

## Analysis of the Comparative Residential Location Choice Among Hussaini Adamu Federal Polytechnic Employees

<sup>1</sup>\*A.A Jolaoye, <sup>2</sup>Isah Garba A., <sup>2</sup>Salawu A.O<sup>1</sup>: <sup>3</sup>Ziladdin Sale k.<sup>2</sup>

<sup>1</sup>Department of Urban and Regional Planning, HAFED Polytechnic Kazaure

<sup>2</sup>Department of Urban and Regional Planning, HAFED Polytechnic Kazaure

<sup>3,4</sup>Department of Estate Management and Valuation HAFED Polytechnic Kazaure

Corresponding Author: <sup>1</sup>\*A.A Jolaoye

**ABSTRACT:** This research attempts identifying the array of factors and the extent to which they influence residential location of households among the employees of a typical north western Nigerian polytechnic using descriptive survey research design. The sample consists of 204 respondents (i.e. 48.92% of the universe population) determined by the adoption of Yaro Yamani theory of 1968. The sample comprised both the teaching and administrative staff drawn by quota and accidental sampling techniques. Data collected were analyzed using frequency counts, percentages, means and Pearson product moment correlation. Also, ranking of the attributes contained in the Likert aspect of the questionnaire was done to elicit answer to the last hypothesis. Four null hypotheses were tested at 0.05 level of significance. The findings illustrated the importance of the proximity of the employees' place of work in determining their residential location so also their level of income while automobile ownership on the other hand were found to have no influence on the residential location of respondents.

**Keywords:** Residential, household location, choice, employees.

Date of Submission: 31-08-2017

Date of acceptance: 03-01-2018

### I. INTRODUCTION

The pattern of residential land use across the globe plays an unparalleled role in shaping the future urban structure and morphology of cities throughout the world as it forms the main proportion of urban landscape (Marshall, 2000). Imperatively, a study of the factors determining urban land use through the residential location choice of individual households whose members are employed in urban centers or employment nodes has being adopted in predicting the future of urban morphology. Studies on the residential aspects though veritable, tend toward land use and housing but lacks a systematic approach to locational aspect of residences or housing because of their concentration on the effect of friction from the work place, and rent (Alonso, 1964; Ley, 1972). In all cases however, modern location theories enshrine the economic behavior of households in a competitive neo-classical context, with the consumer being viewed as a utility maximizing price taker (Ley, 1987; Mill, 1972). Virtually there are certain truths about their assumptions, it is glaring that there are other factors influencing residential location decision making. The degree to which residence location is driven by workplace location or the converse may also vary by household relationship, tenure, ethnicity and socioeconomic status (Sada, 1976). This research attempts identifying the array of factors and the extent to which they influence

residential location of households. Its' scope is narrowed down to employees in the institutional sector, choosing the employees of Hussaini Adamu Federal Polytechnic, Kazaure as it case study.

Available literature on residential location have many shortcomings because they tend majorly considering rent, commuting costs and the desire for space as the sole determinants of residential locations. (Park, 1915). Furthermore, established location theories are severely limited by the difficulty in quantifying or even identifying certain factors that can potentially influence residential location (Brown, 1981). Such factors may include the distribution of urban services (which is always assumed to be even), the intangible social values of individuals, socio-economic status of households, ethnicity and the likes.

### II. CONCEPTUAL AND THEORETICAL PERSPECTIVE

#### 2.1. Urban Land Structure Study Approaches

The range of studies covered by the simple phrase "urban land use" is vast in the extreme and includes contributions from all the disciplines which conventionally fall within the social sciences (Hall, 1966). It has even been argued that spatial locations of a city's land use structure can often be traced back to concepts that were essentially a spatial i.e. social. Carter H. in his book "The Study of Urban Geography" cited an interesting example of how a

purely social concept (the concept of social distance) could readily relate to a spatial or locational factor in an urban context.

