

Determinants And Effects Of Change In Use On Property Rental Value A Case Study Ibara/Oke-Ilewo Area, Abeokuta, Ogun State

Adegunle Tomisi O., Fateye Oluwatosin B., Agbato Samson E.

Department of Estate Management & Valuation, Moshood Abiola Polytechnic, Abeokuta, Ogun State, Nigeria

ABSTRACT: *The study examined the causes and implications of change-in-use on landed properties' rental value. 80 questionnaires were administered to practicing estate surveyors and valuers, property agents and developers at Ibara/Oke-Ilewo area of Abeokuta in Ogun state, Nigeria of which 67 (83.75%) were retrieved and analyzed using frequency tables, percentages and Relative Importance Index (RII) ranking model. The study attributed the observed changes in property use in the study area to conversion activities mainly from residential to commercial uses and revealed that internal modifications, vertical increase in floor levels, complete renovations were the major physical change patterns observed consequential to rental increment of the affected properties. Whereas, the significant contributory factors identified were; security, investment potentials, accessibility, infrastructural facilities, agglomeration of business activities and planning regulations, while ease of property management and population size of dwellers were the least determinants of change. The paper recommended obtaining of planning approval prior to any physical re-development, efficient monitoring and site inspections, strict enforcement of land-use-change and developments laws, public sensitization and increased professional advice cum service delivery drive to clients on property conversion and concluded that; change in use and the pace of social and economic developmental growths are mutually.*

Key Words: *Land Use, Urbanization, Property-Use-Change, Rental Value, Urban Center*

I. INTRODUCTION

The rapid pace of urbanization in some developing countries (like Nigeria) has brought about tremendous changes in the use of land (Ifeoluwa, 2011; Olayinka, 2012) of which the metropolitan city of Abeokuta is not left out. The recent noticeable growth and development in population and the utilization of special extent (Shankar and Vidhya, 2013) has made indelible contributory effect on land use conversion, property values (Adebayo, 2009) and environmental qualities (Dami et al, 2011). However, studies have shown that, the increased rate of urbanization in the developing countries is also strengthened by the activities of the multinationals that tend to concentrate their investments and manufacturing projects within urban areas (Olayinka, 2012).

Urbanization itself especially that which is characterized with uncontrollable population growth produces both pretty and ugly faces (Egunjobi, 2004). The pretty face which it provides includes concentration and complementarily of various economic activities enjoyable by the urban populace coupled with high degree of opportunities such as employment, high demand for goods and services, investment potentials and proximity to the various means of satisfying human wants all of which had made the city a center of attraction and served as pulling force in attracting increasing population from within and outside the urban area. However the ugly face which consist of overpopulation, pressure on exiting infrastructural facilities, high crime rate, emergence of slum area, environmental pollution as well as deteriorating of the natural ecosystem (Oyinloye and Kufoniyi, 2013).

Change in use has been described as the use of land or buildings thereon for a purpose which is different from that for which the land or building was originally zoned and intended for. Equally, change of use is synonymous with increase in the intensity of use, triggered by an increase in demand (Olayinka, 2012). Thus, in any case, change in use arises as a result of man's attempt to exploit land resources to its highest and best use. The major contributing factors which promote the needs for enhanced use of properties includes; interplay between the force of demand and supply, planning regulations, use complementary, infrastructural facilities, accessibility, population size, rent, circulation network where the impacts of the resultants increase in land uses have been attributed to traffic congestion, housing shortage, pressure on existing infrastructural facilities, increase in rent, overpopulation, high crime rate, poor road network etc. (Yuri, 2005; Ayotaminu et al, 2010; Balogun et al, 2011; Gbadamosi and Ibrahim, 2013)

Hence, the existence of emerging land use conversion which is persistent in the urban centers has made it imperative for government regulation policy of change in land use a high value index (Yuri, 2005). The essence of such check is to control the adverse effect sequel to the land use conversion and intensity of use. But such check had to be balanced so as not to discourage urban physical and economic development. Hence, Kin (2010) suggested that, government officers at all levels are more fearful of engaging in land use planning than in the past. Since all human activities require land, the fear is therefore concerned with the carrying capacity of the government planning policies and programmes to match man's insatiable desires and varying decisions with available land resources (which is physically fixed in nature) while ensuring quality of their communities and the pace of socio-economic growth and development in the nation at large.

