

Cooperative Housing Scheme for Low-Income Earners in the Informal Sectors and Federal Mortgage Bank of Nigeria

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Abstract

This study assessed the cooperative housing scheme for low-income earners in the informal sector and the Federal Mortgage Bank of Nigeria. In most developing countries of the world, the low-income earners often do not have the ability to meet the deposit and income requirements usually demanded by the institution responsible for housing provision in Nigeria. This study is aimed at determining the effect of government support to workers' housing cooperatives on the effort of providing housing cooperatives in Enugu State. It is also aimed at assessing the ability of the workers to save part of their incomes with housing corporations, in the efforts at provision of cooperative housing in the state. The study used survey research method to collect data from the Enugu State workers by the questionnaires. The population of the study was 16,449 out of which 579 was drawn through Cochran's finite population correction formula. Data collected from the field were analyzed using descriptive statistics, while three hypotheses were tested using "One Way Analysis of Variance (ANOVA). The findings revealed that housing cooperatives have significant effect on efforts at provision of cooperative housing in Nigeria. Additionally, government support to low income earners housing cooperative has significant effect on efforts at provision of cooperative housing in Nigeria. The study recommended that government should grant all low income earners in cooperatives seeking to acquire housing unit for first time tax exemption, and also should focus on loan support of low income earners that are yet to own a house and those who own housing unit should be exempted.

Keywords: Housing, cooperative housing schemes, low income earners, Federal Mortgage Bank

Introduction

Housing is paramount to human existence as it ranks among three basic fundamental needs of man. Housing, literally defined, means building or shelter in which people live, a dwelling, a refuge (Adedeji et al., 2012). The provision of housing has been of great necessity to man. As a unit of the environment, housing has profound influence on the health, efficacy, social behaviour, satisfaction and general welfare of the community. It is a reflection of the cultural, social and economic values of a society and one of the best historical evidences of the civilization of a country (Olutuah, 2000). It is in this regard that housing is seen as "an instrument for political stability, economic prosperity,

social welfare and household well-being and an economic, physical product which requires various parallel and consecutive processes, services, suitable resources and relevant systems in order to create and maintain quality, sustainable living environments for human settlements (Shuab, 2014).

Housing is a set of durable assets which account for a high proportion of a county's wealth and on which households spend a substantial part of their income (Adedeji & Olutuah, 2000). Provision of this basic need for teeming population of Nigerians has remained a mirage (Ede, 2019). Although studies have shown that the problem of housing is universal, however, that of Nigeria is alarming. Nigeria has a housing deficit of 22 million houses (FMBN 2018). This is not unconnected to rapid population explosion, rural urban migration, poor mortgage financing, large segment of the population involved in non-functional informal sector, high cost of building materials, high cost of land, inadequate housing policies and programmes slow process of town planning, etc. (Lewin, 1981, in Berko, 2015).

The above scenario is accentuated when we realize that current stock in Nigeria is 23 houses per 1,000 inhabitants (Adedeji et al., 2012). This is why house rent in Nigeria appears to be one of the highest in Africa. According to Onibokun, Nubi and Berko, house rent in major cities of Nigeria is about 60 percent of an average worker's disposable income. This is far higher than 20-30 percent recommended by United Nations Organization (UNO). It is also worrisome to observe that estimated 80 percent of Nigerian adults live in rented houses due to low income earners in Nigeria. Beside the shelter provision for citizenry of Nigeria, housing and construction industry in general are second only to Agriculture in Nigeria and secondary to manufacturing in advanced world. For instance, in industrialized countries like U.S.A., Britain and Canada, the housing sector contributes 30-70 percent of their Gross Domestic Product (GDP). Investment in housing accounts for 15-35 percent of aggregate investment, worldwide. But in Nigeria, the housing sector contributes only an insignificant 0.38 percent to her Gross Domestic Product (GDP) (Kabir 2010, Habeeb 2014, Uwaegbulam 2019).

