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Impact of Rapid Urbanization on Housing Development in Abraka, Delta State, Nigeria

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ABSTRACT
This study was carried out to examine the effect of rapid urbanization on housing development in Abraka, Delta State. The study majorly identified the causes of rapid urbanization and population growth in various residential areas in Abraka; determined the housing development problems in different residential areas in Abraka; evaluated the rapid urbanization and housing development in the residential areas of Abraka. The data obtained for this study are the primary sources which include the administration of 398 questionnaire of which only 381 copies was retrieved. The secondary sources of data was sourced from the archives of Housing Database; Delta State Ministry of Works and Housing Development, Department of Housing and Urban Development, Asaba) from 2005-2025. The data collected from the field were analyzed using the Pearson Product Moment Correlation Coefficient (PPMCC), ANOVA and Multiple Regression statistical analyses. The result of the first hypothesis revealed that there is significant relationship between the causes of rapid urbanization and population growth in various residential areas in Abraka, Delta State since the calculated mean value of 3.46 is significantly greater than the standard mean score of 2.50 with a standard deviation value of 1.77 (i.e.; 3.46±1.77 > 2.50) and the computed PPMCC correlation value (r=0.974) is greater than the critical table value (0.886) at 0.05 level of significance. The result of the second hypothesis showed that there is significant difference in housing development problems experienced in different residential areas in Abraka, Delta State based on the fact that, the calculated mean value of 3.87 is significantly greater than the standard mean score of 2.50 with a standard deviation value of 1.92 (i.e.; 3.87±1.92 > 2.50) and the computed F value (F=7.653) is greater than the critical table value (3.185) at 0.05 level of confidence. The result of the third hypothesis revealed that there is significant effect of rapid urbanization on housing development in the different residential areas in Abraka, Delta State since the calculated mean value of 2.94 is significantly greater than the standard mean score of 2.50 with a standard deviation value of 1.36 (i.e.; 2.94±1.36 > 2.50) and the calculated r value of 0.985 is greater than the critical r table value of 0.886 at 0.05 level of significance. The study concluded that rapid urbanization has significant effect on housing development in Abraka, Delta State. The study recommended that adequate and equipped building facilities should be used during building construction and maintenance/rehabilitation of already existing infrastructure.

Keywords: Impact, Urbanization, Growth, Housing Development, Rapid Urbanization.

1.1 Background to the Study

In most cities of the developing countries, investment in infrastructure including housing has failed to keep pace with the growing population. Nigeria has closely followed this trend of rapid urban growth. Abraka illustrates these dynamics at the local scale. As host to Delta State University, the town has experienced sustained population growth driven by rural–urban migration, commercial opportunities, and the educational sector. Neighborhoods' such as Urhuoka, Urhuovie, and the Central Business District including Abraka Urban and Ekrejeta are increasingly congested, while informal settlements continue to expand into peri-urban zones. Challenges such as overcrowding, rising rental costs, poor housing conditions, and environmental deterioration have become widespread.

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Atubi (2005; 2015) puts that, the outcomes of this developmental process are diverse urban problems ranging from overcrowding, deplorable environment, poor living conditions, inadequate and poor infrastructural services, homelessness and other related problems. It is widely recognized that housing encompasses more than physical shelter; it also includes supporting infrastructure, social services, and environmental quality that make a settlement liveable (Omoniyi and Jiboye, 2019).

In Abraka, however, housing development has not kept pace with population growth. Weak planning, ineffective enforcement of regulations, and limited public investment have compounded the situation. While rapid urbanization has stimulated economic activities and new construction, the absence of sustainable planning frameworks undermines long-term housing provision. It is against this background that this study intends to examine the effects of rapid urbanization on housing development in Abraka.

1.2 Objectives

The main objective of the study is to investigate the effect of rapid urbanization on housing development in Abraka, Delta State. The specific objectives includes:

i. To identify the causes of rapid urbanization and population growth in various residential areas in Abraka;
ii. To determine the housing development problems in different residential areas in Abraka;
iii. To evaluate the relationship between rapid urbanization and housing development in the residential areas of Abraka.

1.3 Research Questions

The following questions were designed to guide the study:

i. What are the causes of rapid urbanization and population growth in various residential areas in Abraka, Delta State?
ii. What are the housing development problems experienced in different residential areas in Abraka, Delta State?
iii. What is the relationship between rapid urbanization and housing development in the residential areas of Abraka, Delta State?