The concept of 'Social Distance' –which is thought to be a purely sociological concept-, is defined as 'an attitude of ego towards a person with a particular status attribute'. One such attribute that can apply here is the 'occupation' of the person. The occupation of two different people does determine in most instances the social distance between them, this intangible distance separating the two is believed to translate into physical distance when it comes to the selection of a residential site, and hence a spatial sociological concept becomes a spatial locational determinant (Gottdiener, 1987).

Consequently, it was realized by early researchers into the urban spatial structure that the urban land use pattern is the consequence of a large number of operative forces and that most generalizations attempt to ignore many of them (Mumford, 1961) in order to formulate a somewhat understandable model of the urban land use pattern prevalent and applicable to cities worldwide. It is imperative that economists and physical planners have long been aware that there were apparently systematic patterns of housing and land uses within and around urban centers (Smith, 1984). However, up to a certain point in time many scholars in the field maintained that the pattern and location of the residential land use depended purely on social factors that had no direct relation to the economic forces that shape the existence of other land uses. This indicates the relatively simplified outlook or stance researchers took with respect to housing and the space it occupies within the urban domain.

The above notion failed its' stand with the evolution of a sub-discipline of economics now known as "urban economics" which developed an admiring model of the residential structure of the city. This new approach emphasized the importance of economic variables and the urban land market. This formed the basis of the broad categorization of the set of theories that explain urban and rural land use structure into three which are technically referred to as descriptive, explanatory and speculative. (Adegoke, 2010).

It is evident that the vast majority of scholarly attempts made to understand residential location within the urban context had to belong to one of the two mainstream approaches:

1. The sociological approach of urban ecology supported by the pioneering large scale normative studies concerning the social ecological structure of cities undertaken in the city of Chicago; and
2. The approach of urban economists who stressed on the influence economic operations had on

housing, residential location and other land markets.

Garling (1995) posited that the two approaches ran contradictory to one another, there was something of a common ground in the belief that there certainly was an inherently systematic nature in which land was allocated for housing alongside other land uses.

### **1.2 Urban Ecological and Sociological Foundation for Residential Location Models**

The historical background of urban structure and land use pattern has its' tentacle in the early studies undertaken by the proponents of the Chicago school of social ecology. The contribution of scholars such as Robert E. Park and Ernest W. Burgess subjectively emphasized two important facts viz:

- a. Cities by nature, did in fact, have a systematic residential structure,
- b. The proclaimed residential structure can be comprehended and explained in terms of "Competition" and "Invasion with succession" processes.

Generally speaking, some scholars were of the opinions that the theory of invasion and succession is not universal in its' application. A broad spectrum of them argued that lack of evidence supporting spillover/invasion-succession theories may be related to some unobserved characteristics of neighbourhoods that were not captured in the propensity models (Abegunde and Ebehikhalu, 2008).

### **The Research Hypothesis**

The null hypothesis design for the research are listed below.

1. There is no significant relationship between HussaniAdamu Federal Polytechnic employees' level of income and household size.
2. There is no significant relationship between HussaniAdamu Federal Polytechnic employees' level of income and residential location.
3. There is no correlation between HussainiAdamu Federal Polytechnic employees' residential location and automobile ownership.
4. Economic opportunity is not the weightiest factor that determine HussainiAdamu Federal Polytechnic employees' residential location.

### **III. STUDY AREA AND RESEARCH METHODOLOGY**

HussainiAdamu Federal Polytechnic formerly known as Jigawa state polytechnic was established in 1991 and had it college of Engineering and Technology located inKazaure while the three other colleges were randomly spread to some other

emirates of the state (i.e Dutse, Ringim and Hadejia). In 2006, the institution transformed into Hussaini Adamu Federal Polytechnic, Kazaure when it was taken over by the Federal Government of Nigeria. Since the time, the school has been witnessing rapid growth especially in terms of human resources. By the virtue of its' location in the north western region of Nigeria, until the moment it remains the only federal polytechnic around Jigawa, Kano and Katsina states. This contributes immensely to its strength in students admission. In the same vein, using the quota system for personnel appointment, the polytechnic has accumulated a robust strength of personnel across the country who are spatially located by choice in relation to the school location. The Polytechnic is separated into two campuses; the main campus and campus extension that are not connected internally by a road except both by the Kano/Daura federal road. Some of the polytechnic employees are accommodated in the staff quarters of the campuses while several others live within Kazaure (the host community), around

Kazaure and in Daura, Katsina, Kano, Zaria and some other settlement in the region.