Statement of Problem

Findings of various studies show that Nigeria like most other Third World countries is facing a multi-faceted problem of housing, especially as it affects the low-income earners of her population, who constitute the majority. The problem of population explosion, increasing influx of people from the rural hinter to the urban centres and lack of basic infrastructure needed for good standard of living, disparity between the price and quantity of housing, the number of households and the money at their disposal to pay these prices, all have compounded Nigerians' housing problems over the years mostly in Enugu State. Today, people have started packing away from Enugu metropolis to the out-skirts of the city just to ensure that they can afford the prices of housing, for examples, some civil servants come to their offices in Enugu from Nsukka, Udi, etc., all these are as result of housing problems.

In response to the alarming problem of housing in Nigeria, successive governments had tried one measure or the other, including public-sector housing schemes. However, as things have turned out to be, most of these public housing programs least target the poor and the low-income earners as the cost of their accessing these houses has remained very prohibitive. In fact, it is only the high income groups that benefit most from such schemes.

The other alternatives would have been private sector-financed housing and mortgage finance, but, most unfortunately, the market price of private sector housing is beyond the reach of the low-income groups, on one hand, and most low-income earners lack the ability to meet the deposit and income requirements usually demanded by mortgage institutions. It is the foregoing issues that have conspired to compound the housing problems of most Nigerians, particularly those in the low-income bracket.

Objective of the Study

The major thrust of this study is to assess cooperative housing scheme for low income earners in the informal sector and Federal Mortgage Bank of Nigeria.

The study however pursued the following specific objectives:

1. Assess the effect of cooperative housing scheme for low income earners through Mortgage Bank of Nigeria.
2. Explore the effect of government support to cooperative housing scheme for low income earners or efforts of Mortgage Bank of Nigeria.
3. Determine the effect of government-private partnership on the efforts at provision of cooperative housing scheme for low income earners in Nigeria.

Research Hypothesis

1. Cooperative housing scheme for low income earners through Mortgage Bank has no significant effect on quantity housing provided in Nigeria.
2. Government support to cooperative housing scheme for low income earners has no significant effect on the efforts at provision of cooperative housing in Nigeria.
3. Government-private sector cooperative partnering has no significant effect on the efforts at provision of cooperative housing in Nigeria.

Significance of the Study

This study holds much theoretical significance to students and scholars in such academic fields as Cooperative Economics, Economics, Sociology, Urban and Regional Planning, Architecture and Development Studies, among others. This is so because, the findings of this study will no doubt add to the existing stock of knowledge in the said fields of learning. This being the case, future researchers on the topic of this study or the subject-matter of cooperative housing will no doubt find

the findings of this study very useful reference information in their research efforts. This study will also be of immense benefit to civil servants all over Nigeria as it will predispose them to appreciate the powers of self-help housing which they can rely on to help themselves with or without assistance from government.

Furthermore, low-income groups in the informal sector which International Labour Organization in 2006 estimated to be more than 50 percent of the labour force in sub-Saharan Africa can also utilize this self-help approach to housing provision to improve their shelter conditions.

Again, of absolute importance, is that the Federal Government of Nigeria, through the Federal Ministry of Works, Power and Housing, and Urban Development, can key in on the findings of this study to provide affordable housing for Nigerians especially with respect to the Federal Government's current plan for immediate construction of ten thousand (10,000) housing units across the country.

Finally, State Governments in Nigeria can leverage on the findings of this study to make housing more affordable to the mass of low income earners in the country. This becomes more pertinent with the agreement reached between the State Government and the Federal Mortgage Bank of Nigeria (FMBN) for the release of two billion naira for building housing estates for civil servants in Enugu State.

Review of Related Literature: Conceptual Issue

Housing Cooperative

Whether the term is rightly or wrongly used, as co-operative housing or housing cooperative, the literature on the subject matter is extant with conceptual clarifications (Wikipedia, 2017; Sazama, 2000; Fasakin, 2014; NCHAA, 2016; Kennedy, 1996). The different definitions, however, reflect varying typologies rather than kind of cooperatives. For instance, Wikipedia defined 'housing co-operative' as "a legal entity, usually a corporation renting own real estate, consisting of one or more residential buildings, and that, it is one type of housing tenure". According to Sazama (2000: 112), "a housing cooperative is one in which member-residents jointly own their building, democratically control it and receive the social and economic benefits accruable from living in and owning a cooperative".

