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ASSESSMENT OF RESIDENTS' PERCEPTION OF NEIGHBOURHOOD QUALITY AND QUALITY OF LIFE IN OGBOMOSO, NIGERIA

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Abstract
Quality of life is a concept that is highly important to urban planning as the overall essence of urban planning is to make life enjoyable for the people. Since, the neighbourhood represents an important geographical entity in the city where people find satisfaction with life; satisfactions with the neighbourhood features are significant predictors of quality of life. Ogbomoso is characterised by pressures of urbanisation, ineffective urban planning, poor road transport infrastructure, poor waste management and sanitation, inadequate water supply, poorly designed residential blocks, low liveability, poverty and unemployment. This is why this study investigated the neighbourhood quality features that impact the quality of life of the residents of Ogbomoso to develop new approaches for urban planning and management. Through convenient sampling, two neighbourhoods were randomly selected in the transition residential zone of Ogbomoso using Google Earth Imagery and a total of 200 questionnaires were administered using systematic random sampling in each block of the neighbourhoods. The quality of life of the residents for this study was assessed using twenty-three indicators grouped under physical, social and economic features. The findings revealed that the presence of neighbourhood market (4.0), calm and serene environment (3.96), health and safety (3.95), high regard for the elders (3.91) and affordable housing rents (3.85) are the top neighbourhood quality features that have highly impacted the residents of Ogbomoso. The study recommended the adoption of the five principles of sustainable neighbourhoods to develop neighbourhoods in Ogbomoso and to empower the local communities in partnership with the town planning authorities and other key stakeholders to plan and manage their neighbourhoods.

Keywords: Neighbourhood, Neighbourhood Quality, Quality of Life, Sustainability

INTRODUCTION

The concept of quality of life has been a major component of urban agendas since the beginning of the 19th century. Quality of life is broad and multifaceted, changing over time according to personal beliefs, housing, leisure, and work, as well as economic, social, and physical conditions and many geographical contexts ranging from local to global, including street, neighbourhood, city, state, or country (Salleh & Badarulzaman, 2012; Amao, 2010; Pacione 2003; Jones, 2001). It is also is associated with concepts such as social well-being, the quality of the environment, inequalities in society,

marginalisation, vulnerability in society, and sustainable development (Nahas *et al*., 2016). A neighbourhood is typically thought of as the local area in which a person lives. Since Aluko (2011) characterised a neighbourhood as a social and planning construct and Jones (2001) identified neighbourhood as a sense of community and quality of life; the neighbourhood represents an important geographical entity for investigating quality of life. Research has indicated that neighbourhoods may have positive effects on psychological well-being (Buschmann *et al*., 2018; Chambers *et al*., 2015), development of children (Chen *et al*., 2020; de Souza Morais *et al*., 2021) and senior citizens' welfare (Cain *et al*., 2018; Curl & Mason, 2019).

Research has indicated that satisfactions with neighbourhood physical, social and economic features are significant predictors of quality of life (Velibeyoglu, 2014; Salleh & Badarulzaman, 2012). Diverse individuals may possess varying perspectives, leading to disparate subjective assessments on the diverse social, economic, and environmental variables that influence their quality of life (Jamal, 2020). Furthermore, studies have established that the subjective quality of life assessment is related to perception and evaluation of life satisfaction (Wesz *et al*., 2023; Taqi *et al*., 2021; Nikoofam & Mobaraki, 2020; Jamal, 2020; Javanmardi *et al*., 2020; Costanza *et al.*, 2008). Hence, the need to investigate neighbourhood quality as a predictor of life quality in Ogbomoso. Although, there are criticism that subjective quality of life assessment may be biased and challenging for comparison across locations (Camfield, 2012); however, its advantages are in its capacity to record significant life events for individuals and ability to truly reflect the quality of life and well-being of the people (Jamal, 2020).

Studies have shown that Ogbomoso is characterised by pressures of urbanisation, ineffective urban planning, poor road transport infrastructure, poor waste management and sanitation, poor air quality, inadequate water supply, poorly designed residential blocks, low liveability, poverty and unemployment (Morakinyo *et al*., 2023; Jelili*et al*., 2020; Akindele &Okanlawon, 2017; Odunola *et.al*, 2015; Oyelaran & Rufai, 2014; Ayoola *et. al*., 2012; Afon, 2007). All of these contribute to poor living conditions experienced in the city which has a severe impact on quality of life of the residents. To this end, this study will answer a primary research question: what are the neighbourhood quality features that impact the quality of life of the residents of Ogbomoso?

