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EFFECT OF THE RELATIONSHIP BETWEEN HOUSING QUALITY AND OCCUPANCY DURATION IN RESIDENTIAL HOUSING IN KADUNA

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ABSTRACT

Purpose: *The paper aimed at assessing the effect of relationship between housing quality and occupancy duration in selected areas of Southern Kaduna with view to determining the extent to which housing quality affects the tenancy duration of a sitting tenant.*
Design/methodology/approach: *The study employed descriptive design and analysed 705 returned questionnaires from households which were administered through simple random sampling across the selected areas in Southern Kaduna. The data was analysed using both descriptive and inferential statistics. The descriptive statistics comprise mean score while inferential statistics comprised spearman rank correlation and multiple regression analysis*
Findings*: The result of housing quality index across the selected areas revealed that 0.675, 0.578 and 0.644 for Banawa, Kakuri and Sabo respectively. The result further e suggested that Banawa has better housing quality than Kakuri and Sabo with high housing quality index at 0.675. air quality, ventilation landscaping and design were in better condition The result of average occupancy duration indicated that revealed that Sabo had approximately 9years, Kakuri had 8years and Banawa had approximately 12 years. The result of spearman ranked order correlation suggested that occupancy duration maintained a significant positive relationship with the four most important housing quality attributes at 0.05 level of significance. The result of regression analysis revealed that 75.1% variation in occupancy duration across the study areas is due to the significant influence of four housing quality attributes*
Research limitations/Implications*: The study considered only selected areas in southern Kaduna and the whole of the southern Kaduna was not considered as well as northern Kaduna. The study's contribution to knowledge is that the study established a positive effect of the relationship between housing quality and occupancy duration.*
Practical implications*: There should be in-built housing quality standards into the residential development master plan which will in turn improves the value of housing quality and occupancy duration.*
Originality/value*: The study has revealed that 75.1% changes in duration of sitting tenant can be attributed quality of housing attributes.*

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Keywords: Housing quality, Occupancy duration, residential housing, Southern Kaduna Nigeria

1.0 INTRODUCTION

In developing countries like Nigeria, prominent urban problems have been centred on housing related issues and its supportive facilities; it is obvious that most the problems related to housing issues such as neighbourhood facilities deficiency-based. Increasing urbanization coupled with poor maintenance culture has put available neighbourhood facilities below demand and thereby adding more pressure to existing facilities which has therefore led to their early obsolescence (Akande, Yusuf, and Sham, 2023). The problem of uncontrolled urbanization in the State has started bedevilling the quality of the environment and the entire city. The effort of government to curb the menace of uncontrolled urbanization by providing more supportive neighbourhood facilities has therefore yielded little or no result, and therefore the pressure placed on existing facilities has continued deteriorating the quality of neighbourhood housing stock and thereby impacting on occupancy period (Akande, 2021). Like every other developing country, housing quality problems have been a predominant issue majorly in urban centers and major cities Moore (2019). These problems are seen around both residential settlements and other uses. Some of these areas have little or no efficient neighbourhood facilities such as sewage systems, drainage systems, and poor waste disposal techniques thereby affecting the natural and built environment (Nwaka 2018).

Many previous attempts have been made to measure housing quality. However, few applied studies need to be able to come to the grips with the housing issues that are very important in the urban system. Quite a few studies have proved that housing attributes loaded with shortcomings and environmental stockpile (Onaiwu, 2015; Asikhia, Eghagha, & Eyakwanor, 2016). The adequacy of housing attributes is a wider function in urban environment because it shows fitness of the residential housing given the urban complex (Uban & Ngene, 2021). Yet the concept of occupancy duration in residential housing and its relationship with housing quality are yet to receive attention; increase in proliferation housing without providing supportive housing facilities and maintenance plan contributed to poor housing quality. Therefore, the need to bridge the gap between housing quality and occupancy duration is required and needs to be addressed. Most of the residential areas in the country are deficient in quality housing supporting facilities such as sewage, road, drainage and waste disposal, and these facilities are in deplorable condition, and they are no longer fit for human use and therefore affect occupancy period for residential accommodations. However, the effort to reduce these problems by authorities responsible has not yielded any positive result and it is on this note that the study intends to determine the effect of neighbourhood quality on occupancy duration. The study will therefore develop a residential housing quality index and measure the occupancy duration with a view to determining the relationship between housing quality and occupancy duration and the extent to which housing quality affects the tenancy duration of a sitting tenant.

