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# The Dynamics of Family Life Cycle in a Traditional African City: Implications for Households' Housing Demand

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Abstract: This paper examines the effect of the family life cycle on housing demand in different residential areas of Ibadan Municipality with a view to providing information on households' housing consumption for enhanced housing delivery. Data for the study were collected through questionnaire administered on household heads in the core, transition and suburban residential areas of Ibadan Municipality using multi-stage sampling. In doing this, the political wards in the five local government areas were stratified into differential residential areas, thus making 59 political wards in the study area. Therefore, one political ward each was selected across the different residential areas of the five LGAs, thereby totalling 15 political wards. Respondents were drawn from 10% of identified buildings for questionnaire administration using a systematic sampling technique, thus making 363 household heads selected. The study revealed that respondents' socio-economic characteristics varied significantly across different residential areas. The study also established that the proportion of households in stage four of the family life cycle, increased as distance increases from the core towards the suburban residential areas. The predominant households' housing tenure status was the leasehold. The study concluded that stages in family life cycle influenced households housing demand.

**Keywords:** Housing, Housing Demand, Family Life Cycle, Residential areas, Ibadan Municipality

#### I. Introduction

significance of housing to human existence cannot be underestimated. It is ranked as the most important essential need of man after food and clothing. Its provision has always been of great necessity to man as it is a pre-requisite for his survival [1,2, 3, 4]. Housing has a profound influence on the health, social behaviour and general welfare of a nation [5, 6, 7, 8]. It is regarded as a symbol of man's conquest on earth, a monument of his power and glory [9]. In the work of [3], housing is defined as any type of permanent shelter for man, which gives him an identity. It is also described as the process of providing functional, safe, attractive, affordable, comfortable and identifiable shelter within a neighbourhood [10, 11]. From definitions, it can be asserted that housing

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Submitted: 28-Jan-2021 Accepted: 17- Mar-2021 transcends the provision of shelter, it embraces all social services and utilities that lead to worthy living. The significance of housing to man has necessitated its need and subsequently its demand.

Housing demand is the willingness and ability of an individual or household to pay for a particular dwelling space depending on the income, house type, location, preferences and price [12]. It is the quantity of housing that a household chooses to occupy based on preference and ability to pay [13]. According to [14], housing demand can be expressed in terms of purchasing power, family size, location, tradition, among others. Housing demand differs from place to place and across socio-economic groups. It also changes over time and with socio-economic situations [15].

There are two types of housing demand: effective and desired housing demand [12]. On the first hand, effective housing demand is the willingness to buy or own a house backed up with the ability to pay. On the other hand, desired housing demand is the ability to buy or own a house although the

consumer lacks the purchasing power. In other words, the purchasing power (income status) of a household influences type of housing demand. Similarly, market prices of housing units determine whether housing demand is effective or otherwise. Irrespective of the type of housing demand which an individual or a household expresses, studies shown that housing demand is have influenced by many factors [16, 17, 18]. These factors include household income, housing price, location, consumer preference, lifestyle, cultural background, family life cycle among others. Of particular interest to this study is the family life cycle.

According to [19, 20], family life cycle refers to the series of stages through which a family progress with varying characteristics. These characteristics relate to family size, family gender, marital status, members' employment status and income. Similarly, family life cycle can be defined as the evolution of an individual or household from the stage of childhood to adulthood, combined with the addition of children [21]. It comprises six different stages. Stage 1 comprises householders who are never married (bachelorhood/spinsterhood), while stage 2 comprises married couples with no children. Stage 3 comprises married couples with children under age 18 years, stage 4 comprises married couples with children above age 18 years. Stage 5 comprises householders who are married divorced/separated and stage 6 comprises householders who are elderly and with no children living with them any longer (old age). According to [22, 20], family life cycle is characterized by exceptional changes such as marriage, child-bearing, departure of children the parental household, marital dissolution among others. In other words, households experience different transitions in the course of a life cycle.

