Residential housing redevelopment and its impact on Asokoro district of Abuja, Nigeria

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Abstract. Recently, both Private and Government Developers embarked on drastic redevelopment of residential housing conversion into commercial and public buildings. However, the changes do not take into considerations social, physical and economic factors. The non-compliance with building regulations and enforcement of designated land use has considerably affected the quality of life for the residents. As an Architectural response, this study examines housing redevelopment and its impact on Asokoro District of Abuja, Nigeria. A quantitative method was adopted in this study, using structured close-ended questionnaires as a means of collecting data. A total of 190 questionnaires were distributed to residents. However, only 180 valid responses were ultimately retrieved. Among the variables examined in this study are (i) The main land uses (ii) the extent of conversion of residential housing into commercial buildings (iii) the reason for conversion and (iv) the socio-economic/environmental implication of the conversion in the study area. The findings indicated that people embarked on Housing redevelopment and conversion in order to provide basic commercial amenities that were not provided by Government. The studies concluded by identifying among others the non-approval of redeveloped buildings plan on already approved building plots as this is contravening in the image of the appropriate authorities.

1. Introduction

The Nigeria capital is one of the most planned and most rapid growing modern cities of the world. Asokoro is of the most adorable residential habitant (dwelling) most probably after Maitama District of federal capital city. This first developed phase of the city metropolis has experienced over time the process of redevelopment and conversion, which is associated with residential building having been redevelop into cooperate commercial business with intensifying and rapid spread of economic activities. Asokoro is a residential settlement who is by it growth has gradually and consistently being taking over by teeming population have led to a high commerce activity by the increase demand for Public building [1], [2]and [3]. This has coiled the residential neighbourhood to conversion of commercials such as banks, cooperates and private offices, Super Markets, Eateries, Churches, Pharmaceutical Shops, schools and hotel accommodation and guest houses, thereby attracting social and security problems to the studied area. The pressure on land orchestrated by increase rate of urban city growth poses challenges and opportunity, redevelopment of commercial structure in residential settlement brought with it urban problems such as pollution, overcrowding, poor environmental sanitation, traffic congestion, high crime...
rate, increasing pressure on properties, and lack of parking spaces. The National Urban Development Policy (NUDP) came into existence because of varied complexity created by the rapid growing Nigeria towns and cities. The unprecedented rate of urbanization has led to a change in demand of building redevelopment, alteration or improvement that required constant adjustment to the urban structure of a place. The rising number of population which encourage city growth and expanding standard of living it profitable for the approval of existing neighbourhood or street demolition of existing building and redeveloping them into a higher and demanding use. Most physical redevelopment brings about changes in use. For instance, when there is great accessibility to existing properties, it takes the form of replacing smaller buildings with more complexes and demanding one, over a long period. The redevelopment, rehabilitation, modification and conversion of residential houses into commercial is influence by the rapid change and demand of residential properties. Since Yakubu Gowon Crescent is major, distinct those accommodate the commercial business nerves of Asokoro District.

2. The problem identified/literature
Asokoro district accommodate the expanding business activities in housing redevelopment causing overcrowding, incompatibilities of properties use within the area, traffic congestion and acute lack of parking spaces, waste being left uncollected on the street, clogging drains, creating breeding ground for pests that spread disease from left food sponging the street and creating myriad of related health and infrastructural problems.

This is because of the fact that the main commercial nerve of the district has not been equipped with infrastructure development. The business hub is being characterize by poor layout, lack of parking space, indiscriminate building structure, poor facilities, noise pollution and lack of privacy due to illegal site for auto mechanics and home to several churches. The process of redevelopment experienced in the study area is quite associated with the shift in housing and business investment to more commercial mix-use neighbourhood. This has led to high house rent, high access road users, increasing electricity bill-since it now branded as a commercial area, and high rate of crime.

This research sort out that Development Control (DC) quickly result into levying a high charges of contravention annually on plot that were redeveloped as a mean to deterrence to other investors, but they persist as most owners have sold off their residential building. According to field finding, “the developer took the issue of contravention” to the National Assembly Senate when their properties were mark X for (stop work notice) on the contravened plots, unfortunately they won the cases on the bases that the commercial hub of the district is without infrastructures for their business.