II. AIM AND OBJECTIVES

The study aim at examining the major factors responsible for change in property use in urban centers and its implications on rental value with the view of identifying those relevant determinants and their impacts on property rentals values. The objectives were to;

- i). identify and examine the major factors responsible for change in use in the study area;
- ii) examine the pattern of change in use of properties in the study area;
- iii) examine the impact of change in use on property rental value in the study area;

2.0 LITERATURE REVIEW

The goal of land use change analysis according to Kates, Turner and Clark, (1990), revolves around two central and interrelated issues, the drivers and the impacts of the land use changes. The drivers of the change are the causes and processes that bring about the change while the impacts are the consequences of the change. In general, the study of the impact of land use change has received more attention and publicity than the drivers simply because it is the impacts that are readily felt. In most cases, the drivers are hardly appreciated (Dani et al, 2011). However, land use change over time is an inevitable phenomenon occurring globally. The phenomenon could be revealed either in a small or large scale but the most interesting and fundamental observation is that change occurs over time in a particular place (De-Sherbinin, 2002).

However, it is no longer news that, the intensity of land use activities has become increasingly compounded with uncontrollable growth (Eludoyin et al, 2011) most especially cities undergoing persistent population growth (Shankar and Vidhya, 2013). This has led to the wave of land use conversion of structures from their original plans which have become evident in most cities to the extent that a piece of land or buildings serve many different uses from that for which they were designed or different purposes at the same time. This situations arises because, cities in most developing countries like Nigeria have been undergoing unprecedented changes both in population and spatial extent (Adeboyejo and Abolade, 2006).

Land use change occurs when the use to which a piece of land is currently is different from that usage it was committed to in the past (Oyinloye and Kufoniyi, 2013). That is, change of use, is the use of land or buildings thereon for a purpose which is different from that for which the land or building was originally zoned and intended for. It has been globally recognized that, persistent increase in population tends to be the most significant explanatory factor among others resulting into urbanization characterized by with higher number of people concentrating in a particular place usually urban centers in search of greener pastures. This assertion is supported by USGS fact sheet 188-99 in 1999 which identified that, approximately 15% of the world populations were living in urban areas at about 100 years ago, whereas today the percentage of the world population living in the urban centers is now nearly 50% (Eludoyin et al, 2011).

However, it is a *prima facie* fact that, land forms the bedrock for all human activities and development which is always dangling within the varying man's needs and decisions. With the needs to meet up with the current economic realities, change in the use of land became inevitable in an attempt to achieving socio-economic satisfaction and in order to exploit prevailing opportunities availed by land use dynamism. Nevertheless, it is of great importance to take note of the adverse effects poised by land use dynamism not only on the subject property itself, but also on both the adjoining land uses/structure (Ayotamuno et al, 2010) and environmental qualities (Kevin, 2013) at large

Therefore, changes in land uses that are attributable to human population explosion emanates into uncontrollable intense use of land which has in turn brought about imbalance in socio-economic human activities and poised a big threat to natural ecosystem (Eludoyin et al, 2011). The major challenges faced by the major cities experiencing high intensity of change in land use structures as highlighted by Oyinloye and Kufoniyi (2013), include; uncoordinated land development, unparalleled city growth, conflicting landuses, high densities in certain parts of the urban area and the absence of adequate road network to enhance the ease of movement of people within the city. In most cases, this situation has led to a degenerated standard of living in the urban centers to the extent of incapacitating the planning authorities in dealing with the situation and controlling urban growth (Oyinloye and Kufoniyi, 2013). Thus, in order to enhance environmental qualities and

social economic well-being of the urban dwelling places, a proper check should be put in place (Adeboyejo and Abolade, 2006). In absence of which the beauty faces of the cities such as the natural landscape, road network system and most importantly, housing stock will be exposed to a great risk. (Eludoyin et al, 2011).

Kin (2010), had argued that, land use regulation promote economic well-being of a nation. But alternatively, it raise barrier to development and thus, slow the pace of economic growth or progress (Krabben and Bokena, 1994). However, many authors has canvassed that, the prevalent government intervention in land use was typically based on the notion that, proper land use controls actually enhance public interest, by eliminating negative externalities among conflicting land uses, protecting natural environments and consequently promoting the location-specific amenities, providing adequate amount of public goods and services more efficiently, reducing uncertainty and transaction costs involved in the land development processes.