2.0 LITERATURE REVIEW

The study of empirical relationship between the housing quality and tenancy duration is relatively scarce in recent times most of the existing studies have concentrated on effect of housing quality on rental value, housing condition and neighbourhood infrastructure. Several studies have been reviewed with a view to identifying the area of differences in the studies.

Onaiwu (2015) examined the quality of urban settlements and its dependency on the proportion and intensity of residential use in relation to other land uses in Auchi. The study was based on a field survey of 886 sample respondents in Auchi Region using the questionnaire instrument. The Region was divided into three zones that were further subdivided into 24 sampling units. The indicators of occupancy, building materials, age, and basic facilities were analysed descriptively; attributes of housing such as age, wall material, condition of dwelling units, general condition of housing were inferentially analysed in terms of spatial variability. Apart from quality of construction materials, other indicators of housing quality performed low. The study by Owolabi (2019) focused on housing quality in Osogbo Local Government with the aim to assess the quality of residential housing. The study employed both descriptive and inferential statistics for analysis. For instance, charts, percentages, and others, were the descriptive statistics used while inferential statistics such as Likert scale. The result of the analysis showed that the quality of housing in Osogbo Local Government was poor; and this was due to the low level of income earned by the inhabitants.

Uban and Ngene (2021) examined Housing Quality in the Peripheral area of Lafia town. The study evaluated the influence of socio-economic factors on the housing quality of the peripheral area of Lafia. The result from the study revealed that the peripheral area had adversely ill effects on people's health, their built environment and housing quality. Therefore, the study failed to explore the influence of the spatial make-up of Lafia as a State Capital on the housing quality attributes of the Inhabitants of Peripheral Areas. Wakil and Bunyaminu (2023) examined the impact of available housing facilities on rental value variation among residential properties in Benin City. The study employed 300 questionnaires to collect relevant information, and the data was analysed using regression analysis. The results revealed that the availability of standard housing facilities had a significant impact on the rental value of residential properties in Benin City. Ajayi and Ajayi (2021) examined the factors influencing residents' satisfaction with housing quality in Oke-Andi, an urban fringe in Kwara State, Nigeria. The research design for this study was quantitative in nature. The study employed quantitative techniques. Sampling was carried out at different stages during the field exercise. The study employed Principal Component Analysis for the analysis of collected data. The result of PCA shows neighbourhoods attributes, public utilities and building conditions as the factors influencing residents' satisfaction with housing quality. Eze *et al.*, (2024) examined the relationship between housing conditions and their effects on the residents of Abakaliki Metropolis of Ebonyi State, Nigeria.

The research adopted the survey research design. Purposive and simple random sampling techniques were adopted and a total number of 387 respondents were fit for the study. The study employed percentages, means and Chi-Square test for the hypothesis. The finding revealed that there is significant relationship between the housing conditions and residents; health condition at the p-value (0.001) was less than the level of significance (0.05). Idakwoji and Emusa (2024) observed that housing quality affect occupants' satisfaction within the context of housing estates in Abuja. correlation and multiple regression, was employed to examine the relationships between these variables and occupants' satisfaction. The findings indicate a positive correlation between the key determinants of housing quality and occupants' satisfaction. Multiple regression analysis further indicates a significant positive relationship, emphasizing the need to enhance housing quality for improved satisfaction among occupants. The study found that all the identified determinants such as standard dwelling units, security, accessibility, and occupants' autonomy play significant roles in influencing occupants' satisfaction with housing quality. Wakil, Harir, & Bukar (2024) worked on the problems that aided the degradation of basic housing infrastructures, prevalence of substandard housing, overcrowding as well as incidences of disease and epidemics. The study divided the

study areas into density zones- high, medium and low, and attributed the incidence of substandard and overcrowded housing in the city to tenants' internal abuse of conversion of every available space to room to increase occupancy rate. Babalola, Ibem and Olotuah (2025) examined the predictor of housing quality in residential estate in Lagos. The study employed descriptive statistics and categorical regression analysis. The finding revealed that 66% of the variance was explained by the regression model, with adequacy of housing units' characteristics, type of housing, level of security in the estates and state of repairs of the buildings emerging as the top four predictors of housing quality.