Studies have established how of great importance family life cycle is, in determining

housing demand in a particular area [17, 23, 18, 24]. As established in these studies, it can be asserted that as household structure and financial situation change, there consequent changes in their housing preferences and demand. It is important to note that as a household moves from one stage in the family life cycle to another, changes occur in housing demand and consequently in the housing market. There is therefore the likelihood that housing demand occasioned by stages in life cycle will also vary in a given city.

A typical Nigerian city comprises three different residential areas: the core, transition and sub-urban [25, 26]. The core area is also referred to as the traditional area. It is home to indigene and first migrant settlers. It is the area that houses the king's palace, traditional market square and the town hall. The transition zone is regarded as the intermediate zone. This zone developed due to the need to house growing middle-income grade who were vast majority of employees in the formal sector [26]. The sub-urban area is regarded as the high-quality residential area, characterized by well-planned layouts. Ethnic composition of residents in the sub-urban zone is more heterogeneous, although of high/homogenous socio-economic status. The area is characterized by low population density and a relatively high level of accessibility to social services.

Affirmatively, there is information on the pattern of residential areas in a typical Nigerian city such as Ibadan [27, 28]. On the other hand, however, the pattern of family life cycle effects on housing demand in residential areas of Ibadan is not properly documented in the literature. Despite the fact that family life cycle is continuous and identified to greatly influence housing demand, adequate attention has not been paid to unravelling the relationship between these concepts in a typical Nigerian city. This study is therefore an attempt to understand the effects of the

family life cycle on housing demand in different residential areas of Ibadan municipality, Nigeria.

#### II. Materials and Methods

### A. Physical Setting of the Study Area

Ibadan is the capital city of Oyo State. It is located in the South-western part of Nigeria, approximately between latitude 7° 22' and 7° 40 North of the Equator and 30 53 and 40 10 East of the Greenwich Meridian (Figure 1). The name Ibadan evolved from the word 'Eba Odan' meaning near the grassland. Oral commentary has it that in the 19th century, Yoruba land was characterized by war. The military Jihad war originating from the Sokoto caliphate triggered a huge movement of people from the north to the south of Yoruba land. Ibadan subsequently became a war camp by 1829 for warriors coming from Oyo, Ife and Ijebu [29, 30]. This is because the area (Ibadan) was characterized by forest site and several ranges of hills that offered strategic defense opportunities, it became a large empire from around 1860s to the 1890s. By 1939, Ibadan became Nigeria Western Province Headquarters. Since then, it has been witnessing rapid population influx.

Currently, Ibadan comprises eleven Local Governments Areas [LGAs]. Five of these LGAs constitute Ibadan Municipality. These are Ibadan North, Ibadan North East, Ibadan North West, Ibadan South East and Ibadan South West. The other six LGAs are referred to as the lesser city (Figure 2). Spatially, Ibadan sprawls over a radius of 12-15km. As crow flies, Ibadan is 128km north-east of Lagos (the nation's former capital city) and 354km south-west of Abuja (the Federal Capital Territory).

Studies have shown that residential areas in Ibadan can be stratified into three [27, 31, 25, 32, 28]. These are the core, transition and sub-urban. The core residential area is also referred to as the traditional area. It is home

to indigenes and first migrant settlers. It is the area that houses the king's palace, the traditional market square and the town hall [33].

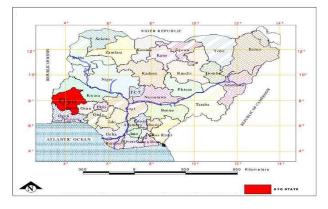


Figure 1 Oyo State within Nigeria context Source: Ministry of Lands and Survey, Ibadan, Oyo State



Figure 2: Ibadan within Oyo State context Source: Ministry of Lands and Survey, Ibadan, Oyo State

## B Data Source, Collection Procedure and Analyses

Primary data for this study were derived fieldwork. through which consist of observation and administration of questionnaire. The questionnaires administered to household heads in different residential areas of Ibadan municipality, using multi-stage sampling.

