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Liveability and Wellness of Residence of Oloje Community in Ilorin West Local Government Area, Ilorin Nigeria

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Abstract. Housing matters to the liveability and wellness of cities and to the productivity of their economies. Liveability in housing supports the health, wellbeing and the quality of life of people. The way they are planned, designed, built and managed can enhance or detract from liveability. However, this research was borne out with the aim of examining the liveability and wellness of Oloje community, by assessing the infrastructure facilities, housing conditions, sanitary facilities, socio-economic characteristics, environmental conditions as well as associated disasters. The methodology employed used systematic sampling technique of interval of 5 buildings, amounting to one hundred and thirteen (113) buildings being sampled. The research was able to come out with germane findings that income, infrastructures, housing facilities, building materials, age of buildings and flooding as some principle factors affecting liveability of residents of Oloje. A multiple regression analysis performed showed the *F*- value calculated is greater than the *F* – value on table, which shows the dependency of housing satisfaction on some principle factors. The research concluded the findings with basic recommendations like slum upgrading and economic rejuvenation, provision of infrastructure master plan, as well as public awareness as the way forward.

Keywords: Liveability, Wellness, Housing Conditions, Environmental hazards

1. Introduction

Housing remains one of the four pillars of human survival. Housing is often regarded as one of the basic human needs. It ranks third after food and clothing (Omole, 2010). Onibokun (1982) sees it is a prerequisite for the survival of man. The U.S. Census Bureau defines a housing unit as "a house, an apartment, group of rooms or a single room, occupied or intended for occupancy as separate living quarters," with direct access to the unit from the outside or through a common hall and/or complete kitchen facilities for the exclusive use of occupants.

The complex interplay between housing and liveability can be observed in the work of Akinbode (2015) who fashions housing as a unit of the environment that has profound influence on the health, efficiency, social behaviour, satisfaction and general welfare of the community. Liveability of housing is a critical component in the social, economic, and health fabric of all nations(Encarta Interactive World Atlas , 2008). Thus, the issues surrounding housing and its liveability are inseparable from the social, economic, and political development of humankind.Issues of housing and wellbeing have become increasingly important in developed countries, and the home environment is of tremendous significance to human beings (Barnes et al, 2013).

The term liveability is nebulous in meaning and as a result it becomes a multi-faceted phrase that different researchers perceived differently, from region to region (Mohit and Iyanda, 2016). Liveability has been labelled by many researchers as the comfortability or suitability of living in a place. Despite the common usage of the term 'liveability', much of the literature provides only an implicit definition of the concept (van Kamp, et al., 2003). However, the meaning of liveability must be deduced from the context or choice of indicators. Lowe, et al. (2013) define liveability from housing perspective as a concept that reflects the wellbeing of a community and comprises the many characteristics that make a location a place where people want to live now and in the future".

Hammam (2014) observes failure of cities to accommodate the housing needs of growing urban populations can be seen in the proliferation of poorly serviced, high-density informal settlements.The importance of providing adequate and quality housing in any countrycannot be overstated nor disputed in time or space (Omole, 2010). Slums have attracted most of the attention on urban housing in developing countries, and the Sustainable Development Goals have given prominence to their reduction. OECD(2012) reports that for liveability to be achievable, it is imperative therefore, to understand the different needs of diverse groups of people who live in our cities, and how their needs may change over time.

Placing side by side the local government areas in Ilorin metropolis, Ilorin West Local Government Areas visibly records the highest local government area with housing issues; as it forms the most residing side of the low-income earners in Ilorin metropolis. The increased number of shanty dwellings, squatter settlements and slums in most of thecommunities in the Ilorin metropolis and its environs have a direct correlation with the health of people. However, the liveability and wellness of people of Ilorin depend on chain of factors. To these effects, the This paper, therefore, investigates the liveability vis-à-vis the wellness of residence of Oloje Town in Ilorin West Local Government Area.