To the National Co-operative Housing Association of America (2016), co-operative housing is a form of multi-family ownership venture between co-operative corporations and the corporation's owners, called tenant-stockholders. Summarizing basic structural features of the societies, Muenkner (2001) argued that genuine cooperatives are organizations for voluntary resource mobilization in self-help groups by people themselves and for their own benefits, which is

characterized by four advantages: self-help organizations, people centred organizations, voluntary organizations with open membership, and self-managed organizations.

The Informal Sector of Nigerian Economy

The informal sector comprises activity or source of income that is not fully regulated by the government and other public authorities. This includes enterprises that are not registered and do not maintain a set of accounts and workers who hold jobs lacking basic or legal protection and employ benefits (Bank of Industry, 2018).

Again the informal sector can also be referred to as “underground economy” or “black economy” or “shadow economy” or “gray economy”. It is part of economy that is not recognized as normal income sources. Example of informal sector of Nigeria’s economy include street traders, subsistence farmers, small scale manufacturers, service providers, hair dressers, private taxi drivers, carpenters, bricklayers, painters, masons, electricians, plumbers, etc.

Informal sector of Nigerian economy creates livelihood opportunities, contributes to alleviating poverty and serves as a buffer between employment and unemployment. For many people who cannot afford a job, informal sector offers alternative and a way to generate an income (BOI, 2018).

The importance of informal sector to the development of Nigeria’s economy cannot be overemphasized. The World Bank estimates that the informal sector of Nigeria economy constitutes about 85 percent of the country’s total workforce. In terms of economic output and employment, the informal sector accounts for as high as high as 60 percent of Gross Domestic Product (GDP) and about 70 percent of employment across all economic sectors.

In other jurisdictions, the informal sector generates about 6.2 percent of aggregate employment in the United States of America, 22.3 percent in China, about 55 percent in Israel and 80 percent in India which means that given needed support and regulatory framework, the informal sector should be a major facilitator in fighting unemployment and poverty in Nigeria (Uroka, 2017).

Analysis of Federal Mortgage Bank of Nigeria’s “Informal Sector Cooperative Housing Loan Scheme”

The Federal Mortgage Bank of Nigeria was created in 1977 by the then Federal Military Government to serve as the main engine room for public housing delivery with a dual function of both primary and secondary mortgage institution.

In the year 2011, the FMBN packaged and launched the “Informal Sector Cooperative Housing Loan Scheme”, which she described as game changer for the informal sector-operators. This scheme was aimed at bringing that sector of the economy into the mortgage net to enable them own homes through mortgage loan.

Types of Loan Scheme

Informal Sector

The Informal Sector Cooperative Housing Loan Scheme (“The Coop Loan Scheme”)

The Informal Sector Cooperative Housing Loan Scheme (“The Coop Loan Scheme”) is a product under the umbrella of the National Housing Fund (NHF) Scheme, designed to accommodate non-salaried informal sector Nigerians through co-operative societies to join the National Housing Fund and avail themselves the opportunity of becoming proud home owners.

The Loan Facility under the Scheme could be accessed in one of two ways, namely:

1. Cooperative Housing Development Loan (CHDL):

The loan enables a cooperative society that has acquired a plot of land to develop houses for allocation to its members. The parcel of land will have title in the name of the society which will act as the facilitator on behalf of its members in the loan transaction and which would facilitate construction of the housing unit. The root of title of the estate land would be subleased to the beneficiaries.

Features:

1. The Co-operative Society must be registered with the Registrar of Cooperatives in charge of the area within which it is domiciled.
2. The Society must be registered with the National Housing Fund (NHF) Scheme.
3. The Society must be responsible for remitting the contributions of its members.
4. The Cooperative Society must be accredited by the Bank.
5. The Cooperative must have been in existence for a minimum period of twelve months during which membership deals paid

Documentation

Documents required to be submitted by a cooperative society, on behalf of its co-operators are:

1. Evidence of membership of a co-operative society.
2. Evidence of NHF registration and up-to-date NHF contribution.
3. To the Primary Mortgage Institution (PMI):
 - a. Completed CNL application form
 - b. Two passport photograph
 - c. Prove of ownership of the object land /property.
4. A guarantee from the cooperative society to which he belongs, guaranteeing that:
 - a. Certificate registration of the Co-operative society
 - b. Legal title on the subject land/property (if not available at the time of application) will eventually be processed and deposited with the bank.