On the other side of the argument, recent studies have also shown that, there are undesirable consequences of strict land use regulations, such as the enhancement of monopoly power of the land owners, the rapid increases in land or house price due to limited supply and consequent affordable housing problems. Furthermore, in recent years, it has been suggested that strict regulations on land use might hinder economic growth by constraining land supply for urban uses excessively, increasing the costs of housing significantly, and limiting not only land but also labor supply for business activities. In other words, land use regulations may have negative effects on the performance of economies that offset the benefits stemming from the correction of the market failure

The illustrations above represents the outcomes of various researches that have been carried out on determinants of change in use and it implications to property values but none was discovered for a place like Ibara/Okelewo Area, Abeokuta, Ogun State, Nigeria. This study however reveals various salient factors responsible for change in use, the direction of change and its alarming implications on rental values in the study area for which its findings will form a structural framework and a reliable source of information that can guide the concerned stakeholders (property investors) and urban planners in decision-making.

III. MATERIALS AND METHODS

The Study Area: Ibara/Okelewo, an emerging Business District, is located in the ancient city of Abeokuta, Capital of Ogun State, South-Western Nigeria. The area was predominantly residential in nature with some complementary commercial service places such as school, market, shops, play ground and religion centers, until recent time when the area started witnessing transitional use in land. The use transformation occurs majorly as a result of increasing concentration of business activities. Also, government development projects such as road expansion and other infrastructural facilities provisions aids the train of land use changes in the area.

Some of the major properties found in the study area most especially along the road axes are Banks (Diamond Bank, Stanbic IBTC, FCMB, Skye, etc), Telecommunications Office (MTN, Glo, Aitel, Etisalat etc), Shopping Malls (Mega Salon Store, Xteem, Rojabs), Public properties (OPIC Building, Primary Health Center etc), Relaxation/Eatery centers (Abeokuta Sport Clubs, Sweet Sensation, Mr Biggs, Chicken Republic etc) Purposely Built Office Building (K-Plaza, Majek Kembo Plaza, OPIC Tower etc.) Complex, Shops, Outlet spaces, Open spaces, Parks and Garages etc. The major popular streets in the study area are Lalubu Street, Tagoe Street, S' Adebo Street, Edun Street among others which shared boundaries with areas such as Post office/Panseke, Sokori/Ita-Eko, Omida, Kuto among others. The area attracted large number of people far and near for business transactions (Buyers/Customers and Service providers/Sellers) in the day time, while the cloudy population diminishes later in the day, left behind the dwellers and workers on night shift and night clubbing.

Methodology: The study population comprised the practicing Estate Surveyors and Valuers (NIESV), including members of Real Estate Development Association of Nigeria (REDAN), Association of Estate Agents in Nigeria (AEAN) and Estate, Rent and Commission Agents Association of Nigeria (ERCAAN) at Ibara/Okelewo area were also surveyed because most of the affected properties were being managed by their firms. The study adopted Simple Random Sampling Techniques using a Structured Questionnaire Survey, Observations and Interview for primary data, secondary data were obtained through the review of relevant literatures, journals, papers and thesis. 80 questionnaires were administered, 67 representing 83.75% were retrieved and analyzed. Descriptive analysis such as frequency tables and charts were used for data presentation while Relative Importance Index, as ranking model was employed to identify the most significant determinants among others.

IV. DATA ANALYSIS AND PRESENTATION

Table 1: Respondents' Bio-Data Survey on Sex, Educational Qualification and Professional Body.

Sex	Freq	%	Educational Qualification	Freq	%	Professional Membership	Freq	%
Male	55	82.1	MSc.	5	7.5	NIESV	28	41.8
Female	12	17.9	BSc / HND	44	65.7	REDAN	12	17.9
Total	67	100	OND	11	16.4	AEAN	21	31.3
			SSC	7	10.4	ERCAAN	6	9.0
			Total	67	100	Total	67	100

Source: Field Survey December, 2015

From Table 1, analysis showed that both genders were considered. 55 Male and 12 female representing 82.1% and 17.9% respectively were sampled. The analysis of the educational qualification of the respondent showed that, 66.7% of the study population is BSc/HND holder, OND and M. Sc holders were 16.4% and 7.5% respectively. Also, 41.8% of the respondents belong to Nigeria Institution of Estate Surveyors and Valuers (NIESV), 17.9% associated with Real Estate Development Association of Nigeria (REDAN), 31.3% were member of Association of Estate Agents in Nigeria (AEAN) while 9.0% of the study population belongs to Estate, Rent and Commission Agents Association of Nigeria (ERCAAN). This implies that, the larger percentage of the study population had relevant educational background while majority of them also belongs to the Built Environment profession