2. Literature Review

The unique aspects of housing in Nigeria lie in its density and how it is provided (Listokin and Burchell, 2008). Ankeli et al (2016) opine that housing goes beyond mere shelter to include the facilities and other things in the environment that makes living comfortable for man. For housing to exude signs and impacts of liveability and wellness, it must be adequately provided with functional infrastructure. The provision of satisfactory low cost housing that meets government prescribed standards of quality and users' needs, expectations and aspirations has always been the goal of every public housing programme in Nigeria (Ibem and Aduwo, 2013).

As it happens, the world's urban population is expected to increase by about 2.7 billion by 2050 (ESMAP, 2014). Virtually all of the increased population will be in developing countries, leading to massive needs for new and improved housing and urban infrastructures (UNDESA 2012). Housing as a *sine qua non* of human existence however, remains one of the challenges facing developing countries, as the problem is more acute in the urban areas due to a high rate of urbanization occurring in these countries. Olotuah and Aiyetan (2006) argue the high rate of population explosion, continuous influx of people from the rural to the urban centres coupled with lack of basic infrastructure required for good standard of living have compounded housing problems and its liveability over the years. No state in Nigeria is yet satisfied that adequate housing has been delivered to the various economic groups that make up its populace. Thus, most nations, in one form or another will continue to claim housing problems.

Liveable cities support the health, wellbeing and the quality of life of people who live and workin them. The way they are planned, designed, built and managed can enhance or detract from liveability (OECD, 2012). Liveability as a concept is an urban planning concept that connotes the ability of a living environment to support human well-being or simply quality of life (Iyanda and Mohit, 2016).There has been growing public interest in understanding the

relationships between the economic, environmental and social aspects of life. Nationally and internationally, governments have responded by trying to measure whether there are signs of progress or regression between these factors. Omuta (1988) from Nigeria scrutinized neighbourhood liveability from socio-economic dimension through employment and unemployment, housing, amenity, education and nuisance.

Incontrovertibly, it is obvious that various definitions and applications as found in the literature centred on the human well-being or the satisfaction of the needs of the people (Balsas, 2004; Iyanda and Mohit, 2016). However, this research looks at concept of liveability as a concept that encompasses environment and establish an intertwined relationship with man, shelter, environment and institutional management. The wellness of a place can be measured on four factors, these factors are physical factors (land and climate, vegetation surrounding land uses infrastructure, pollution levels. Etc.), social factors (Population and its density, community composition, social cohesion, educational factors, religion, norms, values and sanctions governing the people), economic factors (employment and unemployment levels, sources of income, economic base of the area, factors of production, demand and supply patterns, taxes and trade) and aesthetic factors (significantly valued historic, archaeological or architectural objects or sites; scenic areas views and landscapes). Furthermore, (Lowe, et al., 2013) who conceive a liveable city to be safe, attractive, cohesive, and inclusive, and environmentally sustainable; with affordable and diverse housing linked to employment, education, public open space, local shops, health and community services, and leisure and cultural opportunities; via convenient public transport, walking and cycling infrastructure.

Accordingly, there is a close connection between the concepts of liveability and the social determinants of health(Commission on Social Determinants of Health, 2008). Taking the World Health Organization's (WHO)'s expansive definition of health as a "state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity. This report takes a leap into universality of housing need, as one of the indicators of housing liveability. Indubitably, universality of housing need makes liveability a mirage as Encarta Interactive World Atlas (2008) looks at housing as a critical component in the social, economic, and health fabric of all nations. No country can claim to have provided adequate housing to the various socio-economic groups that make up its population, more especially the poor. Akinbode (2015) observes developed nations to have overcome the issues of deficiencies in the quality of dwelling of their citizens. However, there are still other problems, which include insecurity in residential neighbourhoods, violence and crimes, vandalism and other related vices.

The UN's policy of "housing for all by the year 2000" to conquer housing needs was an unrealizable dream. Governmental and nongovernmental organizations must do a lot more, especially for the regions harbouring low income, to provide habitable, healthy and liveable housing for all(Encarta Interactive World Atlas , 2008).