Access to land has become part of the larger urban growth that matched with large-scale public acquisition of properties especially residential development to commercial buildings [4]. This is supported by various studies, which indicates that rapid redevelopment has it adverse effect such as environmental pollution, traffic congestion, sanitation, commuter noise, inadequate parking space, and overcrowding of hawkers and food vendor [5]. Facilities within such a residential dwelling are high in demand and supply with scarcity now playing an important role in the purchase and approving of the properties. [6] described housing redevelopment either as a strategy that is mostly associated with a change of used in demand partly or wholly or in use intensity due to property value. Redevelopment is beneficial to both developers and residents as it increases social status and capital wealth of the people, beautifies the environment, slows suburban sprawl and reduces decadence of the land [7]. These merits notwithstanding, usually have grave implications for the local residents of the area.

The study by [8] on the “the impact of land use conversion on a residential district in Port Harcourt, Nigeria” shows that Over time, residential housing changes gradually from a low density to a high density area and from a quiet residential area to an area with a high concentration of road traffic and commercial enterprises – banks, offices, supermarkets, hotels and fast-food enterprises. Today, most compounds and plots have no service space and no gardens. This densification and loss of open space is also evident in many other neighbourhoods.
This residential building conversion are basically to make profit by the developer and as such; housing redevelopment takes place where properties are decaying as needed changes to a nature of most urban renewal of an ageing cites or place.

This study examines housing redevelopment in Asokoro District of the Abuja Municipal Area Council with particular reference to the following questions:

i. What is the nature and magnitude of change brought about by housing redevelopment in the study area?

ii. What are the physical redevelopment activities on the character of the neighborhood?

iii. What are the ranges of socio-economic implications that are likely to accompany this change?

iv. Duration of this redevelopment.

3. Scope and Limitation

Asokoro District is a highly dense core residential settlement with few public buildings, nevertheless for the purpose of this research, only the plots on both side of Yakubu Gowon Crescent are been considered in this study. This notwithstanding, the focus of the research work is confined to the physical redevelopment made to the residential buildings. This study area covered between Power House Junction and AYA Bridge precisely.

4. Aim and objectives

Asokoro District is a highly dense core residential settlement with few public buildings, nevertheless for the purpose of this research, only the plots on both side of Yakubu Gowon Crescent are been considered in this study. This notwithstanding, the focus of the research work is confined to the physical redevelopment made to the residential buildings. This study area covered between Power House Junction and AYA Bridge precisely.

The aim of the study is to evaluate housing redevelopment and it impact on the resident in a cord residential crescent of Asokoro district of Abuja. The specific objectives of the study to help achieve this aim are;

i. To identified the extend of conversation of residential housing

ii. To evaluate the impact on resident’s perception of commercial redevelopment.

iii. To identify the environmental and socio economic implication of the redevelopment in the study area.

5. Material and Method

5.1 The study area

Abuja is a young city that begun its existence on 3rd February 1976 when the federal military government established the FCT. Located in the north central part of Nigeria, Confluence of the Niger and Benue Rivers. The city is Nigeria Federal Capital Territory (FCT) whose land area of about 8000 km2. The Geography of the area is defined by two renowned rock formations: The Zuma Rock from whose base the FCT begins and the Aso Rock that is located to the east of the city. Abuja lies at latitude 9.07_N and longitude 7.48_E and at an elevation of 840 m (2760 ft.) above sea level, which is located on the shores of the Atlantic Ocean at 35 m (11 ft.) above sea level.

