

**CAUSES AND EFFECTS OF ABANDONED  
RESIDENTIAL PROPERTY PROJECTS IN  
ILORIN, NIGERIA.**

*CASE STUDY OF ILORIN SOUTH  
(KANGILE LOCAL GOVERNMENT)*

***BY***

**ALOWONLE KABIRAT OMOWUNMI  
HND/23/ETM/FT/0004**

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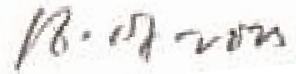
**JULY, 2025**

## CERTIFICATION

This project written by **ALOWONLE KABIRAT OMOWUNMI** (HND/23/ETM/FT/0004) has been examined and approved for the award of Higher National Diploma in Estate Management and Valuation



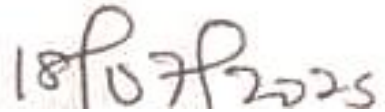
.....  
**MR. MUH'D SOLIU AKEWULA**  
**HND Bsc.,**  
*(Project Supervisor)*



.....  
**Date**



.....  
**ESV. DR.MRS. N.I. UWAEZUOKE**  
*(Project Coordinator)*

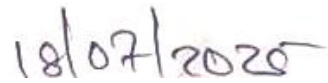


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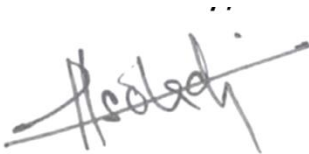


.....  
**ESV.ABDULKAREEM RASHIDAT .A**

Head Of Department

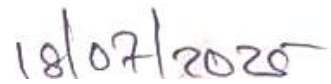


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**ESV DR. LUKUMAN MUSIBAU**

External Examiner



.....  
**DATE**

## **DEDICATION**

This research work is devoted to Almighty Allah, maker of Heaven and Earth for His infinite mercy, guide, protection, provision, opportunity, ability to assimilate and go through the Polytechnic education, despite all odds. Also, this project is dedicated to my lovely families, my dearest man and friends for their support and endurance just for me to become an Higher National Diploma Holder.

## **ACKNOWLEDGEMENT**

All glory, honor and admiration belong to AlmightyAllah for his compassion, shield, Provision, Guidance, Kindness and great opportunity given to me to undertake this project and seeing me through the four poles of this polytechnic.

I will like to use this medium to appreciate my wonderful parents Mr. and Mrs. Alowonle and my Man.

Also, I appreciate my project supervisor, in person of MR. MUH'D SOLIU AKEWULA (ESV) HND Bsc. (Msc in view), all the lecturers at the department most especially the HOD (ESV.ABDULKAREEM RASHIDAT), I pray that may Almighty Allah continue be with you and bless you all the days of your life and you shall dwell in the house of Almighty Allah Amen.

I want to use this opportunity to appreciate My friend.

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## **ABSTRACT**

The aim of this project works is to examine the causes and effects of abandoned residential project in Ilorin, kwara State, Nigeria with a view to solving the acute residential shortage in the study area. The specific objectives are to identify the type of abandoned residential building project in Ilorin, to examine the causes of abandoned residential property projects in study area and evaluate the effects of abandoned residential property projects in the study area.

Oral interviews, personal observations and administration of structured questionnaires were the methods used in gathering data for this study. In this study, the researcher has chosen to use a combination of purposive Sampling and Random sampling techniques. The purposive is employed in the selection of the property developers while simple random sampling techniques was used to select respondents among the household heads of residential properties within the study area. 100 questionnaires were distributed among the Estate Surveyor and Valuer and household head of residential property within the study area.

The Findings reveal that numerous factors were the causes of abandoned property projects such as death of the shareholder/landlord, discrepancy in administration policies, inappropriate development planning and proposed design, inappropriate development costing, and change in investment intention, cost overrun and time overrun, discouragement of investment, environmental pollution, hide out for criminal activities, disappointment to the prospective users, reduce the aesthetics value of the neighborhood residential properties, and finally reduces standard of living within the neighborhood.

It concluded that the high rate of abandoned building projects for both private owners and government cannot be neglected if the environment must be safe and healthy for people to live in. It's also suggested that adequate funding and budgetary distribution should be ensured in accordance with the Public Procurement Act, and governments should sustainably encourage the principle of providing passable policies and the stability of those policies by any arriving government. The government should enact a law to monitor and control building projects in order to eliminate the use of non-professionals and ensure the use of professionals only in the built environment.