3. The Study Area: Ilorin West Local Government Area

3.1 Geographical Location and General Characteristics

Ilorin West happens to be a local government area in Kwara State, Nigeria withits headquarters in the town of Oja Oba.Ilorin West Local Government Area of Kwara State is in the transitional zone between Northern and Southern parts of Nigeria. The Area lies within latitude 8°30′00″N and longitude 4°35′00″E. Ilorin West Local Government Area occupies a land area of 105 km² and according to National Population Census (NPC), this local government has a population of 364,666 at the 2006 census, making densest of all the local government in Ilorin (Figure 1). The Local Government is divided into Twelve (12) electoral wards (Adewole, Ajikobi, Alanamu, Badari, Baboko, Magaji-Nngeri, Ogidi, Oko-erin,Oloje,

Ojuekun/Sarumi, Ubandawaki and wara/Osin/Egbejila)(Oloko-Oba, et al., 2015). The weather is tropical wet and dry climate of average maximum temperature, average minimum temperature and average relative humidity in a year standing at 32.50C (90.50F) of 21.20C (70.20F) and 51.1% respectively (National Ocean and Atmospheric Administration, 2016).

The inhabitants of Ilorin west local government area are industrious and entre pricing in nature. Current commercial could be classified as large scale, medium scale and small-scale types (Fakomogbon, 2015). The Local Government Area has Crownhill and Al-Hikmah University as the only two private universities in the local government.

4. Research Methodology

A case study approach was selected for this research because it offered the ability to connect the micro-level experience of different opinions of denizens of Oloje residential neighbourhoods as regards their thoughts and feelings about their liveability vis-à-vis wellness. The data for this study was collected through primary and secondary sources. Questionnaire administration was the major veritable tool in harnessing relevant information. Observations, interviews photographs as well as GIS mappings supplemented this research Information from related ministries and government departments, particularly the state Ministry of Environment, Town Planning Office and Ilorin West Local Government Secretariat were also used.

Table 1: Population of Ilorin West Local Government by Wards

S/N	Wards	Population (2006)	Projected Population (2017)
1.	Ajikobi	67,897	97,978
2.	Alanamu	88,397	123,762
3.	Adewole	29,168	42,234
4.	Baboko	11,652	15,000
5.	Ogidi	31,582	46,410
6.	Oloje	12,543	15,940
7.	Ojuekun	21,693	30,940
8.	Zarumi	17,713	25,783
9.	Mogaji-Ngeri	30,855	41,920
10.	Ubandawaki	27,868	39,602
11.	WaraOshin/Egbejila	10,370	13,643
12	Oko Erin	15,507	22,462
	Total	365,235	515,674

Source: (National Population Commission of Nigeria, 2015; National Bureau of Statistics, 2016; Kreem, 2017)

The 'beck and call' of this research focuses on Oloje area with a projected population of 15,940 (Table 1). As observed and pointed out by Fasakin (2000) that average of seven (7) persons make up a household, which results into 2,277 building in Oloje Town. To this effect a 5% sample size was taken, amounting to one hundred and thirteen (113) buildings being considered and sampled for the study. Using systematic random sampling approach to select respondents in the area, every 5th house in each of the districts involved was taken for the interview. Meanwhile, only one household was interviewed in each of the buildings selected. Each questionnaire contains 27 variables, which were thoroughly investigated to obtain information on gender, marital status and age of respondents. However, the residences' socio-economic characteristics, structural condition of buildings, the comfortability, the level of infrastructure facilities as well as residents' perception of their environment were investigated.

5. Findings and Discussion

The idea of seeking resident views of liveability has been adopted for this research. Because liveability is highly subjective, it is particularly useful to consider the views of residents and their perceptions of how well their city supports individual and community wellbeing. However, the findings of this research empirically focus on the socio-economic characteristics, the level of comfortability of individual households, conditions of the buildings, housing facilities, level of infrastructure, wellness of the respondents in Oloje and the actual and potential

disasters. However, twenty-two (22) out of the one hundred and thirteen (113) questionnaires distributed could not be retrieved leaving ninety-one (91) which were used for the analysis. This represents 81% of the total expected responses. It was still considered reasonable when taking into consideration the homogeneous characteristics of Oloje as a High density area.