Documentation

Document required for the CHDL are amongst others:

5. Certificate registration of the Co-operative society
6. Bye laws of the cooperative society.
7. Detailed Profile of the Co-operative Society.
8. Resolution of the Board of Trustees of the Society signed by the chairman and the Secretary, authorizing it borrow.

2. Co-operative National Housing Fund Loan (CNL):

This loan window offers individual co-operative member's mortgage loan to buy a housing unit, develops through the Cooperative housing Development Loan, or renovates an existing one.

Through the following conditions:

1. An individual cooperator shall enjoy the housing loan at 6% interest rate, pa.
2. Cooperators shall make a down payment of 15% of the approved selling price/value of improvement as their personal stake in the loan.
3. Evidence of minimum NHF monthly contributions of N450.00 for a minimum period of six months you will be required at the application stage.
4. Any monthly contribution in excess of N450.00 shall be accounted for in favour as part of his/her personal stake contribution at the time of loan application.
5. The tenure of the loan shall be 25years. by members have been consistent.

Need for Housing Cooperatives in Nigeria, especially among the Informal Sector

It is incontrovertible to assert that most of the problems which face the promotion of Self-Help Housing for low income earners in developing countries like Nigeria can only be solved within the framework of viable, integrated, and self-administered urban communities. In absence of such a framework, self-help housing in developing countries may give impetus, rather than prevent, the process of social disintegration and destroy existing organizations and relations (Lewin, 1981; Birchall, 1997).

The promotion of integrated and self-administered communities implied mobilization of self-help potential and resources not only for the purpose of construction but also for the organization, administration, and education of the self-help group, the provision of services and facilities, and the promotion of employment opportunities. To enable collective mobilization of self-help and the assumption of communal responsibilities, the relationship between the individual and the group and the status of the community must be legally defined. However, unlike traditional forms of organization which contain some compulsory element, self-help and community promotion for low income urban households must retain their voluntary character (Lewin, 1981; Fasakin, 2005). Self-help construction and collective administration of housing stock and neighborhood may also take

place and even succeed if no legal framework or supporting institution is available (Enriquez, 1986). But the prospects of success will usually depend on the size, location and other factors affecting conditions within and outside the self-help group, as well as educational standards, literacy, and cultural and traditional factors. In the absence of legally binding terms which are known to the members of the self-help group, disputes, alienation of property, misuse of powers, and similar problems are often unavoidable. Although legal frame works, regulations and bye-laws do not guarantee the successful development of self-help group or community, they are essential instruments to regulate, support and secure the operations and activities of the group as an economic and social entity (Lewin, 1980; Enriquez, 1986; Haboeb, 2014).

The most common frame work for a self-help organization is the cooperative society. Cooperative laws, authorities, federations, or unions and other institutions as well as facilities to support, protect and control the primary societies can be found in most developing countries. Agricultural, producers, marketing, transport and other cooperatives have existed in many countries of Africa, Asia and Latin America for several decades. Housing cooperative in developing countries can benefit from other types of cooperatives, federations and unions. They can also utilize the services and facilities offered by cooperative agencies and their financial, educational and other institution (Lewin, 1980; Enriquez,1986).