## **CHAPTER ONE**

### **INTRODUCTION**

#### **1.1 Background to the study**

Abandonment is the act of forsaking or leaving something with the intent of never reasserting it. It is the act of giving up something or to discontinue any further interest in something, (Akano,2 001). It may be explained as a situation whereby a construction project cannot be completed within a normal limit of time or left uncompleted for so long. Residential development cannot be underrated in the development of a nation. The physical expansion of a city, town or village depends on the rate at which people build houses in that place. Apart from providing shelter for both rural and urban dwellers, it also determines the size and physical appearance (aesthetic) of any settlement. The first demand of any migrant is to secure a good accommodation, which is relatively and expensive in most urban centers in Nigeria due to the fact that the supply of residential accommodation is inelastic and inadequate. Residential property development also contributes to the fiscal increase of any country at the same time provides job opportunity for several people (Abdul Aziz et el, 2014).

The unceasing abandonment of uncompleted buildings and development projects in urban areas are so shocking in the developing countries such that Nigeria has remained one of the countries in such difficulty (Abdul Raham et el, 2013; Akhanolu et el, 2016; Ayodele and Alabi, 2011). Abandoned uncompleted buildings have been characterized with lots of challenges on environmental matters; it is a fact to say that, it has served as the basement to so many environmental challenges ranging from poor sanitation, land degradation, loss in property value, social crime, etc.

According to the Longman Dictionary (2005), abandonment is defined as "to stop doing something" when there are too many issues and it is not feasible to go on. If projects are to be completed successfully, planning must come first (Abdul Raham et el, 2013). "Abandonment" is defined by Akindoyeni (1989) as structures for which mortgages and taxes are no longer paid, as well as for which services are neither rendered nor reimbursed. They are abandoned, abandoned, boarded up, decaying, or those with

poorly kept grounds. "Abandonment" can also refer to a building's demolition, the loss of a building's owner's legal ownership, or a building owner's inability to continue providing building operations and maintenance (Olapade, 2011). An abandoned construction project is an uncompleted project in the time frame of a contract. Hence, there is an urgent need to look inward and examine critical factors militating against project completion and occupation following its conception. The abandonment of building projects has been variously defined. Akhanoluet *al.* (2016) define project abandonment as the resultant effect of any development projects that have started at an earlier date but which the construction work for one reason or the other has stopped

Residential Property project are categorized as abandoned when the various activities that were supposed to be carried out from inception to completion of the projects were not achieved due to some unbearable constraints surrounding the entire construction process. Chan, Scott & Lam (2002) argued that the projects abandonment result from the following; lack of contractors' competencies; lack of the client competencies; lack of understanding of risk and liability assessment; lack of the end users' needs and the end users imposed restrictions on the projects.

Residential property projects are classified as abandoned when certain unsupportable conditions surrounding the entire construction process prevented the various activities that were intended to be carried out from the project's inception to its completion. According to Chan, Scott, and Lam (2002), the following factors contribute to project abandonment: a lack of contractor competence; a lack of client competency; a lack of knowledge about risk and liability assessment; a lack of end users' needs; and end users' imposed project restrictions.

It is as a result of this possible circumstance, that the need for this study becomes so important in order to identify causes and effects of abandoned residential property project within study area and abandoned residential property project is an unfinished project in a time frame of a contract. Hence, there is an urgent necessity to look inward

and inspect critical factors militating against abandoned residential property project with its conception.

## **1.2 Statement of the Problem**

Many building projects commenced well as if they are going to be completed within a short period of time but eventually end up being delayed for many years. Such delay have led to many problem such as deterioration of the physical structure before completion, reflection of cracks on the wall which lead to cost overrun. Many uncompleted properties have become dumping ground causing air pollution in the environment thereby exposing people's life to diseases which causes sickness to human. It also attracts dangerous animals like snakes, scorpion and the likes which can endanger the life of the people living in that area (Ganiyu, 2006).

Abandoned residential properties present a multifaceted problem that affects communities globally. These properties, once homes to families and individuals, now stand vacant, neglected, and often in disrepair. The phenomenon of property abandonment can be attributing to a myriad of causes, each contributing to the broader socio-economic and environmental landscape in different ways.

Economic downturns and foreclosures the Economic instability, such as recessions and local economic downturns, can lead to job losses, reduced income, and increase in foreclosures. When homeowners can no longer afford their mortgage payments, properties may be abandoned. This problem is exacerbated by fluctuation in the real estate market, where declining property values make it difficult for owners to sell their homes or refinance their mortgages.