Table 2: Respondents' Age and Years of Experience in Property Management in the Study Area

Age	Freq	%	Years of Experience in Property Management	Freq	%
Below 21yrs	2	3.0	Below 6yrs	5	7.5
21 – 30yrs	28	41.8	6 – 10yrs	53	79.0
31 – 40yrs	38	53.7	11 – 15yrs	7	10.4
41 -50yrs	1	1.5	16 – 20yrs	2	3.0
Above 50yrs	-	-	Above 20yrs	-	-
Total	67	100	Total	67	100

Source: Field Survey December, 2015

In table 2, the larger percentage of the study population falls within the age bracket of 31-40years i.e. 53.7%, followed by age group between 21-30years representing 41.8% which revealed the level of maturity of the study population. Also, 92.5% of the study population had a minimum of 6years wealth of experience in property management and market transaction in the vicinity which means their opinions and comments are relevant to the study at hand

Table 3: De-facto Properties Types in the Study Location

Designed Properties Used	Freq.	%
Residential Use	51	76.1
Commercial Use	11	16.4
Institutional Use	5	7.5
Total	67	100

Source: Field Survey December, 2015

Table 3 attempts to probe the prevailing property use types that had always characterized the study area before now, 76.1% submitted that, the study location was initially designed and associated with residential area, 17.9% admitted to the existence of commercial use properties in the study area while 7.5% were of the opinioned that the study area were characterized with institutional properties (e.g. old government secretariat). However, it can be said that, Ibara/Okelewo area was originally characterized by more of residential purposely built than purpose-built commercial properties and institutional property from time immemorial until the emergence of change in properties at the advent of commercial activities in the neighbourhood.

Table 4: The Respondents' Perception on Trend of Effect of Change in use in the Study Area

S/N	QUESTIONS	YES		NO	
		Freq.	%	Freq.	%
1	Do you observe any change in use of property in Ibara/Okelewo area from year 2000 till date years?	67	100	-	-
2	Do you have any property(s) that has been affected by change in use at Ibara/Okelewo area during this period?	67	100	-	-
3	Do property conversions have any effect on rental value in Ibara/Okelewo area in the recent time?	67	100	-	-

Source: Field Survey December, 2015

The analysis in Table 4 revealed a 100% submission of the respondents on their observations of the wave of property change in use of property in the study location from year 2000 till date. All the respondents (100%) agreed that, the observed wave of the changes affect the use types of most of the properties located within the study area including those properties under their management portfolio and also the rental prices of those properties. Therefore, it can be rightly deduced that change in use occurs in the Ibara/Okelewo area and the effect of such changes are being felt on the rental prices of the affected properties.

Table 5: Responses of the Respondents on the History of Change in Property Use in the Study Area

Observed Length of Time (years)	Freq.	%
Below 6yrs	8	11.9
6 – 10yrs	54	80.6
11 – 15yrs	5	7.5
Above 15yrs	-	-
Total	67	100

Source: Field Survey December, 2015

Table 5 shows the analysed views of the respondents on the number of years for which change in the use of property types has being in the areas, 54 (80.6%) of the study population expressed that, the change in use kick-started some 6 – 10 years back, whereas a few of the respondents i.e. (11.9%) were of the view that, the changes must have only started less than 5years ago. It suffice to say that, the opinion of the larger number of the study populations i.e. about 88.1% could be relied upon in deducing that, the phenomenon of change in property use in Ibara/Oke-Ilewo must have spanned a period between 6-15years. This is suggestive that such changes must have being in observation since as far back as 2001. However, the 11.9% recorded opinions suggesting that the change in use in the study area is a recent phenomenon may be attributable to the class of respondents with little knowledge of property market transaction and activities in the study area (see table 2).