The questionnaire designed to elicit information from the respondents contained twenty – five (25) attributes that are central to the research questions. The sample was determined by adopting Yaro Yamani's theory of 1968 as stated below:

$$n = \frac{N}{1 + N(e)^2}$$

Equation (1)

Where n = the desirable sample size, N = universe population (i.e 417) and e = constant (0.05)

$$\begin{aligned} \text{Hence; } n &= \frac{N}{1 + N(e)^2} \\ &= \frac{417}{1 + 417(0.05)^2} \\ &= 204 \end{aligned}$$

The two hundred and four respondents were drawn by proportion based on the ratio of the teaching and administrative staff of the Polytechnic and accidental method (i.e whoever wish to respond) was finally adopted to elicit information required for the research.

#### IV. RESULT AND DISCUSSION

**Table 1:** Background Characteristics Of Respondents

Background characteristics	Frequency	Percentage
Gender		
Male	193	94.60
Female	11	5.40
<b>TOTAL</b>	<b>204</b>	<b>100.00</b>
Age (years)		
25 – 34	68	33.30
35 – 44	90	44.10
45 – 54	37	18.10
55-64	9	4.40
Above 65	0	0.00
<b>TOTAL</b>	<b>204</b>	<b>100.00</b>
Academic Qualification		
School Cert/Diploma	19	9.30
ND	22	10.80
NCE/HND/B. Sc	117	57.40
Master of Science	43	21.10
Doctor of Philosophy	3	1.50
<b>TOTAL</b>	<b>204</b>	<b>100.00</b>
Monthly salary(#)		
Below 50,000.00	51	25.00
50,000.00 - 149,999.00	115	56.40
150,000.00 -249,999.00	26	12.70
250,000.00 - 349,999.00	9	4.40
Above 350,000.00	3	1.50
<b>TOTAL</b>	<b>204</b>	<b>100.00</b>

Source: Field survey, 2017

**Table 2:** Cross Tabulation Of Respondents' Residential Location And Household Size

	SINGLE PERSON HOUSEHOLD	2-4 PEOPLE HOUSEHOLD	5-7 PEOPLE HOUSEHOLD	8-10 PEOPLE HOUSEHOLD	ABOVE 10 PEOPLE HOUSEHOLD	TOTAL
STAFF QUARTER	6	0	9	10	6	<b>31</b>
% within Household size	3.36%	0.00%	6.84%	4.00%	0.96%	<b>63.24%</b>
WITHIN KAZAURE TOWNSHIP	41	6	45	21	4	<b>117</b>
% within Household size	22.96%	0.96%	34.2%	8.4%	0.64%	<b>238.68%</b>
WITHIN KAZAURE EMIRATE AREA	3	0	6	0	0	<b>9</b>
% within Household size	1.68%	0.00%	4.56%	0.00%	0.00%	<b>18.36%</b>
OUTSIDE KAZAURE EMIRATE AREA	6	10	16	9	6	<b>47</b>
% within Household size	3.36%	1.6%	12.16%	3.6%	0.96%	<b>95.88%</b>
<b>TOTAL</b>	<b>56</b>	<b>16</b>	<b>76</b>	<b>40</b>	<b>16</b>	<b>204</b>
% within Household size	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