Secondly, in some region urban decay and shifts in population demography contribute to property abandonment. As industries decline and jobs are lost, residents may move to other areas in search of better opportunities, leaving properties vacant. Similarly, suburbanization and the growth of new residential areas can draw people away from older neighborhoods, leading to abandonment.

Thirdly, High crime rates and social issues such as drug abuse and vandalism can also drive people away from their homes, When neighborhoods become unsafe, residents

may choose to leave, resulting in abandoned properties, These abandoned properties, in turn, can become hotspots for criminal activities, creating a cycle of decline that is difficult to break.

Finally, Natural Disasters and Environmental Factors like hurricanes, floods, earthquakes, and wildfires can render homes uninhabitable. In the aftermath of such events, if rebuilding is too costly or if residents relocate permanently, properties may be left abandoned. Despite the apparent negative impacts, there is limited comprehensive research on the underlying causes and the full spectrum of effects of these abandoned residential projects in Ilorin, Nigeria. This study aim to fill this gap by exploring the reasons behind the abandonment of property projects and examining the subsequent effects on residential neighborhoods. By identifying the root causes and understanding the implications, stakeholders can develop targeted interventions to mitigate the problem and promote sustainable urban development, Nuarrual (2008)

These situations therefore compelled the researcher to investigate the causes and effects of abandoned residential property projects within the study area.

### **1.3 Research Questions**

- i. What are the types of abandoned residential property projects in Ilorin?
- ii. What are the specific causes of abandoned residential property projects in the study the Area?
- iii. What are the effects of abandoned property projects in the study Area?
- iv. What are the possible recommendation to abandonment in residential property projects in the study area?

### **1.4 Aim and Objectives**

The aim of this research work is to examine the causes and effects of abandoned residential property projects in Ilorin, Nigeria with a view to proffering recommendation to them and preventing them.

The objectives are to ;

- i. Identify the types of abandoned residential property projects in Ilorin;

- ii. Examine the causes of abandoned residential property projects in study area; and
- iii. To evaluate the effects of abandoned residential property projects in study area.

### **1.5 Justification of the Study**

According to Hughes (2003), the situation is exacerbated by an incorrect comprehension and application of fundamental project management concepts, such as an incorrect focus on rewarding the wrong actions for good and a failure to communicate the project goals. However, Chan et al. (2002) contended that the following factors contributed to project abandonment: the end users' restrictions on the project development; a lack of commitment from the project team; a lack of contractor competencies; a lack of understanding of risk and liability assessments; a lack of client competencies; and a lack of end users' needs. Abandoned projects have a detrimental impact on the development of a country because they require time and resources. In addition, they expose people to unemployment, lower government revenue, and compromise the expected aesthetic qualities of the environment upon project completion. projects including medical facilities, educational facilities, commercial buildings, and a host of other projects. Roads and other infrastructure have an impact on the transportation system, which in turn has an impact on the economy. Project abandonment results in lost projected returns and what appears to be a waste of capital expenditure. For this reason, all projects ought to be finished on time. Therefore, this research work will be of immense importance to the general public on the causes of residential property abandonment in Nigeria with a view of reducing the issues that lead to the causes of the abandonment. The conclusion of this study will guide the government and policy on ways to create and execute policies that will reduce the rate of residential property abandonment in Nigeria. This research work will also serve as a resource base to other scholars and researchers paying attention in carrying out further research in this field afterward.

## **1.6 Scope of the Study**

This study is restricted to examining the causes and effects of abandoned residential property projects in Ilorin, therefore the geographical scope of this study covers the abandoned residential property projects in Kangile in Ilorin South LGA Kwara State, Nigeria

## **1.7 Historical Background**

According to Balogun, (1969). Ilorin, the capital of Kwara State, Nigeria, has a rich history dating back to the early 19th century. Originally a Yoruba town, it later became an important center for Islamic culture and commerce due to its strategic location on trade routes between northern and southern Nigeria. Early residential properties in Ilorin were predominantly traditional Yoruba compounds and mud houses, reflecting local architectural styles and construction techniques using readily available materials like mud, thatch, and wood. During the British colonial period, Ilorin underwent significant transformations. Colonial policies and urban planning principles introduced new building materials and construction techniques. Cement and corrugated iron sheets replaced traditional materials, and the colonial administration established residential quarters for Europeans and administrative officials. Government Reservation Areas (GRAs) were developed, featuring more modern housing styles and amenities. In recent years, Ilorin has continued to grow as an urban center, with ongoing investments in residential property development. Modern housing estates, gated communities, and mixed-use developments have become more common, reflecting contemporary architectural styles and amenities. However, the city still faces challenges related to land acquisition disputes, regulatory hurdles, and economic fluctuations affecting affordability and financing.