1.4 Hypotheses

i. There is no significant relationship between the causes of rapid urbanization and population growth in various residential areas in Abraka, Delta State.
ii. There is no significant difference in housing development problems experienced in different residential areas in Abraka, Delta State.
iii. There is no significant effect of rapid urbanization on housing development in the different residential areas in Abraka, Delta State.

II. Conceptual Framework and Literature Review

2.1 Conceptual Framework

This study falls under the concepts of housing, urbanization, housing development, and sustainable urbanization.

Concept of Housing: Housing is a physical and social necessity of life, plays a number of fundamental, social, economical, psychological and environmental and health-roles in the well being of the people and the economy. Housing is crucial to national development and socio-cultural growth in any human society. Internationally, housing is recognized as a major factor for the assessment of human development and societal civilization (United Nations, 2024). In addition, housing need is a measure of inadequacy of housing conditions. However, effective demand for housing relates to quantity and quality of housing that can be affordable in terms of ability and willingness to pay, by householders, with or without loans, subsidized or unsubsidized.

The level of affordable housing is one of the most critical issues facing both rural and urban center in Delta State. In the United Kingdom, affordable housing includes social rented and intermediate housing; provided to specific eligible households whose needs are not met by the market. Affordable housing refers to a number of forms that exists along continuum-form emergency shelters, to transitional housing, to non-market rented, also known as a social or subsidized housing, to formal and informal rental, Indigenous housing and ending with affordable home ownership. It has been observed that rapid urbanization and poor economic growth have compounded the problem of inadequate housing in Nigeria. The unaffordable housing is fraught with a plethora of problems especially low-income earners who incidentally constitutes the majority of the population living in homes that are without the basic social

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www.ijhssm.org

infrastructures and are left without any choice than to live in dilapidated houses.

Concept of Urbanisation: Contemporary definitions of urbanization is recognized as a complex and dynamic process involving demographic shifts, economic development, spatial reorganization, and cultural transformations. This multifaceted perspective acknowledges that urbanization is not merely about the growth of cities in terms of population and infrastructure but also involves deeper changes in societal structures and human behaviours (Gilbertson, *et al*., 2018).

According to Gilbertson, *et al*. (2018), urbanization is a multifaceted process that has been defined and interpreted in various ways by scholars in recent years. At its core, urbanization refers to the movement of populations from rural to urban areas, leading to the growth and expansion of cities. This shift is driven by factors such as the pursuit of better employment opportunities, access to enhanced services, and improved infrastructure in urban settings.

According to Atubi (2007), rapid urbanization in the Niger Delta region, has resulted in significant socio-economic and environmental challenges. The increasing concentration of population in urban areas has exerted tremendous pressure on available housing, infrastructure, public utilities, and social services. As urban growth continues to outpace government planning and housing provision, the consequences include housing shortages, overcrowding, the emergence of informal settlements, environmental degradation, traffic congestion, and declining urban living conditions. Atubi (2007) argues that, sustainable urban planning and adequate housing policies are essential to address these challenges and ensure orderly urban development.

Concept of Housing Development: Housing development is a multifaceted concept that encompasses the planning, financing, construction, and management of residential structures to meet the shelter needs of a population. It involves not only the physical building of homes but also the integration of essential services and infrastructure, such as transportation, utilities, and community amenities, to create liveable and sustainable communities. This comprehensive approach ensures that housing development contributes positively to the socio-economic fabric of society (Olaturebu and Agboola, 2022).

Housing policies play a pivotal role in shaping housing development. These policies are defined as "one or more interventions in the housing sector, aimed at pursuing goals within or outside the housing sector, usually (but not exclusively) performed by public governments" (Trillo, 2020). Such interventions can range from regulations and incentives to direct investment in housing projects, all designed to guide the development process towards desired social and economic outcomes. The relationship between housing development and economic growth has been a subject of scholarly debate. Some researchers argue that housing development can serve as a catalyst for economic development by mobilizing financial resources and stimulating related industries. Housing development is a complex and dynamic process that requires a holistic approach, integrating financial mechanisms, policy frameworks, and strategic planning to create sustainable and liveable communities. By addressing the multifaceted challenges inherent in housing development, stakeholders can work towards solutions that not only provide adequate shelter but also enhance the overall quality of life for residents.