Based on the foregoing studies, most of these studies aforementioned studies have concentrated on hosing quality and resident satisfaction (Ajayi and Ajayi (2021) Idakwoji and Emusa 2024), housing condition and its impact on rents (Asikhia, 2016;Adeoye, 2016; Owolabi, 2019; Eze, *et al.*, 2024), predictors of housing quality and factors influencing residents satisfaction (Babalola, Ibem & Olotuah, 2025; Ajayi & Ajayi 2021) and quality of urban housing settlement (Onaiwu, 2015; Emankhu, *et al;* 2015). However, none of these studies investigated effect of relationship between housing quality and occupancy duration, which this study intends to address.

3.0 METHODOLOGY

The population of the study comprised of residential households in the selected high density (Kakuri) medium density (Sabo) and low density (Banawa) area of Southern Kaduna. Simple random sampling technique was used to collect primary data from households. The choice of simple random technique was because the population of the study was homogenous. Therefore, this technique was adopted because of the similar homogenous nature of the population characteristics. Neighbourhood household population data of 2006 for the selected residential areas were gotten from National Population Commission (2006), Niger State Office. Projection for 2019 was based on annual growth rate of 3.80% (NPC, 2006) and was subsequently made for the 13-year time lag covering 2006 to 2019. The projection was given as follows:

$Pr = Po\ (1+r/100)^{n}$, ……. 3.1

Where Pr = Required population, Po = Initial population, r = population growth rate and n = Time interval. Thereafter, the sample size model developed by Kothari (2004) was applied on projected population to determine the appropriate sample size for the study. The model is given as follows:

$$n = \frac{Z^2 * N * \sigma^2}{(N-1)\, e^2 + Z^2 \sigma^2} \quad \ldots\ldots \quad 3.2$$

Where n = the sample size, e = Acceptable error margin at 0.05, Z = 1.96 (the standard normal deviation at 95% confidence level) and σ^2 is the sample proportion taken at 0.5

Table 1: Questionnaire Distribution to Household heads in the Study Area

S/No	Neighbourhoods	Household Population (NPC,2006)	Projected Household population 2019	Sample Size	Questionnaire Retrieved
1	Sabo	822	1,335	229	205
2	Kakuri	1,990	3,232	343	299
3	Banawa	713	1,158	289	201

Total	**3525**	**5725**	**861**	**705**

The method of data analysis included both descriptive and inferential methods.

Descriptive method: this comprises of mean score for measuring the condition of housing quality index (HQI) and arithmetic mean for determining average occupancy rate.

Data measurement: Data on housing quality was measured on nominal scale such as poor-1, fair-2, good3, very good-4 and excellent-5. Data on occupancy duration is based on nominal categorization such as 1year, 2years, 3years and so on.

Coding system was employed, and values are attached to responses toward the condition of housing to determine the mean or average condition quality. Mean score for housing quality is determined as follows:

$$Mean\ Score = \frac{5n_5 + 4n_4 + 3n_3 + 2n_2 + 1n_1}{n_5 + n_4 + n_3 + n_2 + n_1} \qquad eq\ 1$$

Inferential method: This comprises of Analysis of Variance (ANOVA), correlation and regression. ANOVA was used to examine the significance of variation in occupancy duration of the respondents across the locations Correlation was employed to determine the strength of relationship between occupancy duration (variable Y) and housing quality attributes (variable X). Multivariate linear regression was adopted to determine the effect of relationship between occupancy duration (variable Y) and the most important housing attributes (variable X). The logistic regression mode employed for the study was specified as follows:

$$\log Y = \alpha + b_1X_1 + b_2X_2 \ldots + b_nX_n + \varepsilon \qquad eq\ 2$$

This multiple logistic regression equation can be substituted as follows: Where Y is occupancy duration, α is constant, b is regression coefficients, X are the housing quality attributes such as air quality, landscaping, ventilation and design (where a good air quality is 1 otherwise 0, 1 if residential housing is landscaping otherwise 0; 1 if the residential housing is well ventilated otherwise 0 and 1if the housing is well designed to taste otherwise 0).

