%)
Monthly Income	
Below ₦50,000	73 (79.3%)
₦50,000 - ₦100,000	18 (19.6%)
Above ₦100,000	1 (1.1%)
Household Size	
Below 5 Persons	16 (17.4%)
5 – 8 Persons	67 (72.8%)
9 Persons Above	9 (9.8%)
Age of the Building (In Years)	
1 – 10	2 (2.2%)
11 – 20	2 (2.2%)
21 – 30	7 (7.6%)
31 – 40	69 (75.0%)
41 Above	12 (13.0%)

Source: Author's Field Work, 2016.

4.3 Housing Typologies and Characteristics

From Table 3, Bungalow housing type has highest percentage of85.9%, followed by Block of Flats with 8.7% and 4.3% for Terrace. This shows that elders are residing in low rise building favourably because of lack of strength to climb the stair case which may have repercussion on their health status. Moreso, the same Table 3 revealed that the house with rooms above 5 elders are staying accounted for the highest with 63.0%, followed by 3 bedrooms with 17.4%, next is 4 bedroom with 15.2% while 2 bedroom is 4.3%. This shows that elders do not want to be isolated in the environment and they take their social interaction seriously to have neighbours to relate with to serve as care providers and supporters because it goes a long way with their life span and quality of life in old age.

Table 3: Housing Typologies and Characteristics

Type of Building	Percentage
Block of Flats	8 (8.7%)
Bungalow	79 (85.9%)
Terrace	4 (4.3%)
Semi-detached	0 (0.0%)
Detached	0 (0.0%)
Number of Rooms	
2 Bedroom	4 (4.3%)
3 Bedroom	16 (17.4%)
4 Bedroom	14 (15.2%)
5 Bedroom Above	58 (63.0%)

Source: Author's Field Work, 2016.

4.3 Building Construction Materials

The materials used for the construction of housing units determined the strength and durability of the building. Table 4 revealed that concrete foundation accounted for the highest with 41.3%, followed by block type of foundation with 33.7% while stone type of foundation is 25.0%. There is an indication to some extent the strength of load bearing capacity of the structure such housing unit will be carrying. Furthermore, the same Table 4 showed that Wall of the housing elders are staying were built of Block materials which

accounted for 41.3%, while Brick, Wood and Concrete were 35.9%, 13.0% and 9.8% respectively. This established that those walls will be strong and durable to certain extent and this was as a result of present of building materials industry in the study area Corrugated Iron sheet and Aluminum Iron Sheet were found common with 55.4% and 34.8% respectively. Majorly in the core areas of the city, corrugated iron sheet is common as a result income level of the house owners to carry out renovation in the house and by seen Aluminum iron sheet in the core areas these days shows that the house owners are adapting to the latest roof materials for construction because of weather resistant; economically wise and its durability.

In Table 4, Floor finish of the housing unit the elders are staying indicated that, Concrete floor finish type was 73.9%, followed by tiles with 59.6%, next was terrazzo with 5.4% while marble floor finish type accounted for 1.1%. As it was revealed in the result, concrete floor finish type was common in the study area because of earliest housing construction and due to their age of construction when today's modern building materials were available at high cost as a result of economic recession going on in the country at present. Window materials type of louvre blades accounted for the highest with 58.7%, this gave an indication that there will be moderate cross ventilation in the rooms of the housing units despite the fact that old structures that are low in quality was found in the core areas.

Table 4 established that door materials of metal (steel) accounted for the highest percentage with 58.7%, while sliding door aluminum, wooden and other door materials were 25.0%, 13.0% and 3.3%. This established that house owners were able to afford to use metal (steel) doors for better security of the house they rented out to the tenants. This adds to the beauty and quality of the housing unit. However, from Table 4, 30.4% of the housing units elders are residing had no toilet facilities as against 69.4% with toilet facilities. Among the housing units with toilet facilities, 78.3% of the housing units had pit latrine while the remaining 21.3% used water closet type toilet facility. This result is

expected because majorly in the core residential areas of the city pit latrine is the common type of toilet facility as a result of financial incapacity of the house owners to build water closet type of toilet facility. This shows that there may be infectious of diseases if it were not properly taken care of.

Table 4: Building Materials Used for the Construction

Foundation	Percentage
Stone	23 (25.0%)
Concrete	38 (41.3%)
Block	31 (33.7%)
Wall Materials	
Block	38 (41.3%)
Concrete	9 (9.8%)
Brick	33 (35.9%)
Wood	12 (13.0%)
Roof Materials	
Corrugated Iron Sheet	51 (55.4%)
Aluminum	32 (34.8%)
Addex	9 (9.8%)
Others	0 (0.0%)
Floor Finish	
Concrete	68 (73.9%)
Tiles	18 (59.6%)
Terrazo	5 (5.4%)
Marble	1 (1.1%)
Window Materials	
Louvre Blade	54 (58.7%)
Sliding Window	12 (13.0%)
Plywood / Wood	23 (25.0%)
Others	3 (3.3%)
Door Materials	
Metal (Steel)	54 (58.7%)
Wooden	12 (13.0%)
Sliding Door Aluminum	23 (25.0%)
Others	3 (3.3%)
Toilet Facilities	
Yes	64 (69.6%)
No	28 (30.4%)
Types of Toilet Facilities	
Water Closet	20 (21.7%)
Pit Latrine	72 (78.3%)

Source: Author's Field Work, 2016.