Table 6: Respondents Opinion on the Property Types Mostly Affected by Use Conversion in the Study Area

Affected Property Types	Freq.	%
Residential	56	83.6
Commercial	7	10.5
Institutional	4	6.0
Total	67	100

Source: Field Survey December, 2015

As revealed in Table 6 concerning the opinion of the respondents on the property types that are mostly affected by change in use (conversion), 83.6% of the respondents were revealed suggesting that, residential properties were of more involved in conversion into commercial uses (i.e. office, shops, showroom etc.). The study also discovered that, the commercial properties though smaller in size i.e. 10.5% of previously existing commercial properties were also overtaken by change in use. These changes were observed to be mostly an advancement to further or higher level commercial uses that is, row of shops converted to shopping complex through renovation.

But it is imperative to note that, some commercial properties especially that was previously built as hotel was observed to have been converted to residential property let out as self-contain apartment where the demand and rent for such accommodation type exceed that for a hotel use in the vicinity. Also, some institutional property were affected by the wave of the changes as indicated by 6.0% of the study population to commercial use such observation were noted in developing eatery (Chicken Republic) on left-over land owned by Primary Health Centre in the study location

Table 7: Opinions on the Prevailing Property Uses in the Study Location

Current Use	Freq.	%
Residential	7	10.4
Commercial	34	50.7
Residential Cum Commercial (Mix Use)	26	38.0
Total	67	100

Source: Field Survey December, 2015

The information in Table 7 accounts for the opinions of the respondents on the prevailing property use trend in the study area. That is, 50.7% of the property types in Ibara/Oke-Ilewo are being utilized for commercial use, while a mixed use of residential and commercial use properties accounts for 38.0% of the existing properties and only 10.4% residential property usage may be identified in the study area. This is a sharp contrast with the details provided in Table 3 which revealed that only residential and commercial properties were types existed in the vicinity and that residential use alone accounted for 82.1%. This is suggestive the commercial property use has certainly become prevailing in the study area at present in contrast to the predominant residential use types in the past.

Table 8: Responses on the Nature of Property Conversion in the study area

Nature of Use Conversion	Freq.	%
Increasing Floor Level	32	47.8
Developing Additional Structure on plot	9	13.4
Internal Modification/Alteration	38	56.7
Complete Renovation/Rehabilitation	20	29.9

Source: Field Survey December, 2015

It is noted in Table 8 that, Internal Modifications/Alteration, Increasing Floor Level and Complete Renovation with 38%, 32% and 20% respectively were the major considered nature of conversion in the study locations concerning properties that were involved in change in use. From the observation, residential properties that were fully converted to commercial uses had undergone mostly Internal Modification/ or Complete Renovation/Rehabilitation while it is evident that properties utilized for combined residential and commercial uses in the study area had majorly undergone Internal Modifications/Alteration or Increasing in floor level where the lower floors were use for commercial purposes and upper floors for residential uses.

Table 9: Comparative Analysis of Affected Property Rental Values Before and After Use Conversion in the study locations

Affected Building Apartment	Rental Value Before Change in Use (Value on Average)		Rental Value After Change in Use (Value on Average)	
	Freq. (#)	%	Freq. (#)	%
Tenement (A Room)	30,000	56	48,000	50
Mini Flat	100,000	52	180,000	54
2 Bedroom Flat	150,000	51	250,000	59
3 Bedroom Flat	280,000	63	450,000	57
Duplex	550,000	55	950,000	52

Source: Field Survey December, 2015

Table 9 shows the comparative analysis of rental evidence obtained on some affected properties types in the study location which retain their spatial design but had subsequently been converted to other usage following consequent to refurbishment, renovation etc. it can be inferred that, the direction of change in use of properties were mainly from their original designed uses (Residential) to current uses (Commercial) has direct and positive relationship with the affected property rental prices. The rental values estimated on the average shows increments in all the sampled properties where uses had either wholly or partly changed from residential to commercial uses. For example, Tenement Buildings in the neighbourhood which are now being converted to office uses (#48,000 p.a.) command higher rental price relatively above the rents earned by such properties in continued utilization as designed for residential use (#30,000 p.a)

Table 10: Ranking of responses on the Determinants of change in use in the Study Area

S/N	DETERMINANTS	SA (5)	A (4)	I (3)	D (2)	SD (1)	RII	RANK ING
1	Planning Regulation	20	164	63	2	-	3.72	5 th
2.	Infrastructural Facilities	65	116	66	6	-	3.78	4 th
3.	Agglomeration of business activities	90	112	57	4	-	3.94	2 nd
4.	Population Size	45	48	105	22	-	3.28	8 th
5.	Accessibility	115	80	51	14	-	3.88	3 rd
6.	Investment Potential (Demand)	105	116	27	16	-	3.94	2 nd
7.	Long Tenancy Period	70	72	81	14	1	3.55	7 th
8	Good property Maintenance Habit	85	72	66	20	-	3.63	6 th
9	Ease Property Management	-	40	69	64	2	2.61	9 th
10.	Security	150	88	27	8	2	4.11	1 st