Socio-Demographic Characteristics:

The questionnaire administration focuses more on the adults of age bracket more than 25 years old, constituting 78.1% of the entire respondents sampled. However, there was a close call between the male and female distribution as the male carried 50.5% and female 49.5% of the entire respondent distribution. Nevertheless, it was observed that 24.2% of the respondent were single, 65.9% were married, while 2.2 %, 6.6% and 1.1% were divorced, windowed and separated respectively. From the data collected it was keenly observed that sustainable development goal three (3) still has a long way to go, as appalling number respondents representing 15.4%, 13.2% and 36.3% were Illiterates, primary school graduates and secondary school graduates respectively while 30.8% and 4.4% had tertiary and post-graduate certificates (Figure 1). The implication of the low level of education of the people in the area undermined the importance of living in comfortability and however, serves as a clog in identifying the elements of liveability and healthy environment. Figure 1 aptly shows the occupational distribution of respondents in the study area as literature had earlier confirmed Ilorin West area of study to be business oriented. However, 40.7% of respondents owned up to be business men and women, 29.7% were civil servants and while 16.5%, 4.4% and 8.8% were students, retirees and unemployed respectively. No gainsaying that Oloje area of study represents one of the Muslim dominated core areas of Ilorin West Area of study, with 85.5% respondents being a Muslim and remaining 14.3 % to be Christians as 0% claimed allegiance to traditional practice. Data on ethnicity as one of the demographic distribution was appropriately analysed with Yoruba tribe clearly dominating Oloje area of study with 75.8%, Hausa tribe with 4.4%, while Igbo and Fulani had 3.3% and 16.5% respectively. This further consolidates in theory and in practice that Oloje area of study are deadly inhabited by Yoruba speaking tribe. Table 2 further shows the income levels of the respondents and how these undermines the level of liveability and vis-à-vis wellness of Oloje area of study as an appalling 33% number of respondents earn below minimum wage of #18,000 and 50.5% of respondents earn between #18,000 – #50,000, not even up to the amount of #56,000 Nigeria Labour Congress (NLC) is proposing as the new minimum wage. 12.1% and 4.4% of the respondents mostly the Fulanis, claimed to be earning between #100,000 - #200,000 and #200,000 - #500,000 respectively. This clearly shows that they level of income of individuals has a direct correlation to their wellbeing.As Omole (2000) observes that if an individual earns well, eat well, he/she will strive to live in a decent and liveable environment.

Table 2: Socio-Demographic Characteristics of Respondents

Character	Percentage (%)
Gender Distribution	
Male	50.5
Female	49.5
AgeDistribution	
15 - 25 Years	22.0
26 - 35 Years	29.7
36 - 45 Years	24.2
46 - 65 years	19.8
Above 65 years	4.4
Ethnic Distribution	
Yoruba	75.8
Hausa	4.4
Igbo	3.3
Fulani	16.5
Religion	
Christianity	14.3
Islam	85.7
Traditional	0
Income Level Per Monthly	
Less than #18,000	33.0
#18,000 - #50,000	50.5
#\50,000 - #200,000	12.1
#200,000 - #500,000	4.4
Total	100

Source: Field Survey, 2017

Level of Comfortability and Housing Facilities

The level of comfortability and housing facilities focusses on the conditions at which people live inside their individual houses. The interior housing facilities with least comfortability,

Occupancy ratio, the forms of housing system. Etc.