Source: Field survey, 2017

**Table 3:** Cross Tabulation Of Respondents' Residential Location And Status Of Accommodation

	RESPONDENTS' STATUS OF RESIDENTIAL ACCOMMODATION				TOTAL
	PERSONAL	FREE LEASEHOLD	FULL RENTAGE LEASEHOLD	SUBSIDIZED LEASEHOLD	
STAFF QUARTER	0	0	0	34	<b>34</b>
% within Household size	0.00%	0.00%	0.00%	13.94%	<b>69.36%</b>
WITHIN KAZAURE TOWNSHIP	39	3	64	7	<b>117</b>
% within Household size	30.42%	100.00%	52.48%	2.87%	<b>230.52%</b>
WITHIN KAZAURE EMIRATE AREA	3	0	6	0	<b>9</b>
% within Household size	2.34%	0.00%	4.92%	0.00%	<b>18.36%</b>
OUTSIDE KAZAURE EMIRATE AREA	36	0	12	0	<b>48</b>
% within Household size	28.08%	0.00%	9.84%	0.00%	<b>97.92%</b>
<b>TOTAL</b>	<b>78</b>	<b>3</b>	<b>82</b>	<b>41</b>	<b>204</b>
% within Household size	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

Source: Field survey, 2017

Table 1 above shows that one hundred and ninety three (193 employees) corresponding to 94.6% the respondents were male while the remaining eleven of them were female. Also, the mode age of the respondents is 35-44 years age bracket attracting ninety respondents as frequency count while the least frequent age bracket is 55-64 years, this implies that the respondents that are close to retirement are fewer in number than the rest employees. One hundred and seventeen respondents (57.4%) have either NCE/HND/B.Sc certificate as academic qualification, 21.0% of them work with M.Sc certificate while the rest belong to either School Certificate, National Diploma or Doctor of Philosophy. One hundred and fifteen (115) of the total respondents form the mode range of salary earners of the institution. The class earn #50,000.00 - #149,999.00 per month. 25% of the respondents were in salary range of below #50,000.00 per month while rest 4.40% and 1.5% were in the salary range of #250,000.00 -

#349,999.00 and above #350,000.00 per month respectively.

Table 2 shows cross tabulation of respondents' residential location and their household size. The highest number of the respondents that reside in the polytechnic staff quarter (10 people) have family size of 8-10 people, this is followed by six number of respondents with family size of above 10 people and single household respectively. Out of 117 respondents that reside within Kazaure city, the highest frequency i.e 45 respondents have household size of 5-7 people, 41 respondents are single household while 21 of the have family size of 8-10 people. Out of the nine respondents that reside outside Kazaure city but within its' Emirate which form 18.36% of the sample, six of them have family size of 5-7 people family size while the rest is single person household size. Lastly, forty seven respondents reside outside Kazaure Emirate area. Sixteen (16) of them have 5-7 people household size, ten of them have 2-4 people household size while

nine (9) and six (6) of the have 8-10 and above 10 people household size respectively

Table 3 shows frequency and percentage by cross tabulation of respondents' residential location and status of accommodation. The only 34 respondents that reside in the Polytechnic staff quarter were accommodated on subsidized leasehold. More than half of the employees (113 respondents)

reside within Kazaure Emirate area, sixty four of them are accommodated on full rent leasehold, and thirty nine (39) of them dwell in their personal houses while the rest three and seven respondents dwell in subsidized and free leasehold accommodation. The highest number of employees that dwell in their personal houses live outside Kazaure Emirate area. Thirty six of them reside in their personal houses while twelve of the dwell in rented apartments.

**Table 4:** Test Of Relationship Between Some Selected Attributes Of The Respondents

		VALUE	DF	ASYMP. (2-SIDED)
Chi-Square Test of Respondents' Level of Monthly Income and Household Size	Pearson Chi-square	75.402 <sup>a</sup>	8	.347
	Likelihood Ratio	9.105	8	.202
	Linear-by-Linear Association	6.151	1	.064
	Number of Valid Cases	204		
Chi-Square Test of Respondents' Level of Income and Residential location	Pearson Chi-square	9.276 <sup>a</sup>	6	.159
	Likelihood Ratio	8.671 <sup>a</sup>	6	.193
	Linear-by-Linear Association	4.151	1	.042
	Number of Valid Cases	204		