Source: Field Survey December, 2015

Table 10 shows analysis of responses on the determinants of change in use of property types in the study area, some of the major factors listed were ranked and the study revealed that, Security is the most significant factor with RII of 4.11 ranked first, ranked 2nd were two factors namely; agglomeration of economic activities and Investment Potential (Demand for Highest and Best Use of Land) both having RII of 3.94 each. However, Accessibility, Availability of Infrastructural Facilities and Planning Regulation were ranked the 3rd, 4th, and 5th determinant factors with RII of 3.88, 3.78 and 3.72 respectively, while the population of dwellers in Ibara/Oke-Ilewo and the Ease property management were the least considered significant factors occupying the 8th and 9th position at the bottom of the ranking table with RII of 3.28 and 2.61 respectively.

V. SUMMARY OF FINDINGS

The study confirmed that, there is an observable change in use of property in Ibara/Oke-Ilewo area which has spanned through the period of 11-16years i.e. as far back as 2001. The paper also revealed the major form of change in use of property in the study location which is mostly from residential use to commercial use either wholly or partly i.e mixed use. Also, the study discovered that, the pattern of property use change has positive implication on rental value of the affected properties i.e. as the affected residential property use changed to commercial property use, the rental price of affected properties increases (see table 9 in the study analysis). However, the study identified that, Internal Modifications and increasing floor level among others were the major physical developmental pattern of change in use of properties in the study location. The major significant factors responsible for change in use in Ibara/Oke- Ilewo area as revealed by the study include security, Investment potential, Accessibility, agglomeration of business activities and infrastructural facilities while ease of property management and the study area dwellers population size have little or no significant input in use conversion in Ibara/Okelewo area

VI. RECOMMENDATION AND CONCLUSION

Change in use of landed property is a transitional phenomenon of time mostly accorded with persistence rise in the level and rate of physical and socio-economic growth and development of a particular area. Land use change being inevitable occurrence associated with emerging major urban city centers like Ibara/Okelewo area, Abeokuta, Ogun State, Nigeria, however, the nature and pattern of such land use dynamism has to be appropriately monitored and regulated by putting in place effective checks to curb attributable adverse impacts and maintain planning orderliness. To this effect, the study therefore recommends that:

- i. Appropriate planning approval and permission should sought and obtained before property owners/users carry out any physical re-development (e.g. renovation, modification, alteration etc.) that will affect the existing use;
- ii. Relevant government ministries/agencies/parastatals should come alive to their responsibilities in ensuring that proper monitoring and site inspections are undertaken.
- iii. There is need to re-enact the enforcement of extant laws concerning land use change and re-developments so as to curtail the excesses of land owners/users in their quest for maximizing economics opportunities;
- iv. Land owners/users should be sensitized on the importance of due process in their pursuit of property planning and development by emphasizing the associated adversities that incompatible land use changes may impact on the society.
- v. Property managers, developers and agents should be proactive, detailed and concise in their professional advice and service delivery to their clients when the needs arise especially on matters concerning property use conversion.

- vi. As frontline professionals in the property market, It is prudent that Estate Surveyors and Valuers rise up to their public expectation by embarking on public awareness campaign and efficient service delivery involving the provision of property market database on rental trends in order to attain pricing stability and predictability in the market

The study therefore concludes that, change in use experienced in Ibara/Okelewo area is synonymous to the pace at which social and economic developmental growths are springing up in the study area, which in turn has positive impact on the rental value of the affected properties in the area. Nevertheless, it is imperative to note that such developing process has to be appropriately guided by all the stakeholders involved in order to avoid chaotic urban-growth situation