However, the condition of bathroom, kitchen and Occupancy ratio is lamentable and ridiculous in the area. From Table 3, a large proportion of the buildings examined have these facilities, only that they are substandard, inadequate, inconveniently and inappropriately located. Many of the bathrooms are just small enclosures, some of which are made of non-durablematerials like bamboo, rusted iron sheets, or planks at the backyard. It was gathered that in accessing the interior housing facilities 12.1% ascertained that their sitting room is the least convenient place for them, 6.6% ticked dining room while 52.5%, 20.9% and 7.7% clearly picked Toilet and bathroom, Kitchen and others to be the least comfortable inner housing facilities (Plate I). This shows that people of Oloje are living in pain as psychologist would say that anything not giving happiness will give depression. During the field survey, a respondent renting a house in Oloje area of study was quoted giving an awful comment on his kitchen facilities. He said: "*You know the kitchen is the traditional office of the woman as a result, my wife keeps adjusting repeatedly to suit her needs so I may not be too precise on this issue but I know the kitchen has witnessed a lot of changes since we moved in here*"

Another indicator of liveability accessed in this research is Occupancy ratio, it was clearly observed from table 3 that 1- 2 persons representing 20.9% sleep in one habitable room while 3 – 5 persons representing 73.6% and above 5 persons representing 5.5% reside in a single habitable room respectively. This clearly shows how the maximum of 2 persons per room occupancy ratio standard by World Health Organization is being compromised in Oloje area of study. Lack of privacy interferes with one's behaviour and mental health (GoveandHudges, 1983). The effect of overcrowding cannot be underscored, as a male discussant clearly stated that: "*the one room is not convenient for me, my wife and my five (5) children, but I don't have a choice; that is what my income can afford*"

The age of buildings in the study area shows that 74.8% of the respondents have their buildings above 10years of age, while the remaining 25.2% respondents have ages of their building below 10 years. This confirms Oloje area of study to be an ancient place, as many of the respondents confirmed to us that most of the buildings are inherited and have not undergone any form of transformation Ab initio.

Table 3: Level of Comfortability and Housing Facilities

Character	Percentage (%)
Inner Housing Facilities with Least Comfortability	
Sitting Room	12.1
Dining Room	6.6
Toilet & Bathroom	52.7
Kitchen	20.9
Others	7.7
Occupancy Ratio	
1 – 2	20.9
3-5	73.6
Above 5	5.5
Age of Building	
Less Than 5 Years	2.2
5 - 10 Years	23.1
10 - 15 Years	30.8
15 - 20 Years	15.4
Above 20 Years	28.6

Source: Field Survey, 2017

Regression Analysis of Principle Factors

Accessing the level of liveability and satisfaction as the dependent variableis based on five factors (Income Level, housing ownership, age of building, construction materials and sizes of rooms) as independent variables, using "entre method". Multiple regression was conducted on housing liveability and the model summary in Table 4 specifies the coefficient of determination (R^2) value of 0.295 indicating 30% variance in housing liveability was explained by the model and subsequently, Adjusted R^2 value of 0.253 representing 25% of the housing liveability. Albeit, this result shows that R^2 is low showing that most of the variation in Housing Liveability were not explained by the predictor variables. However, this value is reliable and considered reasonably above an acceptable range of 15% as postulated by Mitchell and Carson (1989) andfuther ascertained by Akinyode (2017)this is acceptable in social sciences when cross-sectional data are taken into consideration. This

research further rejects the null hypothesis as it was observed that the calculated *F* value of 7.099 is greater than the table *F* value of (2.32) at degrees of freedom (5,85). As ascertained by Panneerselvam (2014), this simply implies that the regression is significant. However, income level, the housing ownership, age of building, construction materials and sizes of rooms have a huge effect on the level of satisfaction and liveability of residents of Oloje area. Furthermore, the result of ANOVA from table 5 shows the *P* value is 0 which is less than 0.05, which also proves the above fact.