4.4 Quality of Housing Elements and Facilities as rated by the Elders in the Core Residential Areas of Abeokuta

As presented in Table 5 and rated by the elders, fair housing elements were Doors (3.80); Lighting (3.47) and Walls (4.37). Next are bad housing elements which were Floors (2.88); Paints (2.85); Bathrooms (2.84); Windows (2.83); Ceilings (2.81); Roof (2.81) and while Toilet facilities were very bad with 1.90 as rated by the elders in the core areas of the study. Quality of facilities and Infrastructure as rated by the elders indicated that fair one was only the security of housing unit in their environment as discussed in Table 3 above that metal (steel) door type dominated the residence of the elders which can provide protection to certain extent when they were present or absent from home. Followed by the bad infrastructures which were Power Supply (2.96); Road Condition (2.63); Sewage Management (2.60); Drainage Condition (2.48) and Refuse Management (2.48). The overall ratings of the elders indicated that housing elements and infrastructure were fair (3.01) in the core residential areas of the study.

Table 5: Quality of Housing Elements and Facilities as rated by the Elders in the Core Residential Areas of Abeokuta

S/N	Quality of Housing Elements	Rating and Weighted Values					SWV	N	MWV
		5 VG	**4 G**	**3 F**	**2 B**	**1 VB**			
1	Doors	18	52	13	4	5	350	92	3.80
2	Lighting	17	58	8	4	5	320	92	3.47
3	Walls	17	58	8	4	5	320	92	3.47
4	Floors	3	11	50	28	-	265	92	2.88
5	Paints	4	8	51	29	-	263	92	2.85
6	Bathroom(s)	3	9	51	29	-	262	92	2.84
7	Windows	3	7	54	28	-	261	92	2.83
8	Ceilings	3	6	54	29	-	259	92	2.81
9	Roof	3	6	54	29	-	259	92	2.81
10	Toilet(s)	17	11	11	4	5	175	92	1.90
Quality of Facilities and Infrastructure									
11	Security	20	34	20	16	1	329	92	3.25
12	Power Supply	4	28	32	22	6	278	92	2.96
13	Road Condition	9	22	25	22	12	264	90	2.63
14	Sewage Management	-	13	41	24	14	237	92	2.60
15	Drainage Condition	17	25	16	21	12	287	91	2.48
16	Refuse Management	17	27	20	22	11	308	91	2.48
	Total								**48.28**
	Mean Index of ∑MWV = 48.28/16 = 3.01								

Source: Author's Field Survey, 2016.

4.5 Satisfaction Level of Infrastructure as rated by the Elders in the Core Residential Areas of Abeokuta.

Satisfaction level of the infrastructure by the elders is determined by the availability and their condition. As presented in Table 6, elders satisfaction with the infrastructure that were averagely satisfied pointed to Security (3.47); Living condition in the area (3.33); Design of the building (3.88); Refuse Management (3.82); Public Water Supply (3.14); Public Health Facilities (3.88); Markets (3.91); Recreation Facilities (3.43). While elders dissatisfaction with the infrastructure were Car Parks (2.88); Roads (2.91); Drainages (2.89); Public Primary Schools (2.89); Public Secondary Schools (2.91); It was concluded by the elders that despite the fact of their ageing-in-place, there was average satisfaction (3.33) with the infrastructure in the study area. This shows that there is need for improvement of the infrastructure to better quality of life of occupants of rental housing in the study area.

Table 6: Elders' Levels of Satisfaction with Infrastructure in the Core Areas of Abeokuta

S/N	Infrastructure	Rating and Weighted Values					SWV	N	MWV
		5 VS	**4 S**	**3 AS**	**2 D**	**1 VD**			
1	Security	29	19	24	7	13	320	92	3.47
2	Living condition in the area	23	12	32	23	2	307	92	3.33
3	Design of the Building	19	57	7	4	5	357	92	3.88
4	Car Parks	3	10	52	27	-	265	92	2.88
5	Refuse management	18	54	11	4	5	352	92	3.82
6	Roads	6	7	52	27	-	268	92	2.91
7	Drainages	5	8	51	28	-	266	92	2.89
8	Public Water Supply	20	10	25	33	2	283	90	3.14
9	Public Health Facilities	20	55	8	4	5	357	92	3.88
10	Public Primary Schools	4	10	50	28	-	266	92	2.89
11	Public Secondary Schools	3	13	49	27	-	268	92	2.91
12	Markets	21	54	9	4	4	360	92	3.91
13	Recreational Facilities	30	15	26	7	14	316	92	3.43
	Total								**43.34**
	Mean Index of ∑MWV = 43.34/13 = 3.33								

Source: Author's Field Survey, 2016.

Conclusion and Recommendations

The study established the perception of elders on rental housing quality as they continue to age in their different place of residence in order to improve their quality of life. Rental housing quality as viewed by the elders as ageing-in-place has impact on the quality life of the elders. The study examined elders' perception of rental housing quality while ageing-in-place in core areas of developing countries (Abeokuta, Nigeria). The results showed that some of the housing elements, facilities and infrastructure were in a bad state as elders continue to age in rental housing which may probably have implication on their quality of life. The study also established that as elders continue to age in their various rental housing, there was an average satisfaction derived with the available infrastructure in the study area.

The study concluded that house owners should rehabilitate and renovated their rental housing accommodation as elders continue to age-in-place due to the fact that it goes along way with their quality of life. Government also should assist to improve the condition of the infrastructure identified in the study area as elders continue to age-in-place in the environment.

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