The first stage was the stratification of political wards in each of the five Local Government Areas (LGAs) of the study area into different residential areas: core, transition and suburban. There were 59 political wards in the study area;

29 in the core, 17 in the transition and 13 in the suburban. Simple random sampling was used in the second stage to select a political ward in each of the residential areas across the five LGAs of Ibadan Municipality. Thus, fifteen (15) political wards were selected for the survey. In the 15 selected political wards, buildings in 10% of identified streets were selected for the survey. A total of 3,617 buildings (1,365 in the core, 1,196 in the transition and 1,056 in the sub-urban) were identified in the study area. Respondents were drawn from 10% of identified buildings for questionnaire administration using a systematic sampling technique. Information collected included socio-economic characteristics of respondents, households' stage in family life cycle, pattern of households' housing demand and relationship between housing demand and family life cycle. Secondary data for this study such as the number of buildings in the selected streets, list of political wards and maps, were sourced from Google Earth Independent Electoral Commission and Oyo Ministry of Lands and respectively. Data collected were analysed using frequency distribution, crosstab, Analysis of Variance and Chi-square.

### III. Results and Discussion

Presented in this section is the discussion of the research findings. Unless otherwise stated, all tables in this section were generated from the authors' survey.

## A. Socio-economic Characteristics of Household Heads in Ibadan Municipality

Household heads' socio-economic attributes examined in this study were gender, age, household size, marital status, income and employment status. These attributes have been used in previous studies [34, 35] in establishing and describing households' stages in family life cycle. Hence, they are considered of immense benefits to the current study. A descriptive statistics on household heads

socio-economic attributes examined in this study are presented in Table 1. Of the 317 household heads involved in the study, 74.2% were males while 25.8% were females. In the different residential areas as well, the male accounted for 81.7%, 73.2% and 66.7% of household heads in the core, transition and suburban respectively. This finding is an indication that the male constituted largely, household heads in Ibadan. Indeed, this depicts the assertion that in a typical African traditional society, the household head is usually ascribed to the male. Another important attribute of respondents closely related to gender is age. For ease of analysis and better understanding, the age of respondents was grouped into four. This grouping was based on dependent and active population, usually adopted in demography, ethnography and social statistics studies [36]. The age groups used were: 19-30 years (youths), 31-45 years (young adults), 46-60 years (adults) and over 60 years (elderly). The predominant age group was the adult, accounting for 44.2% of household heads in Ibadan municipality; 32.1%, 44.3% and 57.1% of respondents in the core, transition and residential suburban areas respectively. Differences in the age of respondents across the three residential areas were found to be statistically significant (F=3.480, P= 0.000). The study also revealed that 84.1% of the respondents were married while 6.3% were single. The analysis further revealed that 69.2% of the respondents had a household size of about 4-5 persons (parents with two to three children) which is also regarded as the medium household category.

A total of 47.0% of the 317 respondents indicated that they had tertiary educational qualification while 41.3% and 11.4% indicated that they had secondary and primary educational qualifications respectively. This is an indication that most of the respondents sampled are literate. Further investigation into the educational qualification of respondents revealed that respondents had spent different

number of years in the pursuit of formal education. The predominant years spent by respondents were between 17-22 years. This investigation was essential so as to ascertain the authenticity of the formal education qualification claimed by respondents of the different residential areas.

Closely related to respondents' educational qualification, is their employment status. The study revealed that 84.5% of the respondents were employed while 4.7% and 10.8% of the respondents were unemployed and retired respectively. Similarly, of the proportion that was employed, 40.3% of the respondents were employed in the public sector, 33.8%

were employed in the private sector and 25.9% were self-employed. In the same light, the income of household heads is another socio-economic attribute that was examined.