Source: Field Survey, 2017

**Table 5:** Test Of Correlation Between Some Selected Attributes

Control Variable		Household Size of Respondents	Private Automobile Ownership of Respondents
Residential Location of Respondents	Correlation	.203	-.182
	Sig.(2 tailed)	.004	.011
	Df	193	193

Source: Field Survey, 2017

Having considered the socioeconomic characteristics of the respondents and their residential location in detail, Table 4 and 5 above are instrumental to further explanation on the relationship between some attributes of the respondents as well as their correlation. Pearson Chi-square table 4 that test relationship between respondent's level of monthly income and residential location confirmed a significant relationship between the two at a value of 9.276 at a significant value of 0.05. This may implies that different level of salary earners are situated differentially in various geographical location in accordance with individual choice and combination of other factors that are not explained by the table. As household size of employees may influence their residential location while the former could also be determined greatly by employees' level of monthly income, it is ideal to probe the relationship between their monthly earnings and family size. However, in contrary in the same table, the Chi-Square test of respondents' level of monthly income and household size yielded an insignificant relationship between the attributes. The observed value is 75.402 at a significant value of 0.05. This shows there is no significant relationship between monthly income of the employees and their family size. An explanation to this could be based on the doctrinal orientation of the respondents who were

majorly Hausas that believe in multiple procreation irrespective of their prosperity level.

Furthermore, as automobile ownership could influence employees' residential location and vice versa, table 5 explains the relationship between the duos. It is, however, expected that employees that reside close to their place of work have little need for automobile and those that dwell outside the emirate need it most. Contrarily as corroborated by the percentage count of automobile ownership and cross tabulation of residential location and automobile ownership of the respondents, the mode value, and a whole 32.30% of the employees that possess automobile live within Kazaure Emirate while those that stay far were thirty five respondents. Also, when it is expected that the zero or least figure is gotten for automobile ownership of employees that stay close to the polytechnic, this assertion is valid for those that reside within the emirate but contrary to the rest employees according to their residential location. Instead, the highest value (48 respondents) of those that reside within Kazaure emirate have no car. This is seconded by fifteen respondents that reside within the campus.

**Table 6:** Evaluation Of The Weightiest Reason For Residential Location Choice Among Respondents

Conditions In Respondents' Residential Location	Degree Point	Excellent 5	Good 4	Fair 3	Bad 2	Worse 1	Cummulative Point
Security Condition	Frequency Of Each Respondent On Condition Attributes	27	79	75	17	6	702
Economic Opportunity		33	54	96	18	3	693
Environmental Sanitation		19	107	59	19	0	722
Educational Infrastructure		10	45	99	40	10	580
Social Infrastructure		22	52	94	27	9	639
Recreational Facilities		7	49	71	64	13	524
Cultural Value		20	99	72	9	4	728

Source: Field survey, 2017

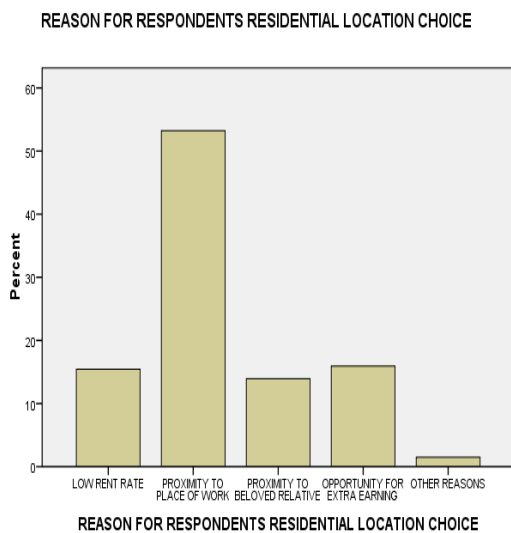
**Key To Resolution In The Table**

Each degree in the Likert scale table adopted in the instrument are allotted point to ease the task of analysis as thus:

Excellent = 5 points, Good = 4 points, Fair = 3 points, Bad = 2 points, Worse = 1 point

Each attribute could naturally score two hundred and four (204 as frequency) that equal the total number of the respondents. Hence the cumulative point under each conditions in the employees' residential location was arrived at through the summation of the product of the point and the frequency under each condition of the respondents' residential location.