REFERENCE

- [1]. Afolabi Aribigbola (2008), *Improving Urban Land Use Planning And Management in Nigeria: The Case Of Akure*. Theoretical and Empirical Researches in Urban Management, Year 3, Number 9, 2008
- [2]. Ayotamuno, A, Gobo, A. E and O B Owei (2010), *The impact of land use conversion on a residential district in Port Harcourt*, Nigeria Environment & Urbanization Copyright © 2010 International Institute for Environment and Development (IIED). Vol 22(1): 259–265. Vol 22 No 1 April 2010
- [4]. B. Shankar, D.Vidhya (2013), *Changing Dynamics of Land Use in Residential Neighbourhood of Vani Vilasa Mohalla, Mysore*. International Journal of Modern Engineering Research (IJMER) www.ijmer.com Vol.3, Issue.2, pp-678-684
- [5]. Dami, A. , Adesina, F. A. and Garba, S. S. (2010), *Land Use Changes In The Adjoining Rural Land Of Maiduguri Between 1961- 2002: Trends And Implications In Environmental Management In Borno State, Nigeria*. Journal of Environmental Issues and Agriculture in Developing Countries, Vol. 3, No. 2 August 2011
- [6]. Egunjobi L (2004), *Housing Affordability and the Nigerian Poor*. A paper prepared at the staff/postgraduate students' seminar. University of Ibadan, Ibadan. P.3-4
- [7]. Gbadamosi Kolawole and Ibrahim Shaibu Alfa (2013), *Land Use Conversion and Traffic Situation in Lagos, Nigeria: An Impact Assessment of Victoria Island*. Being the full length of a paper to be presented at 13th WCTR held in Windsor Barra Hotel Rio de Janeiro, Brazil, on July 15-18, 2013
- [9]. Ifeoluwa (2011), *Analysis of urban expansion and land use changes in Akure, Nigeria, using remote sensing and geographic information system (GIS) techniques*. Journal of Geography and Regional Planning Vol. 4(9), pp. 533-541,
- [10]. J. H. Kim (2010), *Land Use, Spatial Structure, and Regional Economic Performance: Assessing the Economic Effects of Land Use Planning And Regulation* Doctor of Philosophy in Regional Planning, University of Illinois at Urbana-Champaign
- [11]. John M. Quigley and Larry A. Rosenthal (2005), *The Effects of Land Use Regulation on the Price of Housing: What Do We Know? What Can We Learn?* A Journal of Policy Development and Research • Volume 8, Number 1 • 2005
- [12]. Kates R. W., Turner, B. L. J, and Clark W. C. (1990). *Earth as Transformed by Human action* (pp1-17) Cambridge: Cambridge University Press.
- [13]. Krabben, E. V. D. and F. Bokema. (1994). *Missing links between urban economic growth theory and real estate development processes: Economic growth and building investments in the City of 's-Hertogenbosch* ., Journal of Property Research 11 (2): 111-129.
- [14]. Leke Oduwaye (2013), *Urban Planning Implications of Changing Land Use Structure of Metropolitan Lagos, Nigeria*. Proceedings REAL CORP 2013 Tagungsband 20-23 May 2013, Rome, Italy. <http://www.corp.at>
- [16]. Michael Ajide Oyinloye and O. Kufoniya (2013), *Application of IKONOS Satellite Images in Monitoring of Urban Land use Change in Ikeja, GRA, Lagos, Nigeria* International Journal of Engineering Science Invention, Volume 2, PP.01-10
- [17]. Olayinka Abel Ogungbemi (2012), *Factors Influencing Change of Use and Its Attendant Problems: Case Study of Yaya Abatan Ogba, Lagos State*. Journal of Emerging Trends in Economics and Management Sciences (JETEMS) 3(6): 901-906
- [18]. Olusegun Oriye (2013), *Urban Expansion And Urban Land Use In Ado Ekiti, Nigeria* American Journal of Research Communication www.usa-journals.com, 2013: Vol 1 (2)
- [19]. O.S. Eludoyin, C.C. Wokocha and G. Ayolagha (2011), *GIS Assessment of Land Use and Land Cover Changes in OBIO/AKPOR L.G.A., Rivers State, Nigeria*. Research Journal of Environmental and Earth Sciences 3(4): 307-313, 2011

- [20]. Oni, Ayotunde Olawande (2009), *Arterial Road Network and Commercial Property Values In Ikeja, Nigeria*. Doctor of Philosophy (Phd) In Estate Management, Covenant University, Ota, Nigeria
- [21]. Yuri J Raharjo (2005), *Physical Structure and Pattern of Land Use Changes from Residential into Commercial: Analyses of Mampang Prapatan, Jakarta, Indonesia* UMD1-21 Lund, September 12.