The income of household heads was classified into three categories: low, medium and high. Household heads that earned less than №18,000 constituted the low-income earners, while those that earned between №18,000 and №70,000 constituted the middle-income earners. Household heads that earned above №70,000 constituted the high-income earners.

Table 1: Socio-economic Characteristics of Household Heads in Ibadan Municipality

Socio-economic Characteristics			Residential Are	as	Total
		Core	Transition	Suburban	
Gender Age	Male 19-30 years (youths)	94 (29.7) 31 (6) 4 (1.3)	71 (22.4) 7 (2.2)	70 (22.1) 35 (11.0) 3 (0.9)	235 (74.2) 237 (75 o) 14 (4.4)
	31-45 years (young adults)	52 (16.4)	39 (12.3)	35 (11.1)	126 (39.7)
	46-60 years (adults)	37 (11.7)	43 (13.6)	60 (18.9)	140 (44.2)
	Above 60 years (elderly)	22 (6.9)	8 (2.5)	7 (2.2)	37 (11.7)
	Total	115 (36.3)	97 (30.6)	105 (33.1)	317 (100.0)
Marital Status	Married	10 (3.2)	7 (2.2)	3 (0.9)	20 (6.3)
	Single	81 (25.6)	85 (26.9)	100 (31.6)	266 (84.1)
	Separated	8 (2.5)	1 (0.3)		9 (2.8)
	Divorced	4 (1.3)	1 (0.3)		5 (0.6)
	Widowed	12 (3.7)	3 (0.9)	2 (0.6)	17 (5.3)
	Total	115 (36.3)	97 (30.6)	105 (33.1)	317 (100.0)
Educational	No formal Education	1 (0.3)	-	-	1 (0.3)
Qualification	Primary School	20 (6.3)	12 (3.8)	4 (1.2)	36 (11.4)
	Secondary School	65 (20.5)	37 (11.7)	29 (9.2)	131 (41.3)
	Tertiary Education	29 (9.2)	48 (15.1)	72 (22.7)	149 (47.0)
	Total	115 (36.3)	97 (30.6)	105 (33.1)	317 (100.0)
Household Size	Low householders		3 (0.9)	10 (3.2)	13 (4.1)
	Medium householders	64 (20.2)	72 (22.8)	83 (26.2)	219 (69.2)
	High householders	51 (16.1)	22 (6.9)	12 (3.7)	85 (26.7)
	Total	115 (36.3)	97 (30.6)	105 (33.1)	317 (100.0)
Monthly Income	Less than ₹18,000	33 (10.4)	15 (4.7)	5 (1.6)	53 (16.7)
	₩18,000- ₩70,000	62 (19.6)	71 (22.4)	38 (12.0)	171 (54.0)
	Above ₹70,000	20 (6.3)	11 (3.5)	62 (19.5)	93 (29.3)
	Total	115 (36.3)	97 (30.6)	105 (33.1)	317 (100.0)

From the classification and as presented in Table 1, the study revealed that larger percentage of the respondents were middle-income earners accounting for 54.0% of household heads in Ibadan municipality; 53.9%, 73.2% and 36.2% of respondents in the core, transition and suburban residential areas respectively. Differences in the income distribution of respondents across the three residential areas were found to be statistically significant (F=9.574, P=0.05). Thus, it can be deduced that the pattern of the income distribution of household heads has a lot of implication on households' housing demand (see Table 1).

## B. Stage in Family Life Cycle of Households' in Ibadan Municipality

Having examined the social and economic attributes of household heads in Ibadan Municipality, it is imperative to identify and examine the stage in the family life cycle in which households currently occupies. Recall that six different stages in the family life cycle were identified earlier in the study. The proportion of households in the six different stages of family life cycle in the three identified residential areas is presented in Table 2. The study revealed that the predominant family life cycle stage of households across the different residential areas is stage four accounting for 42.3% of the sampled respondents. More specifically, 34.8%, 44.3% and 48.6% of households in the core, transition and suburban residential areas respectively were in stage four of the family life cycle.