Concept of Sustainable Urbanization: Sustainable urbanization seeks to pursue development in harmony with the protection of environmental quality. Providing an effective housing policy framework constitutes one of the major instruments required for sustainable urbanization (Jiboye, 2011). In recent decades, it has been observed that the phenomena rise in population, spontaneous increases in size of cities have led to acute shortage of habitable dwelling units in Nigeria. This scenario has resulted to diverse urban problems like overcrowding, deplorable environment, poor living conditions, inadequate and poor infrastructure, homelessness, increased rate of poverty and social vices among several factors (Misilu, *et al*, 2020). The need to stimulate progressive urbanization through adequate housing delivery thus constitutes a critical challenge to development (Jiboye, 2011).

The challenge of sustainable development and urbanization is to create an environment that not only suits our present needs but has also the best chance for meeting our needs in the future (Lawson, 2023). It must support social, economic, environmental, and cultural prosperity, while remaining sensitive to local environmental features, balancing our needs for social interaction, jobs, housing, transportation, recreation, and sense of belonging (Adeniyi, 2018). However, in Abraka, urbanization has also resulted in massive increases in problems such as housing congestion, inability to access decent accommodation, economic hardship, traffic congestion, township life especially in modern urban slums of the developing world. As an area is getting urbanized, there is the need to study

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www.ijhssm.org

and address its housing condition before they completely militate the modern trend of human population explosion, human and industrial activities as well as to get acquainted with urban environmental conditions in relation to its rural surrounding areas.

2.2 Literature Review

Urbanization, which refers to the expansion in the proportion of a population living in urban areas, is one of the major social transformations sweeping the globe. It represents the movement of people from rural areas to urban areas with population growth equating to urban migration (Akhmat and Bochun, 2020; United Nations, 2017). Since the city is regarded as the engine of growth which propels national economic development the effects and problems emanating from these population increases have undoubtedly constitute critical challenge to sustainable housing and urban development (Akhamat and Bochun, 2020). Although studies have shown that the problem of housing is universal (Aina, 2025; Lawson, 2023; Olotuah and Bobadoye, 2022), it is however more critical in less developed countries (LDCs), including Nigeria.

The challenge of housing the increasing urban population, particularly the poor is becoming more critical in the urban areas of LDCs where an explosive of the urban population due to a high population growth rate and massive rural-urban drift has compounded the housing situation. Nigeria has been no exception to this trend as it has one of the highest urban growth rates in the world (World Bank, 2018; Olotuah and Bobadoye, 2022; Oladunjoye, 2021). Not only is the country experiencing one of the fastest rates of urbanization in the world, its experience has also been unique in scale, pervasiveness and historical antecedents. This process has resulted in a very dense network of urban centers (Oladunjoye, 2021).

As part of its concern towards achieving sustainable urban growth, particularly in the area of housing development, various national governments in Nigeria had in the past embarked on policies and programs intended towards addressing the various housing inadequacies. Also, in the recent past, Nigerian government has been actively involved up to the extent of being a signatory to many treaties in several global agenda on issues of sustainability (Oladunjoye, 2021; Jiboye, 2019; United Nations-Habitat, 2017; United Nations, 2024). All of these made sustainable housing and urban development one of the central issues for deliberations across developing countries of the world (Oladunjoye, 2021). These efforts nonetheless, have yielded no appreciable result as existing realities show a lot of disparities in official approach along this direction. This study filled that gap by empirically examining the effects of rapid urbanization on housing development in Abraka, Delta State, Nigeria. By doing so, it also contributed to the growing body of knowledge on sustainable urban growth and housing planning in secondary cities.

III. Methodology

3.1: Study Area

This study was conducted in Abraka, Ethiope East Local Government Area of Delta State, South-South region of the Niger Delta region of Nigeria. Abraka comprises of ten (10) quarters namely; Ekrejeta, Ugono, Otorho, Urhuoka, Umeghe, Ajalomi, Erho, Oria, Urhuovie, and Urhgbessa.

3.2 Research Methods and Procedures

This study adopt a descriptive survey research design. The research discovered that it was difficult to reach the entire residents of Abraka, hence a sample size of 398 was selected at random using the simple random sampling techniques. The questionnaires was distributed by hand to the residents of Abraka, Delta State in selected zones to ensure wide coverage and fair representation. Thereafter, the data collected from the fieldwork were analyzed using tables, percentages, graphs, charts, mean and standard deviation while the hypotheses formulated were tested using the Pearson Product Moment Correlation Coefficient (PPMCC), ANOVA, and multiple regression statistical tools using the Statistical Package of the Social Sciences (S.P.S.S.) version 29.