4.0 RESULT AND DISCUSSION

4.1 Demographic Information of Respondents in the Study Area

The demographic information of residents in the three selected study areas is presented in Table 1. the characteristics of respondent within the sampled residential neighbourhood include Age, Gender, Marital Status, Level of Education, and Occupation, showing response levels and percentage value. Table 4.1 shows the descriptive analysis of demographic information respondents in the study areas. The Table revealed that 70.2%, 49.5% and 45.77% of the respondents sampled for the study comprised of age group between 33-39, 40 above and 33-39 in Sabo, Kakuri and Banawa respectively. The table shows that 71.7%, 62.2% and 81.6% of the sampled respondents in Sabo, Kakuri and Banawa respectively were male. It also shows that 64.9% 47.2% and 64.7% majority of respondent were married men and women. From table 1, it is observed that 100%, 96.7% and 90% of sampled respondents in Sabo, Kakuri and Banawa respectively were graduates of tertiary institutions. Finally, 92.2% 63.5% and 61.6% sampled respondents in Sabo, Kakuri and Banawa respectively were civil servants, privately employed and self-employed respectively.

Table 1 **Demographic Information of Respondents**

Response	**Sabo**	**Kakuri**	**Banawa**
Age In Years 18-25	18 (8.8)	12 (4.01)	24 (11.94)
26- 32	29 (14.2)	39 (13.04)	69 (34.33)
33-39	144 (70.2)	100 (33.44)	92 (45.77)
>40	14 (6.8)	148 (49.50)	16 (7.96)
Total	205(100)	299(100)	201(100)
Gender Male	147 (71.7)	186 (62.2)	164 (81.6)
Female	58 (28.3)	110(36.8)	37 (18.4)
Total	205(100)	299(100)	201(100)
Marital Status Married	133 (64.9)	141 (47.2)	130 (64.7)
Single	39 (19)	129 (43.1)	71 (35.3)
Divorced/widow	33 (16.1)	29 (9.7)	0 (0)
Total	205(100)	299(100)	201(100)
Level of Education Primary	0 (0)	0 (0)	0(0)
Secondary	0 (0)	10(3.3)	20(10)
Tertiary	205 (100)	289(96.7)	181 (90)
Total	205(100)	299(100)	201(100)
Occupation Civil Servant	189(92.2)	190 (63.5)	20 (10)
Privately Employed	16(7.8)	95 (31.8)	57(28.4)
Self-employed	0 (0)	14 (4.7)	124 (61.6)
Total	205(100)	299(100)	201(100)

Source: field survey, 2025. **4.2**

Housing quality Index

The average housing quality index across the study areas is presented in Table 2. The study conducted Cronbach alpha reliability test to examine the internal consistent of the responses from respondents. According to the rule of thumb, the responses is said to maintained internal consistency when the alpha coefficient is 0.7 and above (Ikediashi, Ogunlana, and Boateng, 2014). The result of Cronbach alpha test suggested there is high level internal consistency among the responses provided at 0.79, 0.67 and 0.80 for Sabo, Kakuri and Banawa respectively. The result of average quality index was compared across the selected study areas and it was found that Banawa had the best housing quality attributes as presented in Table 2. The quality of housing attributes in Banawa is found better than other selected areas. The housing quality index in Banawa is 0.675 approximately 67.5%, indicating a high-quality index thereby suggesting that all the selected housing attributes in the area are in good aesthetically pleasing and functionally the best when compared to others. The quality index in Sabo is found better than that of Kakuri. Sabo had a quality index at 0.644 approximately 64.4%, indicating a better aesthetic and functioning condition of the housing attributes. Furthermore, Kakuri had the least housing quality index at 0.578 approximately 57.8%. This indicates that Kakuri had poor housing quality index, and this can be attributed to poor living environment characterized by poor housing infrastructure. because majority of the housing attributes considered had quality index that are below the average. Furthermore, only air quality, landscaping, ventilation and design maintained high quality index across the study area and therefore they are said be the important housing quality attributes and, were therefore employed for regression analysis to avoid problem associated with multicollinearity.