Thus, it can be inferred that as residential areas differed in structure and composition, so also was the stages in family life cycle of households. Furthermore, the study revealed that irrespective of the residential area, the predominant gender of respondents' household members was male. Similarly, the predominant age category of respondents' household members 19-35 was vears accounting for 57.8%.

Table 2: Respondents Current Stage in Family Life Cycle in Ibadan Municipality

Core Transition Suburban Total							
Family	Freq. (%)	Freq. (%)	Freq. (%)	Freq.			
Status				(%)			
Stage	10 (3.2)	7 (2.2)	3 (0.9)	20			
one				(6.3)			
Stage	6 (1.9)	12 (3.8)	19 (6.0)	37			
two				(11.7)			
Stage	35 (11.0)	30 (9.5)	30 (9.5)	95			
three				(30.0)			
Stage	40 (12.6)	43 (13.6)	51 (16.1)	134			
four				(42.3)			
Stage	12 (3.8)	2 (0.6)	-	14			
five				(4.4)			
Stage	12 (3.8)	3 (0.9)	2 (0.6)	17			
six				(5.3)			
Total	115 (36.3)	97 (30.6)	105 (33.1)	317			
				(100.0)			

## B. Pattern of Households' Housing Demand in Ibadan Municipality

Households housing demands in this study are determined using different variables. These are households housing tenure status, current housing type, number of rooms occupied, stage in family life cycle at which households changed previous housing type, stage in family life cycle at which households demand for improved housing type and households' desired housing type.

One of the important variables of determining the housing demand pattern of households is the housing tenure status of households. As such, for ease of analysis and better understanding, housing tenure status was classified into three groups; leasehold, freehold and inheritance. As presented in Table 3, the study revealed that predominant housing tenure status respondents in the study area was the leasehold. This accounted for 58.4% of the sampled respondents housing tenure type. The study further revealed that across the different residential areas of the study area, flat building was the found predominant. This accounted for 66.9% of sampled households housing type. Similarly, the study established that the number of rooms households occupied differed across the different residential areas

of Ibadan Municipality, as it was found that predominant number of rooms households occupied in the study area was the three-bedroom apartment which accounted for 34.8% of the sample respondents. The study also revealed that respondents who were satisfied with their current housing type accounted for 55.3% of the household heads. Another major finding from the study was that 30.6% of the sampled household heads revealed that they would change their current housing type to an improved housing type when they are in stage four of the family life cycle that is when they are married with children above 18 years of age. In addition, the study revealed that respondents who changed their previous housing type were predominant in stage three of family life cycle and this accounted for 28.3% of the sampled household heads. Similarly, the study revealed that 38.8% of the sampled respondents in the study area would like to acquire a permanent house when they are in stage four of the family life cycle. However, of the proportion, 60.2% desired to own flat building.

Table 3: Respondents' Housing Tenure Status in Ibadan Municipality

Tenure	Core	Transition	Suburban	Total
Status	Freq.	Freq. (%)	Freq. (%)	Freq.
	(%)	1 ( )	1 ( )	(%)
Leasehold	61	56 (17.7)	68 (21.5)	185
	(19.2)			(58.4)
Freehold	53	40 (12.6)	34 (10.7)	127
	(16.8)			(40.1)
Family	1	1 (0.3)	3 (0.9)	5
Housers	(0.3)			(1.5)
Total	115	97 (30.6)	105 (33.1)	317
	(36.3)	. ,	,	(100.0)