IV. Discussion of Results/Findings

Table 1 and Fig 1 shows the number of Registered Buildings/Houses in Abraka. It could be deduced that Abraka has a total of 197,305 registered buildings with 57 government owned buildings which are majorly the Staff Quarter and the Smart Agenda building at Oria, and 176,954 rented buildings and 20,351 residents owned by occupants. This is evidence that housing development from 2005 to 2025 have improved over the years indicating that the rate of urbanization and the rapid growth of Abraka have improved housing quality in the area.

International Journal of Humanities Social Science and Management (IJHSSM)
Volume 6, Issue 5, Sep. – Oct., 2026, pp: 256-265 ISSN: 3048-6874
www.ijhssm.org

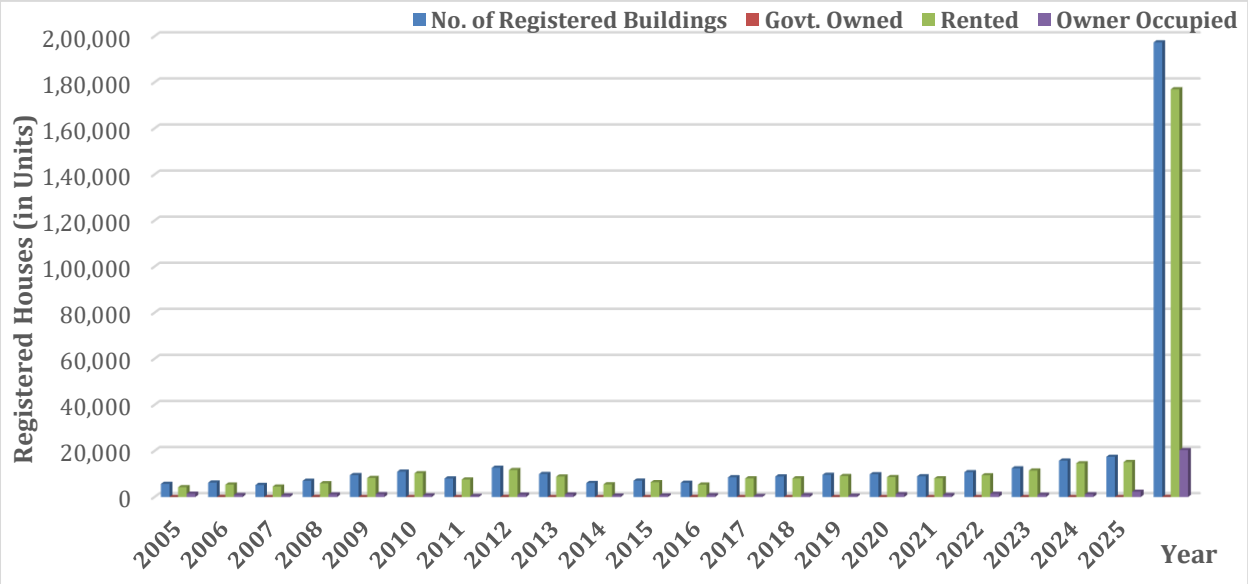

Fig 1: Number of Registered Buildings/Houses in Abraka

Table 1: Number of Registered Buildings/Houses in Abraka (2005-2025)

			Ownership Status		
Locations	**No. of Registered Buildings (in Units)**	**Type of Building**	**Govt. Owned**	**Rented**	**Owner Occupied**
2005	5,692	Single Room/Flat/Duplex	5	4,267	1,425
2006	6,279	Rooming/Flat	11	5,405	874
2007	5,225	Single Room/Flat	3	4,535	690
2008	7,045	Single Room/Flat	9	5,944	1,101
2009	9,493	Single Room/Flat/Duplex	None	8,263	1,230
2010	11,008	Rooming/Flat	None	10,294	714
2011	8,042	Rooming/Flat	2	7,597	445
2012	12,703	Single Room/Flat/Duplex	6	11,705	998
2013	9,982	Flat/Duplex	3	8,893	1,089
2014	6,090	Single Room/Flat/Duplex	None	5,476	614
2015	7,112	Single Room/Flat/Duplex	None	6,430	682
2016	6,183	Flat/Duplex	7	5,390	793
2017	8,557	Rooming/Flat	2	8,100	457
2018	8,922	Rooming/Flat	2	8,098	824
2019	9,631	Single Room/Flat/Duplex	4	9,100	531
2020	9,884	Single Room/Flat/Duplex	None	8,644	1,240
2021	8,991	Single Room/Flat	3	8,129	862
2022	10,770	Single Room/Flat	None	9,410	1,360
2023	12,446	Single Room/Flat/Duplex	None	11,478	968
2024	15,800	Rooming/Flat	None	14,626	1174