Theoretical Framework: Social Sustainability Concept

This study is foregrounded on the concept of social sustainability, which originated as crystallization of the prolonged debate on the shortcomings of yet another global concept known as Sustainable Development. Valance et al. (2016) had pointed out the concept of social sustainability as echoed in the 1987 Brundtland Report titled *Ourcommon Future*. The report defines sustainable development as that development that “meets the needs of the present without compromising the ability of future generations to meet their own needs” (WCED, 1987: xii; UNCED, 1992:15). Not long after the 1992 United Nations Conference on Environment and Development (UNICED) that yielded the famous Agenda 21, there has been this strident allegation that, both in policy circles and academic writings, the social dimension of sustainable development has received less attention than the economic and ecological dimensions (Devuyst, 2001; Koning, 2001). In the same vein, others such as Baker et al. (2015:9) have enjoined that a stage development whereby it should be regarded a "social project with the social dimension at its core". Also, in the view of Colantonio (2014:4), “for too long the social dimension of sustainable development has been under-theorized, de-emphasized or oversimplified; and to that extent should be theorized as an independent dimension of sustainable development”. Today and from the foregoing calls, social sustainability has emerged as a full-fledged independent theory in the sustainable development discourse. Then, the question: what are the propositions of the theory of social sustainability?

Linking this Study with the Concept of Social Sustainability

How then is this concept of social sustainability linked with the topic of this study: effect of workers' multi-purpose cooperatives in resolving workers housing deficits in Enugu State? First of all, a typical cooperative society is characterized by equity (equitable opportunities to individual members, no matter ones social status), democratic participating accountability and access social cohesion, empowerment and sense of identity which are, of course, the dominant themes or dimensions of the concept of social sustainability.

Secondly and on the other hand, the sustainable housing, which is being sought to be provided through the vehicle of cooperatives, is one the three basic needs of man which ranks second after food. Housing (shelter) like other basic needs of man is meant to improve quality of life and provide man with happiness and wellbeing. As has been shown in the preceding section provision of these basis needs of man is, of course, one of the cardinal dimensions of the concept of social sustainability.

Again, typical cooperatives are characterized by self-help, self-reliance and empowerment and this being the case, they can serve as reliable vehicles for provision of housing to low-income workers at sustainable basis. If these cooperatives can provide substantial housing, they are, therefore, in a vantage position to nurture sustainable communities which is, of course, a logical by-product of the concept of social sustainability. As a cardinal dimension of social sustainability, sustainable communities have been described as "places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality opportunity and good services for all"(Office of the Deputy Prime Minister of UK, 2003).

Empirical Review

In the past years, several empirical studies had been carried out with focus on provision of sustainable housing to low-income groups through the vehicle of cooperative societies as one effective panacea to lingering problem of housing among Nigerians. Some of these empirical research efforts are highlighted below to show that researchers have not relented in the search for solution to the challenge posed by the problem of provision of affordable and sustainable housing to the low income groups in Nigeria and elsewhere across the world.

Adeboyejo and Oderinde (2013) in a study carried out at Oyo State, South-west Nigeria, examined housing cooperatives and sustainable housing delivery in three urban centres of Ibadan, Ogbomoso and Oyo in the State. The methodology adopted by the duo in the research included survey research and review of extant literature and review of official documents and books and various records of housing cooperatives in the study areas. Information elicited and assessed included the internal

structural organization of the societies and existing external relationship and how these provide smoothening or constraining frameworks for effective service delivery. Inter-city variations in the capital base of societies, the amount of loans disbursed to members, patterns of reported loan utilization were cross tabulated, with Chi-square specified to test the significance of variations, if any. Multiple Regression Analysis was used to examine the determinants of the number of loan beneficiaries as dependent variable and capital base and membership size as independent variables.

Methodology

In this chapter, the research methodology that comprises the several approaches that is used for collection of data for the study is discussed. These approaches include field survey in which research questionnaire and structured interview are used to collect primary data from target respondents and literature review for sourcing of secondary data. Also in the chapter, the methods that were used for the analyses of both the primary data by use of appropriate statistical techniques are discussed.

Research Design

The design of this study is survey type. Survey research focuses on people and their perceptions, opinions, beliefs, attitudes, motivations and behavior (Osuala, 1982). The type of survey research used is "sample survey". Sample survey gathers data and information from a percentage of the population to represent the entire population (Ewurum, 2008; Onodugo, 2009; Tull & Albaum, 1973; Uzoagulu, 1998).