Asokoro is one of the seven (7) urban District that makes up the phase I of Abuja, formally, call DEF. Asokoro district is a residential layout that is a choice place for international Diplomats and State Liaisons Residents as well home to Community of West Africa States (ECOWAS) and International Monetary Fund (IMF) headquarters in Nigeria. It is located at the Outer part of phase I leading to Nasarawa state where the outer Northern Expressway (ONEX) and the outer Southern Expressway (OSEX) intercept. It has a landmark of Water board and Powerhouse junctions respectively. Other includes Aso Rock, Economic Community of West Africa States (ECOWAS) secretariat, National Intelligence Agency (NIA), World Health Organization (WHO), Asokoro General Hospital, Federal
Housing Authority Headquarter and International Monetary Fund (IMF). Asokoro District has some major roads, which include Mutala Mohammed Way, Maitama Sule Street, Julius Nyerere Crescent, Kwame Nkrumah Crescent, Nelson Mandela Street and Yakubu Gowon Crescent, which is the focus of this study.

The redevelopment of Gowon Yakubu Crescent started because of the construction of the AYA Bridge in 2007. The district is a residential settlement whose growth has consistently taken advantage by it spatial location has gradually given way to a City hub of commercial activities. A residential buildings of duplex prototype with it greeneries sceneries landscape neighbourhood over seemingly becomes a hub for mostly banks among office complexes and other commercial activities.

5.2 Methodology

The Data for this study were derived using both qualitative and quantitative data, obtained using a structured questionnaire designed to amongst others elicit information on residents’ perception on the housing redevelopment of the neighbourhood. The data obtained using close-ended questionnaires used to identify factors responsible for buildings activities. About 190 questionnaires were distributed to the resident and a total of 180 was retrieved and use for the study. Among the variables examined are: (1) Duration of redevelopment; (2) Reaction to physical redevelopment activities in the neighbourhood; (3) Effect of physical redevelopment on the environment; (4) The condition of facilities and services within the neighbourhood attributes; (5) The plots of the redeveloped.

The study carried out a visit to the following Government authorized body namely; Federal Housing Authority Headquarter, Asokoro to get useful information as the redevelopment of the area. Urban and Regional Planning Department of FCDA to get the Land-Use Map to check and compared the designated land –used against the current use of the plots. Development Control of Abuja Municipal Area Council to determine the following: (a) Find out the original approved plot use; (b) The present plot use for commercial; (c) Developers were issued another building plan approval redevelopment or contravening Numbers of redeveloped plots; (d) The year of approval; (e) Detailed physical description of the building types; and (f) State of facilities.

The research makes used of both descriptive and inferential statistics techniques to analyse collected data. Relative Importance Index was used to rank the level of importance the users attached to the outdoor open space in the study area. Thus, Relative Importance Index (R. I. I.) = (5n5 +4n4+3n3+2n2+1n1)/5N.

The analysis also present simple frequency and percentage tables. Other data are gathered using the Likert scale to rate residents’ perception on a five-point scale. The scale used the following responses: very bad, bad, fair, good and very good. Each response was coded as follow: very satisfied =5, satisfied = 4, fair = 3, dissatisfied = 2, and very dissatisfied = 1 respectively. Number of respondents, which gave the Weighted Value (WV), multiplied each coded response. Number of respondents (n) to arrive at each component Mean Weighted Value (MWV) divided the Summation of the Weighted Values (ΣWV). The Mean of Mean Weighted Value (MWV) was then obtained by dividing Summation of Mean Weighted Value (ΣMWV) by total number of variables (y) surveyed in the study. This gave the overall conditions. Thus, MWV = ΣWV/n, where n = population of respondents, Overall condition = Mean of MWV = ΣMWV/y, y = total number of variables.

6. Results

6.1 Character of respondent

The distribution of the respondents is as follows: resident respondents 135 (75.00%), non-resident respondents 45 (25.00%). Occupation status distribution of the respondents are as follow civil servants 125(69.44%), Self-employed 32 (17.78%) Private organization 23 (12.78%). House ownership: 142(78.89%) are private (individual) own, 38(21.11) are rented houses, and non-belong to government. 152 (84.44%) Gender of the respondents are male while 28(15.56%) are females. Thus, the distribution
of the respondents across the study area indicates that the result from this study can be generalize for the study population.