Table 4: ANOVA[b]

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	22.693	5	4.539	7.099	.000[a]
	Residual	54.340	85	.639		
	Total	77.033	90			

a. Predictors: (Constant), income level, the housing ownership, age of building, construction materials and sizes of rooms

b. Dependent Variable: Housing Liveability

Table 5: Model Summary[b]

					Change Statistics					
Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	R Square Change	F Change	df1	df2	Sig. F Change	Durbin-Watson
1	.543a	.295	.253	.800	.295	7.099	5	85	.000	1.416

a. Predictors: (Constant), income level, the housing ownership, age of building, construction materials and sizes of rooms

b. Dependent Variable: Housing Liveability

Assessment of Infrastructure Facilities and Environmental Conditions

Infrastructure can be labelled as the economic and social underpinnings of a community or nation. However, elements of infrastructure include systems of transportation, power generation, sewage and solid waste disposal, communications, banking, education, and health. From the table 6 below it can be seen that 5% respondents only had accessibility to their house while the remaining 45% clearly opined to have been living in a contiguous building where accessibility is poor and grossly inadequate. Assessing the sewage facilities, Karadi and Huang (2008) describes proper sewage disposal, or wastewater disposal as various processes involved in the collection, treatment, and sanitary disposal of liquid and water-carried wastes from households and industrial plants. This evidently affects the liveability of the respondents, as considerable number of 65% respondents expressly claimed to have no sewage facilities, as they think these forms least part of their worries and 35% claimed to have sewage facilities. This further gave an observed reason while the Oloje area of study is characterized with stench of smell as many respondents cavalierly responded that they do pour waste water in streets. Lending support from the recent studies of Bako, Raheem and Aduloju (2017), it can be deduced that the rate at which damages is being done to the environment has surpassed the capability of the only existing law however, which is KWEPA law to respond. As 75% agreed there was no effective solid Collection system and the remaining 25% enjoyed a flexible relationship with the truth affirming there is an effective solid waste collection system. Waking up to see a filthy environment not only gives headache but a psychological breakdown. Plate II clearly shows

the haphazard and inexplicable way at which people of Ipata Oloje dispose waste, the sight is heartrending and mentally disturbing.

The Centre for Liveable Cities Singapore in 2011 define liveability as the city with excellent planning, create a lively, attractive and secure environment for people to live their life, work, play and learn. However, in Oloje area of study, 90% of respondents attested to the fact that there exist educational facilities while the remaining 10% agreed there were no educational facilities. However, from observation the state of learning facilities is below standard relative to the state of the buildings or the maximum distance which were not equidistant to individual households, as many of the buildings were observed to be blighted, state of disrepair and ultimately pose a threat. To achieve sustainable development goal three (3) both in quantity and quality will be an illusion for many years if things remain this state of quagmire.

Table 6 clearly shows the security of the neighbourhood against violence and robbery, 51.7% agreed that Oloje area of study is extremely secured and very secured, while 31.9%, 14.3% and 2.2% affirmed the neighbourhood to be moderately secured, slightly secured and not secured at all respectively. This shows Oloje area is liveable in terms of the security and crimerelated issues. However, the binomial responses of respondents were collected as regards whether there have been cases of robbery and/or violence. To this effect, 61.5% gave a clear assertion that there hasn't been any case of robbery while 38.5% agreed that the intertwined relationship between robbery and violence has occurred countless of terms. Having a 38.5% shows we live in a violent time. In light of this, it will be necessary to unequivocally stress out the definition of violence; as defined by World Health Organizationas "the intentional use of physical force or power, threatened or actual, against oneself, another person, or against a group or community, which either results in or has a high likelihood of resulting in injury, death, psychological harm, mal-development, or deprivation". All these factors are agents working against liveability.As observed by Omole (2000) that violence falls under social blight and as quoted by one the respondents on the cases of violence, he identified violence amongst tenants sharing the same housing facilities, due to the traditional tenement building and domestic violence as the most prevalent violence in Oloje area of study. the discussant further stretched it by saying *"the cries of married women wake us up in the morning and also a lullaby for us to sleep at night"* while another respondent who has been living in Oloje for over 15 years identified robbery as a serious issue in Oloje as she said *"there has been cases of stolen goats, televisions and even kidnappings here in Agbarigidoma community, but our vigilante groups have been up to the task"*.