To determine the quality of life of the residents, neighbourhood quality indicators cutting across the physical, socio-cultural and economic features of a neighbourhood are used. This indicates the subjective assessment of quality of life for this study. The implication of this study is for urban planners and policy makers to rank various locations, assess and evaluate policies to develop new approaches to sustainable urban planning and management. Therefore, investigating quality of life using the neighbourhood quality can be regarded as a vital tool for urban planning to improve the well-being of the residents of Ogbomoso as the attainment of sustainable development is contingent upon the enhancement of urban quality of life (Zumaya, 2021; Nikoofam & Mobaraki, 2020; Nahas *et al*., 2016).

LITERATURE REVIEW

Concept of Neighbourhood

Gocer *et al*., (2023) observed that based on the objectives and geographical context of a study, the definition of a neighbourhood might differ significantly. The neighbourhood is defined as a physically defined place where individuals identify their houses and live out and arrange their personal lives (Power, 2004; AbdulRahman *et. al*., 2012). Amao (2010) pointed out that a neighborhood's physical characteristics range from individual homes to the whole urban area. This means that, a neighbourhood includes more than just houses; it also includes the spaces and environs where people congregate and engage in casual relationships (Zaid & Popoola, 2010).It represents an extremely localised communities with locations that retain a sense of communal attachment (Abdul Rahman *et al.*, 2012; The Young Foundation, 2010). Thus, a neighbourhood is an urban quality setting that promotes human well-being and where people's total experience of life quality is predicted by their standards of living and their choice of reactions (Pacione, 2003). Bello & Oyedemi (2009) stated that one of the purposes of the neighbourhood is to provide a location where people can simply walk to a retail centre to get products, services, and other amenities. In any event, the neighbourhood defines the boundaries of the area where the majority of residents reside (Dashora, 2009).

Neighbourhood Quality

The qualities of a neighbourhood and their combined effects on its inhabitants are often referred to as neighbourhood quality (Adedire & Adegbite, 2018). Kim, *et. al*., (2008) stated that the social, economic, and physical characteristics of the residential and neighbourhood area are related to neighbourhood quality. Rollings (2015) provided various instances of physical neighbourhood quality, including building condition, public and open spaces, land use, transport systems, and public services including health care. Makinde (2020) identified social relationships, economic resources, physical amenities, security, privacy, and design quality as the main determinants of neighbourhood quality in public housing. These also include personal, recreational, and environmental quality, among others.

Velibeyoglu (2014) considered neighbourhood satisfaction to be a significant factor in overall quality of life. Additionally, physical and environmental factors including proximity to nature, ease of access to public transportation, an abundance of parks and recreational places, ease of access to retail centres, and the availability of parking spaces are major contributors to neighbourhood satisfaction. Cao (2016) stated that the way neighbourhoods are designed affects people's level of life satisfaction, which is directly related to quality of life. This is due to the fact that unique personal traits influence how people view themselves and their circumstances. Salleh & Badarulzaman (2012) discovered that people were content with the social, economic, and physical attributes of their neighbourhoods. For instance, housing and infrastructure like transportation and health care are examples of physical attributes. Safety and social engagement are examples of social attributes while the residents' employment and cost of living are the economic factors. To this end, Fattah *et al*., (2021) conceived that residents' levels of satisfaction are influenced by their responses and attitudes to their current home and community. This

also influenced their decision to relocate or remain in a certain community.

Quality of Life

Numerous academic fields, have defined quality of life in different ways. Costanza *et al*., (2007) acknowledged the phrase "quality of life" as a broad concept that may be used to describe the degree to which people or groups experience satisfaction or discontent in different areas of their lives, or the degree to which human desires are satisfied. It's a wide term that is intricately influenced by an individual's physical and mental well-being, degree of independence, social connections, personal values, and relationship to prominent environmental characteristics (WHO, 1997). Velibeyoglu, (2014) noted that several studies have emerged about the quality of life; the idea of which has evolved from standards of living to quality of life, which includes the ecological, social, and economic domains of human existence. This suggests a shift in thinking regarding planning practice and policy.