6.2 Character of present development

Table 1 shows the reflecting nature and changing character of the redeveloped plots (properties) within the study area. The table above revealed that an area with a relatively long history of high residential dwelling has gradually being dominated by conversion and demanding of properties ranging from multiple banks use to other profile business hub structures.

| s/no | Redevelopment | Plots (Unit) | Percentages (%) |
|------|---------------|--------------|-----------------|
| 1    | Original land-use (nonresidential) | 6            | 8.33            |
| 2    | Original land-use (retained residential) | 33           | 45.83           |
| 3    | redeveloped to Commercials | 28           | 38.89           |
| 4    | Undeveloped plot (housing) | 2            | 2.78            |
| 5    | Under construction plot (Commercials) | 3            | 4.17            |
|      | **Total**     | **75**       | **100**         |

Source: author fieldwork (2017)

Table 1 above show (38.89 %) of the total numbers of properties (plots) being redeveloped to commercials plots, which now show the new and significant features of the neighbourhood structures. While 45.83% of the plots still remain in their original land-use (residential). Another 2.78% of the original plots of land are still undeveloped, while 8.33% of the land–use is original designated for commercial (public use) among these are plot no.1090 built for ECOWAS office Headquarter and plot no.430 it annex for parking spaces. Other in this category include plot 120, designated for religion building,138 developed for NEPA office which marks the end of the Yakubu Gowon Crescent bat the Power House Junction on the Outer southern express way (OSEX) leaving ample space for greeneries. The building skyline has not been change as both the residential and commercial (redeveloped) plots are all in two floors, maintaining their land use of two floor. Only that the landscape and character of the broad crescent has tremendously changed the neighbourhood by bringing about a considerable change in the physical framework of the area. These changes in the redevelopment must have been after pressure of through the ability and activities of the new occupants of the new development by infringing on their privacy. Demand for plot re-use as a factor of the dualisation of the AYA Bridge, which eventually opens up the residential area. However, these changes are likely to be threat to the occupations of the residential area.

| Building/Plot location | Buildings/plots left untouched | No of redeveloped plots completed | No of redeveloped plots uncompleted | No of plots presently used | No of plots not developed | Plots with original status |
|-----------------------|--------------------------------|----------------------------------|-------------------------------------|---------------------------|--------------------------|---------------------------|
| Yakubu Gowon Crescent District. | Plot (77)103, (79)102, (80)1241, (89),(91),(96),(102),(103), (104),(105),(106), (107),(110) | Plot 391 | Plot (81) | nil | Plot (81) | Plot 198 |
|                        | Plot (71), Plot (72)106, plot (73),plot (105) | 111,110,109 | 164 | Plot (97) | 156 | 430, |
|                        | Plot (74)1239, Plot (75)104, Plot (76),Plot (82),(83), (84),(85),(86),(87), (88),(89),(90),(93), (94),(95),(119), | 108,Plot(71) | 155 | Plot (100) | 155 | 1243, |
|                        | Plot (99) | 107,Plot(72)106, | 155 | Plot (100) | 155 | 1243, |
|                        | Plot (101) | 1243, | 155 | Plot (101) | 155 | 1090, |
|                        | Plot (120) | 1090, | 155 | Plot (120) | 155 | 573, |
|                        | Plot (139) | 573, | 155 | Plot (139) | 155 | 4092, |
6.3 Assessment of redevelopment period

The table below illustrates the redevelopment of the building between 1990 and 2017; it shows that redevelopment was more in recent years.

| S/no | Age in Years | Date    | Frequency | Percent (%) |
|------|--------------|---------|-----------|-------------|
| 1    | 8            | 1990-1998 | -         | -           |
| 2    | 6            | 1999-2004 | -         | -           |
| 3    | 7            | 2005-2012 | 6         | 19.35       |
| 4    | 4            | 2010-2013 | 9         | 29.03       |
| 5    | 4            |          | 16        | 51.62       |
| Total|              |          | 31        | 100.00      |

Source: author fieldwork (2018).