International Journal of Humanities Social Science and Management (IJHSSM)
Volume 6, Issue 5, Sep. – Oct., 2026, pp: 256-265 ISSN: 3048-6874
www.ijhssm.org

2025	17,450	Single Room/Flat/Duplex	None	15,170	2,280
Total	**197,305**		**57**	**176,954**	**20,351**

Source: Town Planning Office, Ministry of Land, Surveys, and Urban Development (2005-2025 Records)

Table 2 and Fig 2 shows the housing development and urbanization level in Abraka. It could be observed that Abraka P.O recorded the highest modern buildings with 169 housing units with 49% rate of urbanization while Urhagbessa recorded modern buildings with only 12 housing units with 0.01% rate of urbanization. This implies that housing development is greatly influenced by urbanization level in Abraka (See Fig 2).

Table 2: Housing Development and Urbanization Level in Abraka (2005-2025)

Location/Quarters	Housing Development (in Units)	Rate of Urbanization (%)
Abraka P.O	96,703	49.0
Ekrejeta	88,311	44.7
Oria	3,476	1.80
Urhuoka	1,254	0.60
Erho	5,982	3.00
Ajalomi/ Urhuovie	770	0.40
Ugono	580	0.30
Otorho	119	0.10
Umeghe	98	0.05
Urhagbessa	12	0.01
Total	**197,305**	**100%**

Source: Bureau of Statistics (Housing Unit, 2005-2025)

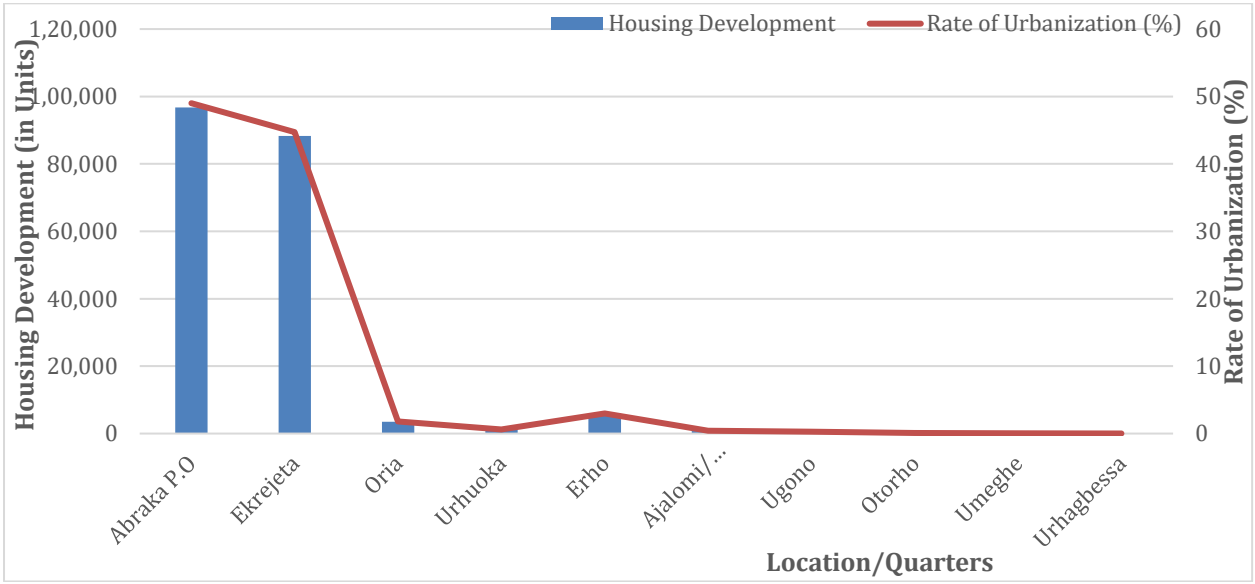

Fig 2: Land Use Planning and Sustainable Housing Development

Table 3 and Fig 3 reveals the level of housing development in Abraka. The table and graph shows that between January and October-December, housing development improved ranging from 316 to 8669 in January, 1165 to 35,166 in October, 3384 to 19342 in November, and 1856 to 28783 in December for rooming, self-contained, flat/apartment and 2-4 bedroom flat from 2005 to 2025. However, there were fewer duplexes in Abraka ranging from 14 in January to 25 in December. Additionally, a total of 20,549 rooming houses, 79,485 self-contains, 46,788 flat/apartment,