Senecal (2002) noted two common interpretations of quality of life that apply to urban settings. The first is related to the living environment and includes benefits received, drawbacks encountered, and possibilities that impact the occupants by way of accessibility to amenities, services, and facilities. Furthermore, it was mentioned that social equality and economic vibrancy, which encompass a myriad of particular concerns like housing quality and affordability, are additional aspects of the environment in which people live, work, and play. The second issue pertaining to quality of life is the urban natural environment. The elements of the natural environment, such as the air, water, soil, and the presence of green areas, have an impact on daily life. Thus, measures of quality of life include aesthetic appeal, contentment with one's residence, and the structure of governance.

Pacione (2003) emphasised that the quality of life in urban areas is often determined by a combination of personal traits like health and educational attainment, as well as environmental factors like air and water pollution and substandard housing. Akinyemi *et al*., (2012) found that socioeconomic level, housing, health, and cultural traits are the main determinants of a high quality of life and found that social and living status aspects that positively impacted the inhabitants' quality of life included having a good level of education and having a nice place to live. In general, judgements of urban living, both subjective and objective, are referred to as quality of urban life (Dissart & Deller, 2000).

A comparable methodology for examining quality of life is predicated on the notion of "subjective well-being." It appears that the idea of "subjective well-being" encompasses a large portion of quality of life and is frequently employed in quality of life research (Jamal, 2020). Wesz *et al*., (2023) expressed that subjective urban quality of life is correlated with people's intrinsic perceptions of certain living situations (for instance, level of satisfaction). Also, the subjective factor is characterised by a place's identity and visual attributes that significantly impact the quality of life (Nikoofam & Mobaraki, 2020). A person's subjective assessment of their own self-perception and that of their surroundings determines their quality of life (Costanza *et al.*, 2008). Numerous subjective measures have been created to quantify quality of life, despite criticism that they may be biased and challenging for comparison across locations (Camfield, 2012).

Neighbourhood Quality and Quality of Life

Research has shown that a person's quality of life is based on a number of factors, including themselves, their wants and accomplishments, and their satisfaction or discontent with many aspects of their community. Furthermore, a strong correlation has been noted between quality of life and neighbourhood quality satisfaction. Physical, social and economic features are the broad category that encompasses all the factors or variables used by different authors to estimate quality of life. This means that, quality of life assessment for this study is a subjective individuals' evaluation of their neighbourhood's physical, sociocultural, and economic features. Therefore, the quality of life of the residents for this study is assessed using twenty-three (23) indicators grouped under physical, social and economic features, which are derived from the various cited.

METHODOLOGY

The Study Area

The research setting for this study is Ogbomoso with basically two Local Governments within the urban area which are Ogbomoso North Local Government Area and Ogbomoso South Local Government Area. Amao (2010) identified that a shared identity is what distinguishes neighbourhood units. Similarly, Ogbomoso comprises of three distinct urban spatial residential zones with similar features. The zones which are: the core zone, the transition zone and the sub-urban zone (see Figure 1) are distinguished by place names and unique traits that vary throughout the zones (Jelili *et al*., 2020; Afon, 2007). According to Adetunji *et al*., (2018), regarding location, the types, designs, and configurations of residential buildings, as well as land use activities, each zone has key common qualities and in order to achieve uniformity in this research only a residential zone is selected as a unit of analysis for this study. Hence, the transition zone is selected randomly.