The age of the redeveloped properties Table 3 shows that by 2014-2017 (51.62%) of the residential buildings has been redeveloped into commercial properties, while none of the building was develop to resident. Thereafter, they have been gradual increased in redevelopment activities, whereas in 2010-2013, 29.03% was developed and from 2005 – 2012, 19.35% were developed under various stage of completion. From this scenario, it is understood that redevelopment of commercial properties within the study area has increase for more than a decade, but are assuming greater dimension in recent years. In addition to the redeveloped properties being higher than the one replaced, such properties has maintained the skyline, which is single storey.

6.4 Distribution of redeveloped building to commercial

The Table 4 shows the present distribution of single-family residential building redeveloped into commercial.

| s/no | Original Building type          | Redeveloped Properties | Units converted | %     |
|------|--------------------------------|------------------------|----------------|-------|
| 1    | Single Duplex Residential       | Banks                  | 11             | 39.28 |
| 2    | Single Duplex Residential       | Cooperate office       | 9              | 32.14 |
| 3    | Single Duplex Residential       | Hotels                 | -              | -     |
| 4    | Single Duplex Residential       | Religion               | 3              | 10.71 |
| 5    | Single Duplex Residential       | Education              | 1              | 3.57  |
| 6    | Single Duplex Residential       | Other Use mixed-use    | 4              | 14.28 |
| Total|                                |                        | 28             | 100   |

Source: author fieldwork (2018).

This observation detailed how the district whose buildings prototype were predominantly residential of a single duplexes unit per plot of land are constantly be redevelop. Table 4: show 39.3% of residential properties redeveloped into commercial (banks) buildings. This commercial activity has a huge negative impact on the residential occupant, as constant traffic with noise and accelerated pollution, causing activities of hawking and street traders are order of the day. 32.14% of the redevelopment areas are office complexes and rentable plaza, which will amount to the pollution, congestion and inadequate
parking space since the skyline of the district was not change or review that can accommodate underground or high level parking. Religion has 10.7% of the total conversion ongoing. A 3.57% of this conversion still goes to Education while the other 14.3% mixed-use are either fast food, Pharmaceutical shops and Super Market, all contributing to commercial of human traffic of the area.

The redevelopment activities have increased the density and intensified the land-use. This has led to the high demand of plot, site arising from urban growth, change in demand, time and technology, and the desire of maximizing return from the plot through increased of Mixed – used multi-functional buildings which are now making it profitable to demolished existing buildings and redeveloping them into new one.

The study area is also a prime location for religion organization and home of private Kindergarten, Nursery and Primary school and Eateries. The redevelopment reveals the interaction of market forces as result of proliferation of various land –uses and consequence resulted in pronounced change of use and redevelopment. Also, the continuous infiltration of small scale commercial activities such as fast food joint, restaurants, business centers, pharmaceutical shops and other business activities over the past few years have also influence the nature of commercial development of the study area.

6.5 Effect of physical redevelopment on the neighborhood attributes

Satisfaction with neighborhood attributes. This section presents results of analyses carried out in the course of the study where one hundred and ninety (190) household questionnaires were administered and one hundred and eighty (180) retrieved and analysis in the Tables below.

| Physical Factors                  | Rating and Weighted Values | SWV | MWV | R.I.I | R.AN |
|----------------------------------|-----------------------------|-----|-----|------|------|
| Street Light                     | 85                          | 37  | 29  | 28   | 718  | 3.99 | 0.79 | 1st |
| Cleanliness of the street        | 34                          | 37  | 69  | 28   | 12   | 693  | 3.75 | 0.77 | 2nd |
| Road Drain                       | 34                          | 17  | 54  | 58   | 17   | 533  | 2.96 | 0.59 | 3rd |
| Level of Crime control           | 5                           | 18  | 73  | 17   | 63   | 425  | 2.36 | 0.47 | 4th |
| Vehicular Noise level / pollution| 6                           | 18  | 33  | 37   | 87   | 357  | 1.98 | 0.39 | 5th |
| Parking space                    | 6                           | 9   | 29  | 58   | 70   | 339  | 1.88 | 0.37 | 6th |
| Traffic Congestion               | 0                           | 9   | 11  | 17   | 143  | 246  | 1.37 | 0.27 | 7th |
| Total                            | 18.39                       |     |     |      |      |      |      |      |     |