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Volume 6, Issue 5, Sep. – Oct., 2026, pp: 256-265 ISSN: 3048-6874
www.ijhssm.org

50,368 two-four bedroom flats, and 115 duplexes were recorded from January to December between 2005 and 2025. This is evidence that the level of housing development improved from 2005 to 2025 due to upgrading of housing facilities undermining the fact that the area is a student environment.

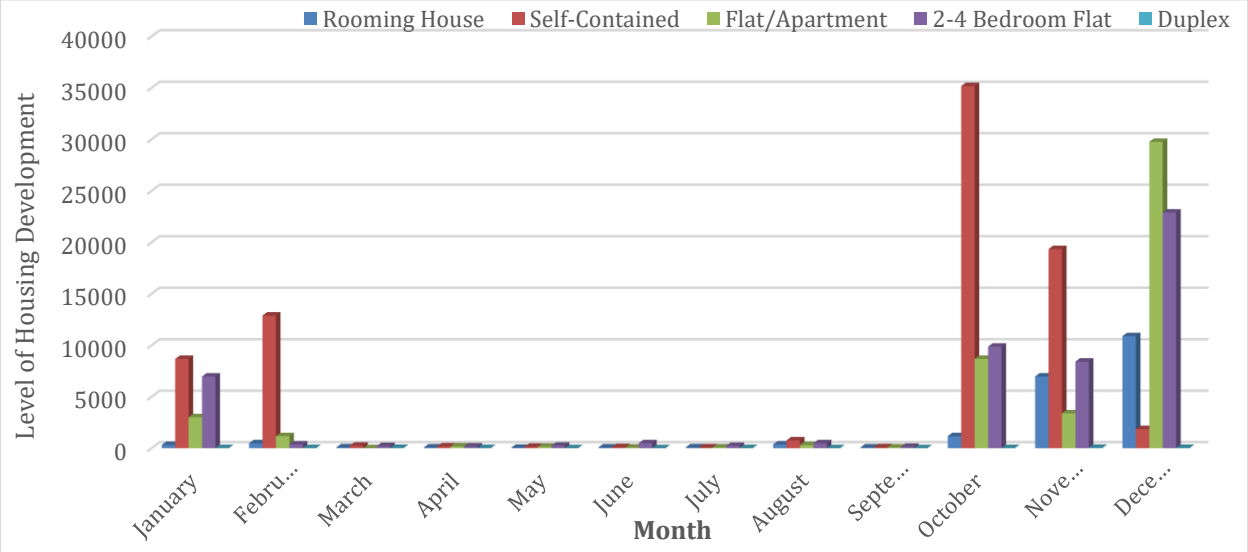

Fig 3: Level of Housing Development in Abraka

Table 3: Level of Housing Development in Abraka

			Bungalow		
Month	**Rooming House**	**Self-Contained**	**Flat/Apartment**	**2-4 Bedroom Flat**	**Duplex**
January	316	8669	3008	6960	14
February	478	12878	1165	357	8
March	84	248	3	203	17
April	65	177	169	160	6
May	33	134	142	243	0
June	69	98	55	480	0
July	76	75	71	219	4
August	357	753	300	480	2
September	66	89	69	120	0
October	1165	35166	8669	9860	11
November	6960	19342	3384	8,408	28
December	10880	1856	29753	22878	25
Total	**20,549**	**79,485**	**46,788**	**50,368**	**115**

Source: Bureau of Statistics (Housing Unit, 2005-2025)

Table 4 shows the level of housing assessment in Abraka. It could be observed from the table that majority of the respondents are very dissatisfied with the ventilation in their dwelling units, there is inadequate provision of electricity in Abraka, most dwelling units in Abraka, there are enough spaces provided in homes for children to play or read books, there are adequate spaces provided for other members of the household to engage in their own activities, most residents were comfortable with the outside appearance of their houses, majority of the residents were not comfortable with the type of dwelling unit they occupy, few residents were neither satisfied nor dissatisfied with the internal facilities provided in the house. These facilities include; tiles, picture rails, door, windows, blind hoods and fans, some were not satisfied with the privacy level in the house due to the congestive nature of the house, and most people are not comfortable with the size of their house in relation to the size of their household. It could be deduced from the table that most people

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Volume 6, Issue 5, Sep. – Oct., 2026, pp: 256-265 ISSN: 3048-6874
www.ijhssm.org

in Abraka were not comfortable with the size of garage. It further explains that the overall assessment of housing condition in Abraka is dissatisfactory.