**Figure 1:** Bar Chart Showing Reasons For The Respondents' Choice Of Residential Location



Source: Field survey, 2017

In order to find out the weightiest reason responsible for the respondents' residential location choice, Figure 1 and table 6 produce an insight to the answer. Apparently, according to the above bar chart, one hundred and seven (107) respondents corresponding to 53.2% choose their location due to proximity to their place of work, thirty two (32) of

the respondents made their choice because of opportunity for extra earnings while 15.4% and 13.9% of them made their residential location choice because of low house rent and proximity to beloved relatives respectively.

The observation in the chart seems too general because proximity to place of work is relative base on individual assessment of distance. Hence an assessment of the housing conditions in the respondents' residential location would give an implicit account of the desired objective. Firstly, cross tabulation of respondents' rating of the attributes of their housing and residential location shows that the highest frequency of the respondents (117) that reside within Kazaure emirate area do not have their housing attribute all at the higher point level. Though, respondents that reside within staff quarter were not the least but most of their attributes were also rated low. Cultural value received the highest rate with 728 points, this could be due to the fact that the majority of the employees have the cultural affiliation of Hausas. Environmental sanitation and security of the respondents' residential housing environment received 722 and 702 points respectively while the least rated attribute was recreational facilities as much importance is not usually given to such. Furthermore, comparing the respondents' residential location base on locational attribute rating, respondents that reside within Kazaure Township are most locational satisfied by with a gain of 2,353 points, followed by employees that reside outside Kazaure emirate area with 1,070 points; those that stay in the staff quarter gained 187 points while the least is 198 points for those that reside within Kazaure Emirate area all out of 35,700 points possible. In general there is a noted dichotomy between the respondents' specified reason for their residential location and their asserted housing environment attribute rating. This could be due to the usual difference between the reality and ideal. In the presence of some unfavorable conditions the respondents may still be endure their residential location by giving preference to closeness to their place of work.

## V. DECISION ON HYPOTHESIS ACCEPTANCE/ REJECTION

Arising from the research analysis, the earlier stated hypothesis shall here be considered for acceptance or rejected.

- ❖ Hypothesis 1 which states that there is no significant relationship between Hussani Adamu Federal Polytechnic employees' level of income and household size is accepted because of the Chi-square value of 75.402 which is greater than the upper limit value of 50.00.
- ❖ Hypothesis 2 which states that there is no significant relationship between Hussani Adamu Federal Polytechnic employees' level of income and residential location is rejected based on the Chi-square value of 9.276 that is within the limit of significance of relationship.
- ❖ Hypothesis 3 which states that there is no correlation between Hussaini Adamu Federal Polytechnic employees' residential location and automobile ownership is accepted because of the negative correlation coefficient value of -.182.
- ❖ Hypothesis 4 which states that economic opportunity is not the weightiest factor that determines Hussaini Adamu Federal Polytechnic employees' residential location is accepted due to the cumulative point of economic opportunity of 693 point which is lesser than the highest point of 728 point as against cultural value and the frequency count value of 32 as against 107 for proximity to place of work.

## VI. CONCLUSION

This research work has done justice to its objectives through a brief recount on the conceptual background, formulation of a workable instrument and a profound analysis of the respondents' submission on the subject. The findings of the research is not far fetch from what is obtainable in the literature. This are corroborated by Aina (1990), Onibokun (1990), Onokerhoraye, (1977). and Olukoju (2000) that studied socio-economic characteristic of urban dwellers in relation to their residential location in the cities. As the research observed a narrow unbreakable line between the reality of the respondents regarding their residential location choice and the ideal in yielding to their utmost preferred locational choice as manifested in the Likert rating table, the challenge is posed to some other researches to look into the extent to which the variation would affect employees service delivery and, effort that could place in place to normalize the imbalance.