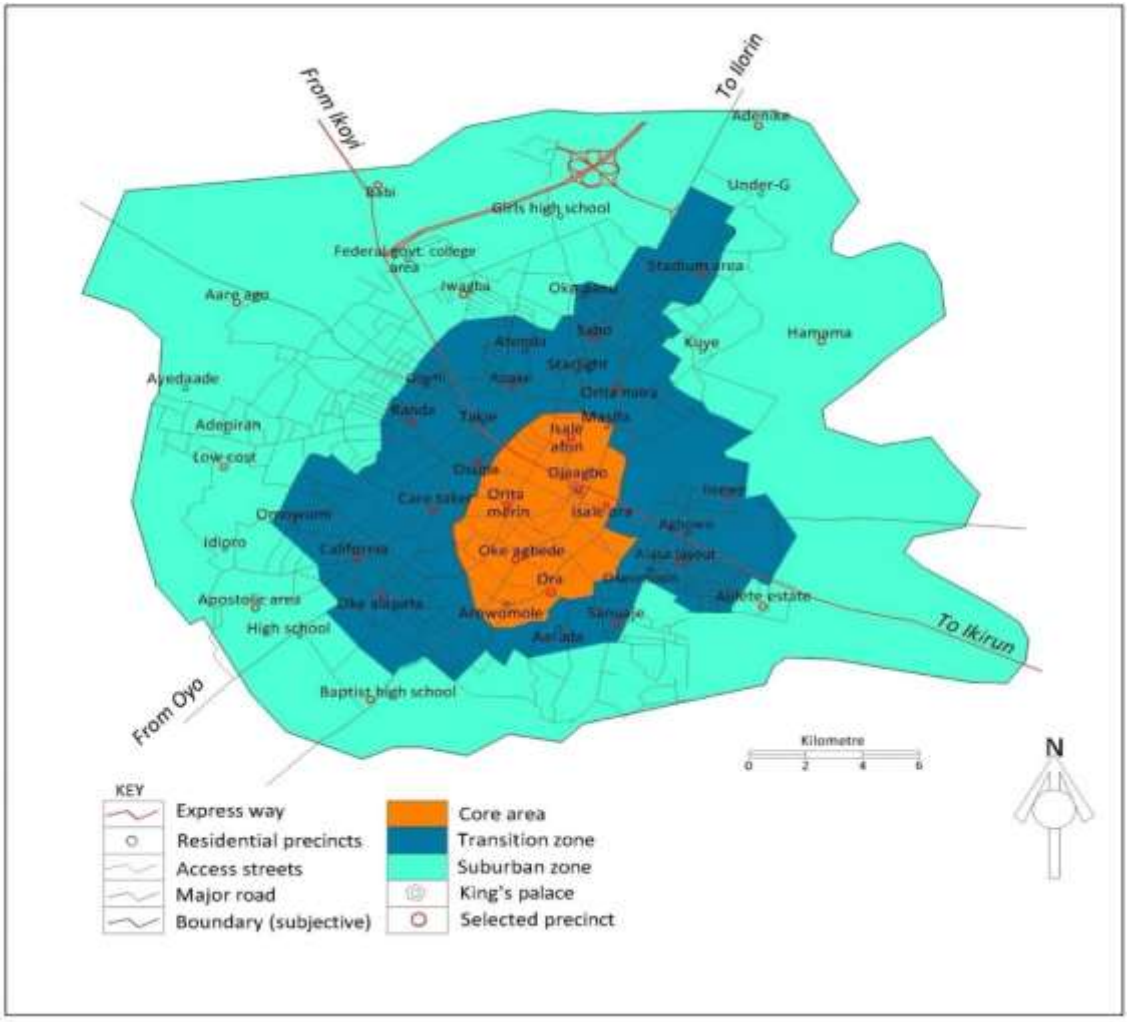

Figure 1: Differential residential zones of Ogbomoso
Source: Jelili *et al*., (2020).

This study made use of questionnaire for data collection. Convenient sampling was used to select a neighbourhood in the transition zone from Ogbomoso North and Ogbomoso South respectively. Convenience sampling which is also known as purposive or non-probability sampling is the deliberate selection of particular units of the universe for constituting a sample which represents the universe (Kothari, 2004). The neighbourhoods are identified for this study on the premise of mental maps for boundary delineation (Zaid & Popoola, 2010; Dashora, 2009). Therefore, Google Earth satellite imageries was used to delineate the two neighbourhoods in the transition residential zone of Ogbomoso (see figures 2 and 3). The two neighbourhoods are: Oke Ado (Ogbomoso North) and Ahoyaya (Ogbomoso South).

Figure 2: Oke-Ado neighbourhood in Ogbomoso North
Source: Google Earth Imagery, 2024

Figure 3: Ahoyaya neighbourhood in Ogbomoso South
Source: Google Earth Imagery, 2024.