Sources of Data

The type of data collected in this study was primary. This choice of data is logically dictated by the fact that this study is, as earlier stated, a descriptive research of the survey type. The primary data were sourced from the field, specifically at the sample units in Ministry of Housing and Urban Development located in Enugu State, South-East, Nigeria.

Instrument for Data Collection

The primary data for this study were collected by use of structured questionnaire. For the purpose of this, the target sample units were grouped into three by Senatorial Zones in the Enugu State and the questionnaire administered on the target respondents accordingly. Structured interview was also used to support this instrument. The questionnaire consisted of two sections. Section One is on the demography of respondents, while Section Two is on the Likert items. The said Section Two comprised 30 close-ended items derived from the various constructs related to aspects of housing cooperative and affordable, sustainable housing provision in Nigeria. The said questionnaire was based on the Copenhagen Psychological Organizational Questionnaire Version 2003 (Kirsten, Anne, and Finn, 2011), the Michigan Organizational Assessment Questionnaire (Camman,

Fichman, Jenkins, and Klesh, 1979), and Job Opinion Questionnaire (JOQ) (Campbell, Converse, and Rodgers, 1976).

The 5-point Likert-type scale was provided for ranking of responses of respondents to items in the questionnaire. The said scale ranges from Strongly Disagree (SD)-1, Disagree (D)-2; Undecided (UD)-3; Agree (A) - 4; and Strongly Agree (SA) - 5. In the said questionnaire, the respondents were asked to indicate their preferred responses to the close-ended items by ticking "V" or making "X" in the boxes provided against each item.

Population for the Study

The population for the study was derived from the Enugu State Civil Service. Enugu State has a total number of thirty two thousand, nine hundred and seventy four (32, 974) civil/public servants in the employ of Enugu State Government. There are also eighteen thousand, and twenty five (18,025) registered cooperatives in Enugu State (NLC, Enugu State Chapter, 2017). Ministry of Human Capital Development Poverty all eviction Worker Multipurpose Cooperatives Societies formed by salary earners is five thousand six hundred and seventy eight (5,678) cooperative societies. At the time of this research, the membership strength of these societies is sixteen thousand four hundred and forty nine (16,449), excluding nine thousand one hundred and seventy four (9,174) secondary school teachers (Registrar of Cooperatives, Enugu State, 2017).

Sample Size Determination

From the preceding section, the population for the study was **16, 449**, which is considered too large a population since it cannot be easy to use all the members of this population in the study. For populations that are "too large", Cochran (1967) has developed a special formula to yield a representative sample for proportion known as finite population correction factor (fpci) (Cochran, 1967: 75; Freund & Williams, 1991; Ewurum, 2008; Onodugo, 2009). This special formula is given by:

$$n_o = \frac{z^2 pq}{e^2} \dots \dots \dots (1)$$

Where;

n_o = Sample size (fpcf)

Z^2 = Z-value (e.g 1.96 for percent confidence level)

p = Estimated proportion of an attribute that is present in the population.

q = 1-p (the proportion of an attribute that is not present in the population).

e = desired level of precision.

(Note: The value for Z is found in statistical tables which contain the area under the normal curve; P varies from zero (0) to 1 or 1-100%. Ample evidence shows that the smaller the sample size drawn from a given population, the greater the information derivable from such population. To this extent, Cochran has also developed yet another formula that scientifically adjusts the first sample size (n_0) in Equation 1 above by applying it as **afpcf** to the established finite population size for the study to obtain an adjusted sample size known as **n**. substituting in the said correction formula is given by:

$$n = \frac{n_0}{1 + \frac{n_0 - 1}{N}} \dots \dots \dots (2)(Cochran, 1967: 75)$$

Where,

- n = adjusted sample size
- n_0 = original sample size (fpcf)
- N = Population size for the study

To determine the sample size for this study, we assume the following:

- Z = 1.96 (i.e 95% confidence level)
- P = 0.5 (50% or 0.5)
- q = 0.5(1-0.5)
- e = 0.04 (4%)

Where N is given already as 38,356

By substituting in Equation 1 above, we obtain as follows:

$$\begin{aligned} n_0 &= \frac{1.96^2 \times 0.5 \times 0.5}{0.04^2} \\ &= \frac{3.8416 \times 0.5 \times 0.5}{0.0016} \\ &= \frac{0.9604}{0.0016} \\ &= 600.25 \\ &= 600 \end{aligned}$$