Assessing the basic infrastructure missing in Oloje area of study, the respondents lamented with an unequivocal vehemence, as 26.4% of respondents agreed it to be good roads, 7.7% access to potable water, albeit, 37.4% and 16.5% of respondents voted for effective solid waste collection and disposal and power supply respectively, while 12.1% respondents regrettably and alarmingly picked others specifically meaning everything. i.e. all infrastructure is clearly missing in Oloje area of study. Plate III shows the state of infrastructure and how appalling the people of Oloje area of study are living. we cannot discount the fact that infrastructure is the backbone of liveable cities. However, Bako, Raheem and Aduloju (2017) had earlier laid emphasis on poor solid waste system in Ilorin South as they observe how land/soil pollution in GRA, Tanke and Maraba has inexplicably converted a dunghill into a major land use in these areas. The sight of ineffective solid waste system creates a psychological breakdown and incontrovertibly labels an area slum.Furthermore, in the studies of Omole (2010), he affirms that larger parts of the housing environment are always rendered unattractive for lack of essential services like water, access roads, regular supply of light, school, and health facilities.

Table 6 shows that 49.5% of respondents agreed pollution affect their wellness while 50.5% believed pollution has nothing to do with their wellness. From our interview, it was gathered

that many of the respondents do not even know what pollution is, talk less of knowing their effect. It can be recalled from table 1 that 36.3% of respondents sampled were secondary school graduates.

Figure 3 shows that 34% of respondents agreed land/soil pollution to be the most prevalent, 10% agreed it to be noise pollution while 32%, 20% and 4% of respondents affirmed air, water and other forms of pollution to be the most prevalent form of pollution. Plate IV further explains the complex interplay of air and land/soil implication of pollution in Oloje area study. however, from observation, it can be deduced that all forms of pollution have taken over Oloje as the urban scenes is characterized and decorated with cumulative effects of solid waste, coupled with the stench of smell oozing out from different neighbourhoods in Oloje area of study. Moreover, Engelking (2008) opines plainly that because of the complex relationships among the many types of organisms and ecosystems feeding on the solid wastes, environmental contamination may have far-reaching consequences that are not immediately obvious or that are difficult to predict.

From the analysis in figure 3, it was gathered that 45.1% agreed that post office was the only essential facilities missing in Oloje as 8.8%, 12.1%, 8.8% and 25.3% of respondents ticked police post, health facilities, neighbourhood market and solid waste collection system to be the essential facilities missing in Oloje respectively. This shows clearly that liveability indicators are clearly missing in Oloje area of study.

Table 6: Assessment of Infrastructure Facilities and Environmental Conditions

Character	Frequency	Percent (%)
Accessibility of Individual House Holds		
Yes	50	55
No	41	45
Sewage Facilities		
Yes	32	35
No	59	65
Effective Solid Waste Collection System		
Yes	23	25
No	68	75
Educational Facilities		
Yes	82	90
No	9	10
Security of Neighbourhood		
Extremely Secured	9	9.9
Very Secured	38	41.8
Moderately Secured	29	31.9
Slightly Secured	13	14.3
Not Secured at all	2	2.2
Case of Robbery and Violence		
Yes	35	38.5
No	56	61.5
Basic Infrastructure Missing		
Good Roads	24	26.4
Access to Potable Water Supply	7	7.7
Effective Solid Waste Collection System	34	37.4
Power Supply	15	16.5
Others (Everything)	11	12.1
Effect of Pollution on Wellness of Residents		
Yes	45	49.5
No	46	50.5

6. Recommendations

After thorough investigation of liveability and wellness of Oloje area of study, it can be deduced that Oloje community is an area of neglect, in terms of infrastructure, housing facilities, sanitary facilities, socio-economic characteristics and environmental conditions and disasters. All these deficiencies pointed in Oloje exude characteristics of regional inequalities.