Sampling

Table 1 shows the number of blocks and the total number of questionnaires administered in each neighbourhood. Five questionnaires were administered through random systematic sampling in each of the block making a total number of questionnaires administered for this study to be 200 (see table 1 for the calculation). In each block, 5 questionnaires were proposed to be administered, as such, the number of buildings in each block were counted and divided by 5. The first sample is selected at random and subsequent samples were selected systematically based on the interval calculated. Through convenient sampling, only adult residents of the buildings who are at least 18 years old were given the questionnaire.

The variables of the questionnaire were rated using likert scale given as:
Strongly Agree – 5, Agree – 4, Undecided – 3, Disagree – 2, Strongly Disagree – 1.
Descriptive analysis was used to analyse the data collected and presented in tables, frequencies and percentage counts while the mean of the variables was computed in order to rate the indicators of the neighbourhood quality. By doing this, the top neighbourhood quality features can be ascertained.

Table 1: Number of Questionnaires Administered

S/N	Neighbourhood	Estimated land area (m^2)	Number of Blocks	Number of Questionnaire
1.	Oke-Ado	297,245.91	21	105
2.	Ahoyaya	237,171.824	19	95
Total questionnaires administered				200

Source: Authors' fieldwork, 2024.

FINDINGS

The findings for this study are analysed and presented in tables 2, 3 and 4 illustrating the physical features, socio-cultural features and economic features of neighbourhood quality respectively.

Table 2: Physical features of neighbourhood quality

Features	Strongly Agree F/%	Agree F/%	Undecided F/%	Disagree F/%	Strongly Disagree F/%	Mean
Beautiful houses and buildings	55/27.5	88/44.0	12/6.0	32/16.0	13/6.5	3.70
Well-planned neighbourhood	71/35.5	45/22.5	16/8.0	44/22.0	24/12.0	3.48
Availability of an effective public transport	65/32.5	35/17.5	6/3.0	37/18.5	57/28.5	3.07
Availability of street lights	58/29.0	46/23.0	10/5.0	29/14.5	57/28.5	3.10
Availability of green spaces	25/12.5	85/42.5	74/37.0	12/6.0	4/2.0	3.58
Adequate infrastructure and public facilities	29/14.5	98/49.0	58/29.0	15/7.5	-	3.71

Sanitised and clean neighbourhoods	30/15.0	92/46.0	56/28.0	18/9.0	4/2.0	3.63
Calm and serene environment	49/24.5	94/47.0	56/28.0	1/0.5	-	3.96
Availability of pedestrian walkways	24/12.0	100/50.0	75/37.5	1/0.5	-	3.74

Source: Authors' fieldwork, 2024.

Table 2 shows the physical features of the neighbourhood quality of the neighbourhoods studied. From the table, 27.5% and 44.0% of the respondents strongly agreed and agreed respectively that the neighbourhoods have beautiful homes and buildings. 6.0% of the respondents were undecided about this while 16.0% and 6.5% disagreed and strongly disagreed respectively. Respondents that strongly agreed and agreed that their neighbourhoods are well-planned accounted for 35.5% and 22.5% respectively. 22.0% and 12.0% of the respondents disagreed and strongly disagreed respectively while 8.0% of the respondents were undecided. Availability of effective public transport was strongly agreed and agreed with by 32.5% and 17.5% of the respondents respectively 3.0% were undecided about this while 18.5% and 28.5% of the respondents disagreed and strongly disagreed respectively. Availability of street lights was strongly agreed and agreed with by 29.0% and 23.0% respectively while 14.5% and 28.5% disagreed and strongly disagreed respectively. 5.0% were undecided about this.

Respondents that strongly agreed and agreed that green spaces are available in their neighbourhoods accounted for 12.5% and 42.5% respectively as 37.0% were undecided about this while 6.0% and 2.0% disagreed and strongly disagreed respectively. Presence of adequate infrastructure and public facilities were strongly agreed and agreed with by 14.5% and 49.0% respectively; 29.0% were undecided about this while 7.5% disagreed. Sanitised and clean neighbourhoods was strongly agreed and agreed with by 15.0% and 46.0% of the respondents respectively; 28% were undecided about this while 9.0% and 2.0% disagreed and strongly disagreed respectively. Calm and serene environment was strongly agreed and agreed with by 24.5% and 47.0% of the respondents respectively; 28.0% were undecided while 0.5% disagreed. Respondents that strongly agreed and agreed to availability of pedestrian walkways accounted for 12.0% and 50.0% respectively, 37.5% were undecided while 0.5% disagreed.