Mean of $\sum$MWV = $18.39/7 = 2.63$

From Table 5 which shows the perspective residents respondents to the redevelopment in the Yakubu Gowon District of Asokoro. The result indicates the physical factors responsible for neighborhood disturbance which includes traffic congestion (MWV=1.37), parking space on street (MWV1.88), vehicular noise level, pollution (MWV=1.98) and level of crime at (MWV=2.36) and road drain (MWV=2.96), with their respective R.I.I ranks of (0.27) 7th, (0.37) 6th, (0.39) 5th, (0.47) 4th, and (0.59) 3rd are considered the worst that affect the resident.

Other factors such as street light (MWV=3.99) cleanliness of the of the street (MWV=3.85) with R.I.I. ranking value of (0.79) 1st and (0.77) 2nd respectively are being considered by the respondents as being normal regarding the neighborhood. The result obtained indicate that the impact of redevelopment in the district were dissatisfactory by the respondents. This brings about heavy traffic congestion by commuter noise. Parking lots which were attached to individual plots could no more accommodated business patronage, as parking was now clustered on road were drain are being converted for parking. Vehicular noise, which poses a big challenge, could only get better at night.
Table 6. Resident response to the factor affecting redevelopment scored on the degree of importance.

| Physical Variable Considered by respondents to redevelopment | N   | SUM  | MEAN  | STD. Deviation | RII  | Rank |
|--------------------------------------------------------------|-----|------|-------|----------------|------|------|
| Building Structures                                          | 180 | 600  | 3.33  | 0.02           | 0.67 | 1st  |
| Attractiveness/Beautification                                | 180 | 550  | 3.06  | 0.02           | 0.61 | 2nd  |
| Clean Environment                                            | 180 | 499  | 2.77  | 0.02           | 0.55 | 3rd  |
| Sense of a place                                             | 180 | 480  | 2.70  | 2.02           | 0.54 | 4th  |
| Good Landscape                                               | 180 | 451  | 2.51  | 0.01           | 0.50 | 5th  |
| Walk ways and pedestrian path                               | 180 | 450  | 2.50  | 0.01           | 0.50 | 6th  |
| Sense of Security                                            | 180 | 408  | 2.27  | 0.01           | 0.45 | 7th  |
| Tranquility/serenity of the place                            | 180 | 343  | 1.19  | 0.01           | 0.38 | 8th  |
| Useable space for social activity                            | 180 | 327  | 1.82  | 0.01           | 0.36 | 9th  |
| Green/outdoor landscape                                      | 180 | 318  | 1.77  | 0.01           | 0.35 | 10th |
| Sense of privacy                                             | 180 | 277  | 1.54  | 0.01           | 0.31 | 11th |

Source: Author fieldwork (2018).

Table 6 shows factor-affecting redevelopment of the district, the study present analysis of eleven (11) factors (variables) as perceived by the resident respondents. These factors have been identified and ranked according to their Relative Importance Indexes (R.I.I). The results presented shows that the first and most important factor of redevelopment in the study is building structure with (Mean=3.33) with R.I.I value of (0.67) having rank 1st is considered the most significant factors of redevelopment of the district. Attractiveness/ beautification (M=3.06) with R.I.I value of (0.61) was rank 2nd which also indicates most significant rating. The respondents agree that clean environment and sense of a place (Mean=2.77) and (Mean=2.70) with R.I.I value of (0.55) and (0.54) were rank 3rd and 4th place respectively and still significant to redevelopment of the residential district despite the alteration of the building space Good landscape (Mean=2.51) with R.I.I value of (0.50) were ran 5th with rating being significant to redevelopment.