Table 4: Level of Housing Assessment in Abraka

S/N	Options	V.D	D	N.S	S	V.S
1	Size and location of bedroom			√		
2	Size and location of sitting room			√		
3	Size and location of bathroom			√		
4	Size and location of toilet			√		
5	Size and location of kitchen				√	
6	Size and location of dining room				√	
7	Colour and painting of house					√
8	Quality of floor and walls					√
9	Quality and construction of doors and windows					√
10	The stair case of houses				√	
11	Size of wardrobes			√		
12	The brightness or light of houses					√
13	Size of storage spaces			√		
14	Ventilation in houses		√			
15	Electricity in houses		√			
16	Availability of water in houses	√				
17	Space for children to play or reads book in the house				√	
18	Space for other members of the household to engage in their own activities				√	
19	The outside appearance of the house				√	
20	The type of house occupied			√		
21	Internal facilities provided in the house			√		
22	Privacy level inside the house		√			
23	Size of house in relation to the size of household	√				
24	Size of garage			√		
25	Overall assessment of housing conditions in Abraka			√		

N.B: V.D - Very dissatisfied; **D** – Dissatisfied; **N.S** - Neither satisfied nor dissatisfied; **S** – Satisfied; **V.S** - Very satisfied

Source: Authors Research (2026)

Testing of Hypothesis

H0: There is no significant effect of rapid urbanization on housing development in the different residential areas in Abraka, Delta State.

H1: There is significant effect of rapid urbanization on housing development in the different residential areas in Abraka, Delta State.

Table 5: Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.985[a]	.970	.532	155.7698

Source: SPSS Output, 2026

Table 5 shows that the calculated r value of 0.985 is greater than the critical r table value of 0.886 at 0.05 level of significance which indicates that H_0 is rejected while H_1 is accepted meaning that rapid urbanization and housing development has 98% effect on environmental sustainability in Abraka. Thus, there is significant effect of rapid urbanization on housing development in the

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Volume 6, Issue 5, Sep. – Oct., 2026, pp: 256-265 ISSN: 3048-6874
www.ijhssm.org

different residential areas in Abraka, Delta State. This conforms with the findings of Jiboye (2019) who argued that, housing does more than provide comfort; it influences the health, productivity, and behaviour of individuals and by extension contributes to human welfare and social stability. Agbola (2018) explained that, although all houses may serve as shelters, not every shelter qualifies as a house. Misilu et al. (2020) describes the same process as a socio-demographic shift marked by population concentration, land use change, infrastructure pressures, and environmental stress. Olotuah (2025) noted that effective housing must be well-located and designed to support both health and social interaction, thereby promoting economic growth, social cohesion, and better living standards.

The result of the analysis obtained revealed that, the calculated r value of 0.985 is greater than the critical r table value of 0.886 at 0.05 level of significance indicating that there is significant effect of rapid urbanization on housing development in the different residential areas in Abraka, Delta State. From the foregoing, studies conducted by, Agbola (2018), Jiboye (2019), Misilu et al. (2020), Olotuah & Bobadoye (2022), and Olotuah (2025) which shares similar view with this study. Their study found that challenges such as overcrowding, rising rental costs, poor housing conditions, and environmental deterioration have become widespread. Abraka illustrates these dynamics at the local scale. As host to Delta State University, the town has experienced sustained population growth driven by rural–urban migration, commercial opportunities, and the educational sector.

V. Policy Implications

This study contributed by providing policy framework that have provided empirical evidence on the effect of rapid urbanization on housing development in Abraka, Delta State. It provided useful information for urban planners, policymakers, and future researchers in promoting sustainable housing development and effective urban planning in rapidly urbanizing communities.

VI. Conclusion

The study concluded that there is significant effect of rapid urbanization on housing development in the different residential areas of Abraka, Delta State.

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