Mean distribution of the physical features of the neighbourhoods shows that the top physical features of the neighbourhoods are calm and serene environment (3.96), availability of pedestrian walkways (3.74) and adequate infrastructure and public facilities (3.71). The three least rated physical features are availability of an effective public transport (3.07), availability of street light (3.10) and well-planned neighbourhood (3.48).

Table 3: Socio-cultural features of neighbourhood quality

Features	Strongly Agree F/%	Agree F/%	Undecided F/%	Disagree F/%	Strongly Disagree F/%	Mean
Well-integrated into the community and experience good neighbourly relations	27/13.5	101/50.5	29/14.5	29/14.5	14/7.0	3.49
Availability of outdoor play space	37/18.5	111/55.5	31/15.5	13/6.5	8/4.0	3.78
Health and safety	44/22.0	125/62.5	12/6.0	14/7.0	5/2.5	3.95
High sense of neighbourhood	54/27.0	91/45.5	23/11.5	23/11.5	9/4.5	3.79
Low rate of crime	49/24.5	45/22.5	13/6.5	61/30.5	32/16.0	3.09
Privacy at home	37/18.5	83/41.5	30/15.0	38/19.0	12/6.0	3.48
Highly suitable for the aged, disabled, and children to live in	47/23.5	60/30.0	31/15.5	54/27.0	8/4.0	3.42
Residents of the community are educated	42/21.0	76/38.0	28/14.0	47/23.5	7/3.5	3.50
High regard for the elders	49/24.5	114/57.0	13/6.5	18/9.0	6/3.0	3.91

Source: Authors' fieldwork, 2024.

From Table 3, the respondents that strongly agreed and agreed that they are well integrated into the community and experiences good neighbourly relations accounted for 13.5% and 50.5%respectively. While 14.5% and 7.0% of the respondents disagreed and strongly disagreed with this respectively as another 14.5% of the respondents were undecided. Respondents that agreed that outdoor play space are available accounted for 22.0% strongly agree and 62.5% agree. Respondents that were undecided, disagreed and strongly disagreed with this accounted for 15.5%, 6.5% and 4.0% respectively. Health and safety were strongly agreed and agreed with by 22.0% and 62.5% of the respondents. Respondents that were undecided accounted for 6.0% while 7.0% and 2.5% of the respondents disagreed and strongly disagreed respectively. High sense of neighbourhood was strongly agreed and agreed with by 27.0% and 45.5% of the respondents respectfully. 11.5% of the respondents were undecided while 11.5% and 4.5% disagreed and strongly disagreed respectively.

Respondents that strongly agreed and agreed with low rate of crime accounted for 24.5% and 22.5% respectively while 30.5% and 16.0% disagreed and strongly disagreed respectively. 6.5% of the respondents were undecided about this. Privacy at home was strongly agreed and agreed with by 18.5% and 41.5% of the respondents respectively while 19.0% and 6.0% disagreed and strongly disagreed respectively. 15.0% were undecided about this. 23.5% and 30.0% of the respondents strongly agreed and agreed respectively that their neighbourhood is highly suitable for the aged, disabled and children to live in. 15.5% of the respondents were undecided while 27.0% and 4.0% disagreed and strongly disagreed respectively. Respondents that strongly agreed and agreed that the residents of the community are educated accounted for 21.0% and 38.0% respectively while 23.5% and 3.5% of the respondents disagreed and strongly disagreed

respectively. 14.0% of the respondents were undecided about this. 24.5% and 57.0% of the respondents respectively strongly agreed and agreed that there is a high regard for the elders in their neighbourhood. 6.5% were undecided about this while 9.0% and 3.0% of the respondents disagreed and strongly disagreed respectively.