Table 2 Average Housing Quality Index across the Study Areas

Variable	Sabo (Cronbach alpha @0.79)			Kakuri (cronbach alpha @ 0.76)			Banawa (Cronbach alpha @0.80)		
	N	Mean	Quality Index	N	Mean	Quality Index	N	Mean	Quality Index
Air quality	205	4.21	0.842	299	3.87	0.774	201	4.34	0.868
Landscaping	205	3.90	0.780	299	3.99	0.798	201	4.02	0.804
Ventilation	205	3.89	0.778	299	3.88	0.776	201	3.98	0.796
Design	205	4.01	0.802	299	4.05	0.810	201	4.20	0.840
Size of building	205	3.51	0.702	299	3.01	0.602	201	3.04	0.608
Roofing	205	3.08	0.616	299	2.57	0.514	201	3.52	0.704
Floor finishing	205	3.34	0.668	299	2.55	0.510	201	3.01	0.602

Wall-fence	205	3.22	0.644	299	2.60	0.520	201	3.10	0.620
Burglary proof	205	3.02	0.604	299	2.58	0.516	201	3.04	0.608
Water source	205	2.67	0.534	299	2.34	0.468	201	3.21	0.642
Kitchen condition	205	2.54	0.508	299	2.44	0.488	201	3.11	0.622
Toilet condition	205	2.51	0.502	299	2.45	0.490	201	2.57	0.514
Bathroom condition	205	3.21	0.642	299	2.48	0.496	201	2.59	0.518
Access road	205	3.11	0.622	299	2.51	0.502	201	3.55	0.710
Electricity	205	2.10	0.42	299	2.01	0.402	201	3.33	0.666
Average		3.22	0.644(64.4%)		2.87	0.578(57.8%)		3.37	0.675(67.5%)

Source: Field Survey Computation, 2025

4.3 Average Occupancy Duration in the Study Areas

The result of descriptive analysis of occupancy duration in residential properties in selected study areas is presented in Table 3. The minimum and maximum indicating the least duration a sitting tenant (respondent) had stayed in occupation while maximum indicate the highest duration of the tenant's occupation in the properties. In Sabo and Kakuri, the study recorded minimum duration occupancy duration at 1year and maximum occupancy duration of 20years, Banawa recorded minimum duration of 2years and maximum occupancy duration at 20year; this therefore indicates that the sampled respondents had been in occupation for an average of 12 years IN Banawa, average of 8 and 9 in Kakuri and Sabo respectively with minimum and maximum duration of 1year to 2yearsrespecively. The average occupancy duration of the sampled respondents in Sabo is approximately 9years, in Kakuri is 8years and Banawa is approximately 12 years, this suggest that Banawa has longest occupancy duration.

Table 3 Descriptive Analysis of Occupancy Duration

Study areas	N	Minimum	Maximum	Mean	Std. Deviation	Variance
Sabo	205	1	20	9.16	4.954	24.544
Kakuri	299	1	20	8.40	5.132	26.334
Banawa	201	2	20	11.82	4.871	23.728
Valid N (listwise)	201					

Source: Field Survey Computation, 2025

The study further tested for significance of difference in occupancy duration and the result is presented in Table 4. The result of analysis of variance presented F-statistics of 29.192 and a p-value of 0.000. this

showed that the difference was statistically significant as the p-value was less than 0.05 level of precision, Therefore the occupancy duration across the selected areas is significantly difference, in other word there is statistically significant difference in duration of occupancy of respondents across the study areas.

Table 4 Significance of Variation in Occupancy Duration across the Study Area

Model	Sum of Squares	Df	Mean Square	F	Sig.
Between Groups	1463.781	2	731.891	29.192	.000
Within Groups	17600.196	702	25.072		
Total	**19063.977**	**704**			

Source: Field Survey Computation, 2025

4.4 Relationship between occupancy Duration and Housing quality

The result of mixed pairwise correlation matrix is as presented in table 5. It revealed the strength of relationship between four Housing Quality attributes and Occupancy Duration. The result showed a positive statistically significant relationship between occupancy duration and the four Housing Quality attributes at 0.05 level of significance such as Air Quality Landscaping Ventilation and Design at correlation of 0.844, 0.788, 0.555 and 0.501 respectively This result generally suggests that housing quality attributes cause change in occupancy duration and therefore there is need to further estimate the amount of effect of quality of housing attributes have on occupancy duration as presented in table 6.