## D. Relationship between Family Life Cycle and Housing Demand: Implications for Households' Housing Demand

Presented in this section is the relationship that exists between housing demand and the family life cycle, and the implications it has on housing. The variable used to determine the relationship is the housing type demanded by households in each stage of family life cycle. As presented in Table 9, the study revealed that households in stage one of the family life cycle demanded for flat (35.1%) and Brazilian housing type (38.5%) more than other housing types available in the study area. Also, the study established that the housing type households in stage two of the family life cycle predominantly demanded for was flat; accounting for 40.9% of the sampled households. In addition, the study revealed that households in stage three, four and six in the different residential areas of the study area demanded the flat housing type more than the other housing types. Households in stage five of the family life cycle however demanded the Brazilian housing type (66.7%) more than other housing types in the study area. More specifically, irrespective of the residential area households may choose to reside, households in stages three, four and six did not demand for duplex and Brazilian housing type. Deductively, this is an indication that as households progress from one stage in family life cycle to another, there is a variation in the housing type demanded by household in each stage. Thus, it can be inferred that households housing type is directly proportional to the stage in family life cycle of households.

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In addition, the study revealed that households in stage three, four and six in the different residential areas of the study area demanded the flat housing type more than the other housing types.

Households in stage five of the family life cycle however demanded the Brazilian housing type (66.7%) more than other housing types in the study area. More

specifically, irrespective of the residential area households may choose to reside, households in stages three, four and six did not demand for duplex and Brazilian housing type.

Table 4: Households' Housing Type

	Core	Transition	Suburban	Total
Housing Type	Freq. (%)	Freq. (%)	Freq. (%)	Freq. (%)
Flat	63 (19.9)	78 (24.6)	97 (30.6)	238 (75.1)
Duplex	- '	1 (0.3)	1 (0.3)	2 (0.6)
Brazilian Houses				
(Rooming Housing)	52 (16.4)	18 (5.7)	7 (2.2)	77 (24.3)
Total	115 (36.3)	97 (30.6)	105 (33.1)	317 (100.0)

Table 5: Number of Rooms Households' Occupied in Ibadan Municipality

Number of Rooms	Core	Transition	Suburban	Total
	Freq. (%)	Freq. (%)	Freq. (%)	Freq. (%)
One Bedroom	22 (6.9)	16 (5.0)	34 (10.7)	72 (22.6)
Two Bedroom	31 (9.8)	32 (10.1)	37 (11.7)	100 (31.6)
Three Bedroom	42 (13.3)	36 (11.4)	32 (10.1)	110 (34.8)
Four Bedroom	13 (4.1)	7 (2.2)	2 (0.6)	22 (6.9)
Five Bedroom	7 (2.2)	6 (1.9)	= .	13 (4.1)
Total	115 (36.3)	97 (30.6)	105 (33.1)	317 (100.0)

Table 6: Stage in Family Life Cycle at which Households' Changed Previous Housing Type

Stage of Changing Previous	Core	Transition	Suburban	Total
Housing Type	Freq. (%)	Freq. (%)	Freq. (%)	Freq. (%)
Stage one	27 (8.5)	16 (5.0)	24 (7.6)	67 (21.1)
Stage two	-	5 (1.6)	12 (3.8)	17 (5.3)
Stage three	38 (11.9)	29 (9.2)	23 (7.3)	90 (28.3)
Stage four	17 (5.5)	16 (5.0)	19 (5.9)	52 (16.6)
Stage five	-	1 (0.3)	5 (1.6)	6 (1.9)
Stage six	33 (10.4)	30 (9.5)	22 (6.9)	85 (26.8)
Total	115 (36.3)	97 (30.6)	105 (33.1)	317 (100.0)

Table 7: Stage in Family Life Cycle at which Households Demand for Improved Housing Type

Stage of Demanding for Better Housing Type	Core Freq. (%)	Transition Freq. (%)	Suburban Freq. (%)	Total Freq. (%)
Stage one	-	3 (0.9)	15 (4.7)	18 (5.6)
Stage two	26 (8.3)	18 (5.7)	16 (5.1)	60 (19.1)
Stage three	41 (12.9)	24 (7.6)	22 (6.9)	87 (27.4)
Stage four	34 (10.7)	33 (10.4)	30 (9.5)	97 (30.6)
Stage five	- ` ′	2 (0.6)	1 (0.3)	3 (0.9)
Stage six	14 (4.4)	17 (5.4)	21 (6.6)	52 (16.4)
Total	115 (36.3)	97 (30.6)	105 (33.1)	317 (100.0)