## REFERENCE

- [1]. Abegunde, A.A., Ebehikhalu, N.O (2008). Commercial Land Use Invasion in Residential Zones of Ibadan City. *Journal of Geography and Planning*. Vol .4 No 1, August 2008.
- [2]. Adegoke. S.A.O. (2010). *Fundamental of Land Economics*, Multimedia Limited Publishers. Ibadan
- Alonso, W. (1964). *Location and Land Use*, Cambridge, Mass Harvard University Press
- [3]. Brown, K. (1981). 'Race, Class and Culture: Toward a Theorization of the "Choice/Constraint" Concept', in Jackson, P. and Smith, S.J (Ed) *Social Interaction and Ethnic Segregation*, London and New York: Academic Press, 185-203.
- [4]. Burgess, E.W. (1925). 'The Growth of the City: An introduction to a Research Project' in Park, R.E, Burgess, E.W. and Mckenzie, R.D. *The City*; Chicago: University of Chicago Press, 47-62
- [5]. Congress of the New Urbanism (2003). 'Charter of the New Urbanism' Available on-line at <http://www.cnu.org/cnu.reports/charter.pdf> (accessed 25<sup>th</sup>, July 2017).
- [6]. Garling, T. (1995). 'Introduction: How Do Urban Residents Acquire, Mentally Represent, and Use Knowledge of Spatial Layout? In Garling, T. (ed) *Urban Cognition*, London: Academic Press.
- [7]. Gottdiener, M. (1987). 'Crisis Theory and Socio-Spatial Restructuring: The US Case', in Gottdiener, M. and Komninos, N. (Ed) *Capitalist Development and Crisis Theory: Accumulation, Regulation and Spatial Restructuring*. Bassigstock: Macmillan 365-390
- [8]. Hall, P. (1866). *The World City*, New York: McGraw Hill. Ley, A.C. (1972). *A Social Interpretation of the City*. London.
- [9]. Ley, D. (1987). 'Reply: The Rent Gap Revisited', *Annals of the Association of American Geographers* 77, 3: 465-468.
- [10]. Marshall, A. (2000). *How Cities Work: Suburbans, Sprawl and the Road not Taken*. Austin. TX: University of Texas Press.
- [11]. Mills, E.S. (1972). *Urban Economics*, (Glenview, Illinois: Scott, Firsman & Company. Mumford, L. (1961). *The City in History*, New York: Harcourt Brace & World.
- [12]. Onokerhoraye, A.G (1977). "The Spatial Pattern of Residential District in Bennis, Nigeria" *Urban Studies*, Vol 14, pp.292-302.
- [13]. Park, R.E. (1915). "The City: Suggestion for the Investigation of Human Behaviour to the

- City Environment". *American Journal of Sociology* 20,5(March): 577-612.
- [14]. Sada, P.O. (1976). *Population Structure and Household Characteristics in Benin City.* (Benin: Department of Social Studies, University of Benin)
- [15]. Smith, M.P. (1984). *The City in Transformation: Class, Capital and the State.* Beverly Hill, CA: Sage Aina, T.A. (1990). "Petty Landlord and Poor Tenants in Low - Income Settlements in Metropolitan Lagos, Nigeria. In Amis, P. and Lloyd, P. (1990) eds. *Housing Africa's Urban Poor.* Manchester University Press, Manchester. Pp87-102.
- [16]. Onibokun, R. (1990). *Urban Housing in Nigeria,* (NISER) Ibadan. Olukoju (2006). *Infrastructure Development and Urban Facilities in Lagos 1861-2000.* Occasional Publication. No 15. Ibadan. Intitut Francis de Recherche en Afrique

\*A.A Jolaoye. "Analysis of the Comparative Residential Location Choice Among Hussaini Adamu Federal Polytechnic Employees." *International Journal of Engineering Research and Applications (IJERA)*, vol. 07, no. 12, 2017, pp. 98-105.