Table 4.3 shows that the top three socio-cultural features that impact the quality of life of the respondents are health and safety (3.95), high regard for the elders (3.91) and high sense of neighbourhood (3.79). The socio-cultural features that were least rated includes low rate of crime (3.09), suitable for the aged, disabled and children to live in (3.42) and privacy at home (3.48).

Table 4: Economic features of neighbourhood quality

Features	Strongly Agree F/%	Agree F/%	Undecided F/%	Disagree F/%	Strongly Disagree F/%	Mean
Buildings are of high value in the neighbourhood	38/19.0	104/52.0	18/9.0	35/17.5	5/2.5	3.68
Living expenses in the neighbourhood is moderate	51/25.5	74/37.0	31/15.5	31/15.5	13/6.5	3.60
The neighbourhood's socio-economic status is good	45/22.5	92/46.0	24/12.0	30/15.0	9/4.5	3.67
Good neighbourhood improvement/ community association	48/24.0	45/22.5	26/13.0	64/32.0	17/8.5	3.22
Housing rents are affordable	58/29.0	95/47.5	14/7.0	24/12.0	9/4.5	3.85
There are shopping opportunities available in the neighbourhood	54/27.0	94/47.0	14/7.0	28/14.0	10/5.0	3.77
There is a presence of neighbourhood market(s)	64/32.0	95/47.5	22/11.0	15/7.5	4/2.0	4.00

Source: Authors' fieldwork, 2024.

The economic features of the neighbourhood quality are shown in the table 4. From the Table, respondents that strongly agreed and agreed that buildings are of high value in the neighbourhood accounted for 19.0% and 52.0%. 9.0% of the respondents were undecided about this while 17.5% and 2.5% disagreed and strongly disagreed respectfully. Respondents that strongly agreed and agreed that living expenses in the neighbourhood is moderate accounted for 25.5% and 37.0% respectfully. Respondents that disagreed and strongly disagreed accounted for 15.5% and 6.5% respectfully while 15.5% of the respondents were undecided about this. 22.5% and 46.0% of the respondents strongly agreed and agreed that the neighbourhood's socio-economic status is good. 12.0% were undecided about this

while 15.0% and 4.5% disagreed and strongly disagreed respectfully.

Good neighbourhood improvement/ community association was strongly agreed and agreed with by 24.0% and 22.5% of the respondents respectfully. 32.0% and 8.5% disagreed and strongly disagreed respectfully while 13.0% were undecided. Respondents that strongly agreed and agreed that housing rents are affordable respectfully accounted for 29.0% and 47.5%. 7.0% were undecided about this while 12.0% and 4.5% disagreed and strongly disagreed respectfully. Respondents that strongly agreed and agreed that there are shopping opportunities available in the neighbourhood accounted for 27.0% and 47.0% respectfully. 7.0% were undecided about this while 14.0% and 5.0% disagreed and strongly disagreed respectfully. Presence of neighbourhood market(s) was strongly agreed and agreed with by 32.0% and 47.5% of the respondents respectfully. 11.0% of the respondents were undecided while 7.5% and 2.0% disagreed and strongly disagreed respectfully.

The mean distribution of the economic variables showed that there is a presence of a neighbourhood market(s) (4.0), housing rents are affordable (3.85) and there are shopping opportunities available in the neighbourhood (3.77) are the top three economic features. The least economic features are: good neighbourhood improvement/community association (3.22), living expenses in the neighbourhood is moderate (3.60) and the neighbourhood socio-economic status is good (3.60).

DISCUSSIONS

The findings have shown that most of the neighbourhood quality features were rated high by most of the respondents. The most rated features are: presence of neighbourhood market, calm and serene environment, health and safety, high regard for the elders and affordable housing rents. On the contrary, availability of an effective public transport, low rate of crime, availability of street lights, good neighbourhood improvement/community association and highly suitable for the aged, disabled, and children to live in are the least rated features. These features cuts across the physical, socio-cultural and economic features of the neighbourhoods exemplifying that neighbourhoods are more than just the housing and the surroundings as identified by Zaid & Popoola (2010). More so, studies have shown that quality of life of people are determined by social, economic and physical features of a geographical space (neighbourhood as considered in this study) which also varies base on time and individual preference (Salleh & Badarulzaman, 2012; Amao, 2010).