Evidently, all measurements and indicators of liveability have been seriously compromised. It is against these findings this report strongly offers and suggests the following recommendations:

Slum Upgrading and Economic Rejuvenation

Government has an essential role to play in investing in the human resources and infrastructure needed to develop an entrepreneurial culture. The era of strategic patience is over, the government must now take up the responsibilities of doing for them, what they cannot do for themselves. This reports strongly recommends a partial slum clearance, as the city can be seen to be at a point of decay. As Omole (2000) observes city to be a living organism which passes through five stages (birth, growth, decay, death and rebirth). This research unequivocally recommends that part V section 83 of Nigeria Urban and Regional Planning Law to be applied to some parts thereof if not whole, as communities like Ipata Oloje has every factor to breakdown human beings psychologically. The need for slum upgrading in Oloje has gone beyond debate, it is now a necessity. However, this research clearly recommends economic rejuvenation alongside slum upgrading as this will treat the cause of decay rather than the symptoms of decay affecting the liveability of residents of Oloje. As it has been observed in the findings of this research that 83% of the respondents sampled earned less than #56,000 minimum wage Nigeria Labour Congress (NLC) proposed. However, government must try to reduce this regional inequality as a major factor affecting liveability and wellness and boost their income, as increase income gives sense of decency.

Review of Environmental Law

There is need for the review of environmental law guiding environmental misappropriation in Oloje, as residents live above the environmental law. it is suggested that the existing environmental KWEPA law governing Ilorin West area of study should be effectively reviewed for the very first time since enacted in 2006 and implemented while some of the laws and their penalties should be reviewed compulsorily as Bako, Raheem and Aduloju (2017) pointed out in their studies that victims of environmental laws only pay token fee, while some are left alone without a fine, warning or incarceration. However, This KWEPA law must be reviewed in order to be in line with the test, dynamism and demand of time.

Provision of Infrastructure Master Plan (IMP)

Infrastructure is the backbone of any liveable city, as it encompasses all indicators of liveability. Therefore, this research is suggesting an infrastructure masterplan of 10 – 15 years for Oloje area of study as this will help in complementing the existing land use masterplan. The purpose of any proposed Oloje's Infrastructure Master Plan (IMP) is to support the overall community-wide Official Plan (OP) goals of creating more vibrant, healthy and complete neighbourhoods across the municipality while ensuring long-term liveability and affordability for both the City government and residents.Efficient management, responsible operation and judiciously targeted growth of water, wastewater, and storm water infrastructure play a major role in the pursuit of these goals. From the findings of this research most of the valuable infrastructure like good roads, solid waste collection and management. Etc. are clearly missing. The IMP willsupport the OP by ensuring there is enough infrastructure capacity in the right areas of the Oloje community at the right service levels at the right time to accommodate development and redevelopment until 2032 when the Oloje population is expected to reach 25, 567 thousand people.

Public Awareness

The public understanding of science is a necessity and a veritable tool in stimulating the consciousness of individuals. As stakeholders like government and non-governmental organizations can organize programmes on the need to take care of one's environment and further emphasize the slogan 'health is wealth'. Public awareness through jingles on radios and televisions, pamphlets, newspapers and also the use of Corp members of Nigeria Youth Service Corp (NYSC) as vanguards to sensitize the general public of Oloje on the essence of

cleanliness will go a long way in changing their mentalities towards their community.

7. Conclusion

Liveability are broader societal and cultural characteristics of places and communities within cities. The cultural characteristics of cities reflect both historical and contemporary ways of living. In assessing the liveability and wellness of Oloje community, it has been pointed out that the level of liveability of Oloje residents is unspeakable with occupancy ratio more than the required minimum and level of income is nothing to write home about. The regression analysis performed on the principle factors shows that the *F-value* calculated is greater than the table value. All these empirical evidences inherently describe the level of liveability to be below par. However, government intervention and policies are necessary on the state of housing condition, educational facilities and infrastructure as whole, as they must think of ways to enliven Oloje community. This research also recommends that community should take their monthly environmental sanitation most seriously and all-encompassing to conquer fluvial flooding which has become friendly disaster in Oloje community and other forms of environmental conditions, as global environmental collapse is inevitable. Finally, international bodies and organization should help in achieving sustainable development goals by all means.

A collaboration with international bodies like World Bank will go a long way in solving some environmental issues threatening sustainable development goals,which is a stimulant for the international bodies to react. As sustainability has been used synonymously with liveability in time past.

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