Table 8: Households' Desired Housing Type

Desired Housing	Core Freq. (%)	Transition Freq. (%)	Suburban Freq. (%)	Total Freq. (%)
Type				
Flat	60 (18.9)	61 (19.2)	70 (22.1)	191 (60.2)
Room Self Contain	29 (9.1)	23 (7.7)	26 (8.2)	78 (25.0)
Duplex	4 (1.4)	8 (2.8)	3 (0.9)	15 (5.1)
Brazilian	22 (6.9)	3 (0.9)	6 (1.9)	28 (9.7)
Total	115 (36.3)	97 (30.6)	105 (33.1)	317 00.0)

Table 9: Housing Type Demanded by Households in each Stage of Family Life Cycle

Family Status	Residential Areas	Room Self-Contained	Flat	Duplex	Brazilian (Rooming Housing)	Total Freq. (%)
Stage one	Core	15 (34.1)	5 (38.5)	_	10 (38.5)	30 (36.1)
0	Transition	10(22.7)	8 (61.5)	_	9 (34.6)	27 (32.5)
	Suburban	19(43.2)	-	_	7 (26.9)	26 (31.3)
	Total	44 (100.0)	13 (100.0)	_	26 (100.0)	83 (100.0)
Stage two	Core	2 (16.7)	15 (46.9)	_	-	17 (63.9)
0	Transition	3 (25.0)	15 (46.9)	-	-	18 (36.1)
	Suburban	7 (58.3)	2 (6.2)	_	9 (100.0)	18 (100.0)
	Total	12 (100.Ó)	32 (100.0)	-	9 (100.0)	53 (100.0)
Stage three	Core	-	25(36.2)	_	-	25 (36.2)
0	Transition	_	20 (29.0)	_	-	20 (29.0)
	Suburban	-	24 (34.8)	_	-	24 (34.8)
	Total	-	69 (100.0)	-	-	69 (100.0)
Stage four	Core	_	35 (39.7)	_	-	35 (39.7)
0	Transition	_	27 (30.7)	_	-	27 (30.7)
	Suburban	-	26 (29.6)	_	-	26 ( 29.6)
	Total	-	88 (100.0)	-	-	88 (100.0)
Stage five	Core	-	-	-	8 (66.7)	8 (66.7)
0	Transition	_	-	_	4 (33.3)	4 (33.3)
	Suburban	-	-	_	-	-
	Total	-	-	_	12 (100.0)	12 (100.0)
Stage six	Core	_	-	_	- '	- ` ′
S	Transition	-	-	1 (50.0)	-	1 (8.3)
	Suburban	-	10 (100.0)	1 (50.0)	-	11 (91.7)
	Total	-	10 (100.0)	2 (100.0)	-	12 (100.0)

Deductively, this is an indication that as households progress from one stage in family life cycle to another, there is a variation in the housing type demanded by household in each stage. Thus, it can be inferred that households housing type is directly proportional to the stage in family life cycle of households.

### IV. Conclusion

The above explanation and analysis show that household size and other social demographic attributes are the main variables influencing households housing demand in Ibadan Municipality. With this, it is evident that the housing policy in Nigeria focuses on economic attributes. This assertion is buttressed by the findings that the majority of the sampled householders are middle-income earners that may not be able to afford their desired housing type. Also, the fact as revealed that household size is a major consideration in the choice of type of housing simply implies that this need to be a major

consideration in the design of housing policy and approval of building plans in the area. At present, this is not the practice in Nigeria. adequate information More so, households' family size, gender, age should be documented to assist adequately government and private sector in determining the required housing units to meet the growing population. Much more, this will serve as a guide to investors, realtors, architects, town planners and stakeholders in the built environment. Thus, the study concluded that stages in family life cycle influenced households housing demand in the study area.

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