As revealed in this study, the presence of neighbourhood market as one of the predictors of life quality was strongly agreed with by the residents. This agrees with Bello & Oyedemi (2009) that identified the possibility of people walking within a reasonable distance to purchase goods and obtain services as one good quality of a neighbourhood. More so, Pacione (2003) identified environmental conditions of a neighbourhood which can include calm and serene environment and health and safety as determinants of life quality in the urban area. While this is so, the findings of this study have shown that health and safety is a primary feature of their neighbourhoods. This is contrary to the findings by Odunola *et al*., (2015) that housing environment in Ogbomoso are without the required features for safe and healthy living. Although, the findings of this study can also still be said to be consistent with Odunola *et al*., (2015)

because the residents were not happy with rate of crime and suitability of the neighbourhoods for the aged, disabled and children to live in. Perhaps the unavailability of street lights and good neighbourhood improvement/community association are also some of the factors reinforcing this low satisfaction.

High regard for the elders in the neighbourhood and affordable housing rent are important features of the neighbourhood which the residents expressed high satisfaction with. Akinyemi *et al*., (2012) has identified in a study that cultural features (high regard for the elders) have a positive impact on the quality of life of the residents. High regard for the elders is a cultural norm among the Yoruba people who are the primary and the majority of the residents of the study area. Salleh & Badarulzaman (2012) identified low or affordable cost of living as one of the economic features that determine satisfaction with a neighbourhood. Affordable housing rent is part of cost of living in a neighbourhood.

From the foregoing, since all these neighbourhood qualities represent significant predictors of the residents' life quality (Velibeyoglu, 2014; Senecal, 2012; Salleh & Badarulzaman, 2012), the residents' agreement with these physical, socio-cultural and economic features indicate that they are crucial to their quality of life. Therefore, the quality of life of the people defined within the context of their perceptions about their neighbourhood quality is predetermined by five important features which are neighbourhood market, calm and serene environment, health and safety, high regard for the elders and affordable rents.

CONCLUSION AND RECOMMENDATIONS

This paper has investigated the impact of neighbourhood quality on quality of life. The study has established from the literature that neighbourhood quality is a determinant of the quality of life of the residents of the urban area (Cao, 2016; Velibeyoglu, 2014; Akinyemi *et al*., 2012; Salleh and Badarulzaman, 2012; Costanza *et al.*, 2008). To answer the research question for this study, the findings have shown that presence of neighbourhood market, calm and serene environment, health and safety, high regard for the elders and affordable housing rents are the neighbourhood quality features that have highly impacted the residents of Ogbomoso. Contrarily, the residents were dissatisfied with public transport, rate of crime, street lights, neighbourhood improvement/community association and suitability of the neighbourhood for the aged, disabled, and children to live in. The impact of these elements on respondents' quality of life varies depending on other underpinning circumstances; still, residents' satisfaction regarding these neighbourhood features heavily influences their quality of life.

The implication of this study for urban planning is that there is a need to develop new approaches and strategies for managing neighbourhood in Ogbomoso as several design-related problems at the neighbourhood structural planning level necessitate an integrated and comprehensive solution. To manage neighbourhoods in Ogbomoso, new policies should be developed to empower the local communities in partnership with the town planning authorities and other key stakeholders to plan and manage their neighbourhoods. This is necessary because one of the neighbourhood qualities that the residents were highly

dissatisfied with is their neighbourhood improvement/community association. Therefore, there is a need for the people to be responsible for planning and managing their neighbourhoods in order to retain their sense of communal attachment to the neighbourhood. One way to achieve this sense of community and quality of life is when people have the responsibility of making decisions about their communities. When the local community members have the mandate to organise their communities in the way that best suits their interests, and reflects their goals and aspirations, they would be able to attain a better quality of life. This study recommends the five principles of sustainable neighbourhoods according to UN-Habitat (2014) as a design principle that can be adopted to redevelop neighbourhoods in Ogbomoso. These are: adequate space for streets and an efficient street network; high density; mixed land-use; social mix and; limited land-use specialisation. These five principles cut across the physical, socio-cultural and economic features that determined neighbourhood quality.

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