Title of Article: Housing transformation and impact on residents’ life quality: Case study of low-income housing estate, Ipaja, Lagos
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Abstract: Housing transformation is a situation where households carry out far-reaching alterations, extension, modification or addition to the original forms, extent and patterns of their buildings including their immediate environment. This paper investigated the process of housing transformation and its impact on the quality of life of residents. A case study approach was employed and the Federal Low-Income Housing Estate, Ipaja in Lagos State was purposively selected for the study. The population of study was 1514 housing units spread across four different zones (A-D) of the estate. Sample size of 560 housing units alongside their household heads were randomly selected as units of study. Data was collected by means of structured questionnaires and analyzed using descriptive statistics and logistic regression model. 560 questionnaires were administered out of which 379 were validly returned. Result revealed that housing transformation in public housing is inevitable and carried out irrespective of the socio-economic status and lifestyles of residents. The study identified that spaces prone to transformation are those deemed as unsatisfactory and with dire effect on the quality of life of residents. The paper recommended proper policy guidelines to accommodate flexibility in design of public housing. In addition, adequate manpower should be provided to control and monitor transformational developments in public housing estates.

Keywords: housing, housing transformation, low-income housing, quality of life, Nigeria.