Therefore, $n_0 = 600$ (original sample size or fpcf)

To obtain the adjusted sample size for the study, therefore, we then apply the original sample size (n_0) as afpcf to Equation 2 above as follows:

$$\begin{aligned}n &= \frac{600}{1 + \frac{(600-1)}{16,449}} \\ &= \frac{600}{1.03641559} \\ &= 578.91834684 \\ &= 579\end{aligned}$$

Therefore, $n = 579$

The adjusted sample size for the study will, therefore, be 579

Sampling Technique:

In this study, purposive sampling technique was used in the study. This form of sampling is also known Judgemental sampling. It involves the researcher selecting respondents to a study based on his discretion and how convenient they are to him.

Questionnaire Administration

The procedure for data collection involved a number of trips to the sample units for the study. The purpose will be to contact the target respondents. At the sample units from where the population for the study was drawn, the questionnaires were self-administered to the respondents. Self-administration was preferred here to the postal or mail method because of the unreliability of the latter, particularly in Nigeria where a good number of copies of questionnaire are likely to get lost in transit or may take more time than necessary to either reach the target respondents or come back to the researcher. At the sample units, the questionnaire was distributed to the target respondents in accordance with the number of target respondents that make up each sample unit as contained in section 3.3 above.

Validity of the Instrument

The instrument was first given to three (3) mock supervisors who are experts in cooperative economics, cooperative management, urban planning, urban housing, statistics and survey research for the purpose of thorough scrutiny and screening. This was done in order to ensure expert validation of the instrument. Generally, the instrument was subjected to face, content, and criterion validation. To ensure face validity, the researcher made sure that the instrument measures exactly

what it is designed to measure; hence it is ensured that the concept or test items are relevant, appropriate and, for that reason, acceptable to the respondents. In the content validation, the researcher ensured that every aspect considered relevant to the study was covered. That is to say, efforts were made to compare the contents of the instrument with the objective of the study in order to achieve validity (Ikeagwu, 1998:100-2; Ewurum, 2008:57; Onodugo, 2009:113). In construct validation, it was ensured that the instrument is based on the relevant theoretical concepts and that it (the instrument) actually tests the research questions or the hypotheses in question (Nkpa, 1997). The questionnaire was tested for validity with some copies on the twelve (12) research constructs for the purpose of obtaining appropriate content validity indices (CVI).

Reliability of the Instrument

To ensure that the instrument has high reliability, the items that are contained in it were made simple, clear, standard and, above all, unambiguous in their constructions. This is because ambiguous items tend to make error variant creep in because of the fact that individuals interpret items differently and, therefore, increases the chances of memory loss or failure. This was also to ensure that the target respondents are consistent in their responses.

The instrument's reliability was also determined through test-retest reliability of co-efficient measurement. In doing this, a pilot study was carried out in three selected sample units that make up the area of study. After two weeks the questionnaire was first administered in the course of the pilot study, another copies were again administered. Later, the data collected with the two rounds of questionnaire administration were collected and analyzed using the Cronbach's Alpha technique used in reliability test to obtain a reliability or internal consistency index that was considered high enough and, therefore, appropriate for the study. The questionnaire was tested for reliability (internal consistency) with some copies on the twelve (12) research constructs for the purpose of obtaining appropriate Cronbach's Alpha Co-efficient (CAC). The results of the said test are presented in Table 3.4.

Test of Reliability of the Instrument

The data obtained from the pilot survey are analyzed to test the reliability (internal consistency) of the instrument. This was done using Cronbach's alpha co-efficient (α) developed by Lee Cronbach. It (Cronbach's alpha) is widely believed to indirectly indicate the degree to which a set of items measures a single uni-dimensional latent construct. Cronbach's alpha is a function of the number of items in a test, the average covariance between item-pairs, and the variance of the total score.