Other factors as evaluate on the impact of redevelopment by the respondents has been significant on the district are as follows: walkways/ pedestrian path (M=2.50) sense of security (M=2.27) tranquility / serenity of the place (M=1.91) useable space for social activity (M=1.82) green / outdoor landscape (M=1.77)and sense of privacy (M=1.54) with their relative importance index (R.I.I) value of (0.50, 0.45, 0.38, 0.36, 0.35, and 0.31) respectively are rated ( 6th, 7th, 8th, 9th, 10th and 11th ) respectively. are less significant to the residents.

7. Discussion

The objectives of the study were to evaluate the impact on resident’s perception of commercial redevelopment, to identify the environmental and socio economic implication of the redevelopment in the study area. The discussion of the findings thus centers on these issues. The study shows that the character of present original residential housing (45.83%) whiles the redevelopment into commercial structures in the area totaling has (45.84%) table 1 and 2. This concurred with building structure with R.I.I value of (0.67) having rank 1st is considered the most significant factors of redevelopment of the district. This factor of course is mostly seen in all urban centers where a lesser structures give way to a more super structure.

[9] noted that as far as building structures (urban redevelopment) consists of physical expansion and functional changes. This urban structure changes in major activities of the land use [10]. According to a study, rapid growth and physical development and expansion of cities have been common features of cities of the world since last century [10]. As buttress by [11] housing is far more than mere shelter, rather it is residential environment which man uses for shelter and the needed or designed for his physical and mental health as well as social well-being. The age of the redeveloped properties in table 3 shows that between 2014-2017 (51.62%) buildings that are more residential have been redeveloped into
commercial properties, while none of the building was developed to resident. Thereafter, they have been gradual increased in redevelopment activities, whereas in 2010-2013, 29.03% was developed and from 2005 – 2012, 19.35% were developed under various stage of completion. There are signs that the economic and social condition in an area grows with the pace of redevelopment quicken building structures, attractiveness and beautifying the environment. Table 4 and 5: Present buildings redevelopment into Commercial Status The study reveals that commercial Banks has 39.28% of the total redevelopment, follow by Cooperate offices having 32.14%, Mixed-use properties making appreciable presence of 14.28% while Religious building having 10.71% and Educational building occupying 3.57%. Redevelopment of commercials building bolsters heavy business activities leading to unforeseen activity, which led to high rate of theft and insecurity in the area. This is also at pace with the study of [7] that is “the impact of land use conversion on a residential district in Port Harcourt”. The study shows that changes between 1986 and 2005 for a number of primary/secondary schools have increased from three to four. Subsequently in 1986, there were no churches; in 2005, there were three (the 1975 Master Plan made no provision for places of worship). By 2005, there were 11 banks, 19 companies, and other commercial houses in the study area. The study also identified a rapid growth in the number of plots that combined residential, commercial and institutional activities. [12] further opined that most of the open land located near the residential buildings has disappeared, as hotels and other commercial enterprises have been built on it, thus reducing the scope for (for instance) community interaction, children’s play and recreation. Overall, the quality of the living environment in the study area has suffered, with the loss of trees, gardens and open space. From table 6: which shows the results of the perception of respondents to the redevelopment in the Yakubu Gowon District of Asokoro. The results indicate the physical factor responsible such as neighborhood disturbance, which include traffic congestion, parking space on street, vehicular noise level and pollution, rate of crime and road drain are consider the worst that affect the resident. Similar result was observed in Port Harcourt Municipality where respondents Rating of Neighborhood Quality indicated dissatisfaction with Urban infrastructure and services that have failed to keep pace with it growth, worsening of urban environmental problems [13]. Challenges such as poor solid waste management, uncontrolled housing and neighborhood development, traffic congestion, Noise level / pollution of Vehicle, poor state of the urban physical environment and rising crime rates were under score. This was also observe in a study targeting Ayobo residents in Lagos state. The residents in the neighborhood felt that the factors influencing housing aspirations were access to healthcare, shopping, education, recreation, good roads, street lighting and other facilities [14]. However, there were inadequate in the neighborhood. Various Studies in Nigeria have indicated various levels of discontent and satisfaction with existing housing, revealing a wide gap between current housing conditions and people’s aspirations in Nigeria [14]. Specifically, these studies agree that the extent to which occupants are satisfied with their housing situation is a measure of fit between their housing consumption experience, preferences and aspirations. Other factors such as street light, cleanliness of the of the street respectively are being considered by the respondents as being normal regarding the neighborhood. The result obtained indicate that the impact of redevelopment in the district were dissatisfactory by the respondents. This brings about heavy traffic congestion by commuter noise. Parking lots which were attached to individual plots could no more accommodated business patronage, as parking was now clustered on road were drain are being converted for parking. Vehicular noise, which poses a big challenge, could only get better at night. Attractiveness/beautification were rank 2nd which also indicates most significant rating. It is opined that proper shading, trees, landscaping and other features add to the environment, making it appealing and brings comfort [15], [16], [17]. The respondents agree that clean environment and sense of a place where rank 3rd and 4th place respectively and still significant to redevelopment of the residential district despite the alteration of the building space. It is established in the works of Carr, Mark, Leanne and Andres, that a meaningful space offers people to make connecting between place, their personal lives and the larger world [1].