Table 5 Spearman Ranked Order Correlation Matrix between Occupancy Duration and Housing Quality

Spearman's rho	Occupancy duration	Air Quality	Landscaping	Ventilation	Design
Occupancy duration	Correlation Coeff.	1			
	Sig. (2-tailed)				
	N	705			
Air Quality	Correlation Coeff.	.844**	1		
	Sig. (2-tailed)	.000			
	N	705	705		
Landscaping	Correlation Coeff.	.788**	.108*	1	
	Sig. (2-tailed)	.000	.023		
	N	705	705	705	
Ventilation	Correlation Coeff.	.555**	.103	.756**	1
	Sig. (2-tailed)	.000	.143	.000	
	N	705	705	705	705

	Correlation Coeff.	.501**	-.091	-.308**	-.008
Design	Sig. (2-tailed)	.042	.193	.000	.910
	N	705	705	705	705

Source: Field Survey, 2025

4.5 Effect of Housing Quality Attributes on Occupancy Duration

The result of regression analysis presented in Table 6 revealed the result of effect of four housing quality attributes across the study areas with a view to making inference that can be generalized in the selected areas. From the result of the mixed regression carried out, it was revealed that 75.1% variation in occupancy duration across the study significantly influenced by four housing quality attributes (air quality, landscaping, ventilation and design). This therefore indicates that any change quality of air by avoiding environmental pollution, this will cause a corresponding change in occupancy duration by 50.2%. Any change in quality of landscaping to the environment more aesthetic, causes a change in occupancy duration by 49.2%. any change in quality of ventilation and a better design to housing across the selected areas tend to cause a positive change in occupancy duration by 82% and 49.4%.. The validity or absence of white noise in the regression result is tested using variance inflation factor VIF and tolerance; the rule required that tolerance more than 0.5 is considered good. Therefore, the result of this regression is considered non-spurious because there is high level of tolerance in the regression at very variance inflation factor. The significance of the regression model is also tested using F-statistics indicating that there is a statistical significance difference among the variables in the model, and therefore the model is considered fit for the purpose of prediction of occupancy duration.

Table 6 Effect of Housing Quality Attributes on Occupancy Duration

Model	Unstandardized Coefficients		Standardized Coefficients	T	Sig.	Collinearity Statistics		R^2	F	Sig.
	B	Std. Error	Beta			Tolerance	VIF			
(Constant)	5.133	2.883		1.072	.285			.751	10.05	.000
Air Quality	.502	.286	-.094	1.755	.041	.830	1.204			
Landscaping	.492	.368	.065	1.336	.037	.623	1.604			
Ventilation	.820	.550	.318	1.490	.038	.739	1.354			
Design	.494	.263	.192	1.876	.048	.874	1.144			

Source: Field Survey, 2025

5.0 DISCUSSION OF FINDING

Hosing quality index varied across the selected locations. This variation is therefore reflected in different quality of housing attributes. occupancy duration of the oldest tenants sampled for the study is 20years across the study areas while the newly occupancy duration is between 1year and 2years. Therefore, the average occupancy duration of sampled tenants across the study areas are 9years, 8year and 12years for Sabo, Kakuri and Banawa respectively. Occupancy duration across the selected areas varied significantly. The result further discovered that occupancy duration in Banawa tends be longer than other selected areas, this is attributed to better housing quality attributes. 75.1% variation in occupancy duration across the selected areas is caused by the condition of housing attributes. Air quality, landscaping, ventilation and housing design tend to maintain a positive significant relationship with occupancy duration by 50.2%, 49.2%, 82%, and 49.4% respectively. By implication, this indicates that any positive change in quality of housing attributes tends to increase the occupancy duration of the tenant. This is because the quality of housing attributes encourages the tenant to stay more in occupation than otherwise, this finding is in line with Onaiwu (2015); Idakwoji and Emusa (2024); Babalola *et al.*, (2025). Other factors could also be responsible for this longer duration in occupation as observed in Banawa due to relative accessibility to places in term of road quality. Quality of residential housing necessitates the condition of living, housing attributes such air quality, landscaping, space (ventilation) and design significantly dictate occupancy duration, thereby it is recommended that there should be in-built housing quality standard into the residential development plan which will in turn improve the value of residential housing investment.

6.0 CONCLUSION AND RECOMMENDATION

Based on the discussion of findings, it is understood that occupancy duration is significantly determined by those housing quality attributes that have significant influence on duration such as air quality Landscaping, ventilation and building design. By implication, an elongated occupancy duration is function of attributes as such attributes could significantly determine the occupancy period. It is further construed that a good housing quality attribute is function good health to the occupants and mental condition of inhabitants. The study concludes that there is a significant effect of housing quality on occupancy duration. It is therefore recommended that stakeholders in the housing investment sector should understand the functional elements of environmental and housing quality for the performance of housing investment.

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