Cronbach's alpha coefficient (α) ranges in value from 0 to 1 and may be used to describe the reliability of factors extracted from dichotomous (that is, questions with two possible answers) and/or multi-point formatted questionnaires or scales (i.e, rating scale: 1 = poor, 5 = excellent). The

higher the score, the more reliable the generated scale is. Nunnally (1978) has indicated 0.7 to be an acceptable reliability coefficient but lower thresholds are sometimes used in the literature.

Cronbach's alpha (α) is defined by the following formula:

$$\alpha = \frac{K\bar{c} - \bar{v}^2}{K\bar{c} - \bar{v}}$$

Where,

- α = Cronbach's alpha coefficient
- K = The number of items being considered in the scale
- \bar{v} = The average variance of each component (item)
- \bar{c} = The average of all variances between the components across the current sample of persons (that is, without including the variance of each component).

If the number of items in the scale is standardized to have the same variance, the formula can be standardized or simplified as follows:

$$\alpha_{\text{standardized}} = \frac{Kf}{1+(K-1f)}$$

Where,

- $\alpha_{\text{standardized}}$ = standardized Cronbach's alpha co-efficient
- K = Number of items in the scale
- f = The average correlation between items or the mean of the inter-item correlations.

That is to say, the size of the Cronbach's alpha coefficient (α) is, therefore, determined by both the number of items in the scale and the mean inter-item correlations.

Method of Data Analysis

Responses to the questionnaire items will be extracted from the valid copies of the questionnaire and will later be fed into Excel Spreadsheet for purpose of coding. After the coding, the data resulting therefrom will be analysed using descriptive statistics. The analysis will be done with the aid of tables, frequencies, ratios and percentages. All computations here will be done with the aid of Statistical Package for Social Scientists (SPSS) computer software.

The six hypotheses that served as guidepost to the study will be tested using Multiple Regression Analysis. In the said Multiple Regression Analysis, the following model specification will serve as guide for both computation and drawing of inferences:

$$Y = a + bX + u$$

Where:

Y = dependent variable

(Total Mortgage payment by Co-operatives in Enugu, Average number of land acquisition applications approved for co-operatives)

a = intercept parameter (where the regression surface crosses the y-axis)

b = slope parameter (measures the degree of responsiveness of dependent variables to independent variable)

X = independent variable (Mortgage Contribution by Respondents, Average number of applications for Land acquisition, Average period gone since application in Weeks, Government support, Average number of Private Estates housing units sold to Workers' co-operatives)

u = stochastic error term (unexplained variance or Gaussian white noise) (Snedecor and Cochran, 1967; Koutsoyiannis, 1977).

Findings

This study made the following findings:

1. It was revealed that: housing cooperatives has significant effect on efforts at provision of cooperative housing in Nigeria.
2. Also government support to low income earners housing cooperative has significant effect on efforts at provision of cooperative housing in Nigeria.
3. It was also found out that government-private sector cooperative partnering has no significant effect on the efforts at provision of cooperative housing in Nigeria.

Conclusion

All over the continents of the world, housing cooperatives have acted as catalysts for resolution of housing needs of the low income bracket, especially those in the informal sector. The informal sector cooperative housing scheme is designed to act as a driving force in the country's housing programme, just like cooperatives have recorded success in markets, in transportation, agriculture, among other areas of the economy.

In the final analysis, the visible and most obvious consequence of urbanization in Nigeria is the rapid deterioration of urban housing and living conditions, especially those in the informal sector. There is a growing gap between the minority, who enjoy the benefits of access to urban facilities, and the majority who do not, and thus also urban economic and social dichotomy. The

indispensability of housing cooperatives in galvanization and ossification of the low-income informal sector group for housing purposes has been gradually recognized in both developed and developing countries, Nigeria inclusive.

Recommendations

This work has the following recommendations:

1. It is recommended that government should grant allow income earners in cooperatives seeking to acquire housing unit for first time taxexemption. This is expected to serve as an incentive to make them save faster.
2. It is considered that government should focus on loan support oflow income earners that are yet to own a house and those who owns housing unit should beexempted.
3. It is considered that government-private sector cooperative partnering has no significant effect on the efforts at provision of cooperative housing in Nigeria.

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