Other factors evaluated on the impact of redevelopment by the respondents as being significant on the district are as follows: walkways/pedestrian path, sense of security, tranquility/serenity of the place,
useable space for social activity, green/outdoor landscape and sense of privacy respectively are significant and other respondents rate it less significant. This result is consistent with a study on evaluation of green open spaces in urban area, which revealed that respondents were less concerned with environmental elements such as attractiveness and beautification, as they also show same concern with the usable space for social activities as being adequate. It is a well-known notion that green area plays a vital role in healthy and responsive living working environment [2]. Resident enjoy having discussion or chatting in green / outdoor environment which the respondents agree that redevelopment of the district has do away with this spaces in order to pave way for the commercial building activities taking place.

8. Conclusions and recommendations
This paper evaluates housing redevelopment and it impact on the resident in a cord residential crescent of Asokoro district of Abuja, Nigeria. The following conclusions can be drawn from the findings of the study. First, the result so far reveal that housing redevelopment has quite taking over the better and larger part of the study area, as this housing (buildings) conversion is being fuelled by a range of socio-economic growth, increase demand of land – use for personal business as means of access services to good office space, eateries, and work place. The redevelopment of this residential housing to commercial is put forward as profit maximization and a major drawing force behind the investor participation and corporate banks taking to the district as a business hub. However, overcrowding, traffic congestion, prone to both human vehicular traffic, pollution for constant commutating are in compatible to the residential area, this requires effective management and construction of hi-tech computerized commercialized building for adequate parking and control of traffic. This in turn generates income to the government. Secondly, the factors of redevelopment that has impact on the respondents significant are as follows: walkways/ pedestrian path, sense of security, tranquillity/ serenity of the place, useable space for social activity, green / outdoor landscape and sense of privacy respectively are most worrisome factor that the residents lived with Yakubu Gowon Crescent over the years.

Societal change and growth is a common and constant phenomenal that takes place with time. Redevelopment will continue to take place from lower to higher status to attain optimal use, culminating higher economic use. The research conclusion from this study is that urban renewal and redevelopment require upgrading and long-term viability in order to bring them to appropriate standard of our time. City intensification help achieve an attractive, aesthetic and pleasing environment. Redevelopment boosts the transformation of the socio-economic development and the quality of life in the city Centre. Building redevelopment will surely continue in the study and a likes, due to a highly feasible development, access parking, waste disposal, safer water and other infrastructural requirement, need to be address to transform the area into a prosperous and more environmentally friendly and livable neighborhood. This will not only improve the housing condition and living standard in the area, it will also potentially act as a catalyst for wider regeneration of similar neighborhoods that are target of redevelopment and Abuja metropolis in general. It is therefore crucial for the authority to both understand and develop appropriate polices to best manage the pressure for redevelopment. Several Nigerian studies have focused on residential satisfaction as a measure of housing aspiration and preferences [18], [19]. This suggests a need for more research on housing redevelopment in Nigeria as part of the efforts to address the burgeoning urban housing challenge in this country.

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