### **1.7.0 The Study Area**

In recent years, Ilorin has continued to grow, with ongoing investments in residential property development. Modern housing estates, gated communities, and mixed-use developments have become more common, reflecting contemporary



architectural styles and amenities. However, the city still faces challenges such as land acquisition disputes, regulatory hurdles, and economic fluctuations affecting affordability and financing. Kangile is residential communities within Ilorin that have experienced both the benefits and challenges of urban development. This area has seen a mix of traditional and modern housing developments, reflecting the broader trends in Ilorin's residential property market. Kangile Community: Historically, Kangile has been characterized by traditional housing styles, with gradual transitions to more modern constructions as economic conditions allowed. The community has faced challenges related to infrastructure development, land acquisition, and regulatory compliance.

### **1.7.1 Ilorin South is a Local Government Area in Kwara State, Nigeria. Here's a brief history:**

- Ilorin South has its headquarters in the city of Ilorin, which is also the state capital.
- The area has a rich cultural heritage, being part of the ancient Oyo Empire and later become Ilorin Afonja or Iorin, Emirate established in the 19th century.
- The emirate was founded by the Fulani warrior, Alimi, in the early 19th century, and it became a key center of Islamic learning and culture.
- Ilorin South is home to the Palaces of the Emir of Ilorin and the ancient Idi-Ape Mosque, a significant Islamic landmark.
- The area has a diverse population, with the Yoruba, Fulani, and other ethnic groups living together.
- Ilorin South has contributed significantly to the political, economic, and cultural development of Kwara State and Nigeria as a whole.
- The area is known for its agricultural production, particularly in cocoa, cassava, and yam, as well as its vibrant markets and trade centers.

### 1.7.2 Definition of Terms

- ❖ **RESIDENTIAL:** - refers to areas or properties designated primarily for people to live in. These are distinct from commercial or industrial areas and include a variety of living space such as houses, apartments, and condominiums. Residential areas are characterized by their focus on providing housing and living amenities to individuals and families. (National association of Realtors. 2020).
- ❖ **PROJECT:** - Is a temporary endeavor undertaken to create a unique product, service, or result. It has a defined beginning and end, specific objectives, and a series of planned activities and tasks to achieve those objectives. Projects are characterized by their unique nature, as opposed to ongoing operations or processes, and they require the coordination of resources, time, and effort to achieve the desired outcome. (Kerzner, H. 2017)
- ❖ **CONTRACT:** - Lawal (2010) sees a building contract as an agreement between two or more people or group to carry-out a building or engineering work. It may be in writing, given by words of math, conduct or gestures.
- ❖ **PROPERTY:** - Bello (2010) defines property as anything that you can claim ownership of. There are types of properties which real property. Personal property etc. but our own concern is on real estate property.
- ❖ **HOUSING:** - Gyourko, J. (2005 ). refer to the provision of homes and living accommodations for individuals and families. It encompasses a variety of physical structures, legal arrangements, and policies aimed at providing shelter and a living environment that meets the basic human need for security, comfort, and privacy. Housing is a critical component of urban and rural development and plays a significant role in economic stability, social well-being, and public health.
- ❖ **ABANDONMENT:** - Akano, (2010) defined abandonment as the act of forsaking or leaving something with the intent of never again reasserting it.
- ❖ **RESIDENTIAL PROPERTIES:** - This are structures designed and intended for people to live in. These buildings provide living accommodations and are primarily used

for housing individuals and families. Residential buildings come in various forms and sizes, ranging from single-family homes to large apartment complexes, and they play a critical role in urban and rural development by providing shelter and supporting communities. ( Gyourko, J. 2005)

## **CHAPTER TWO**

### **LITERATURE REVIEW/CONCEPTUAL FRAME WORK**

#### **2.0 Introduction**

Residential property projects refer to developments that focus on creating housing for individuals and families. These projects encompass a wide range of housing types, including single-family homes, multi-family units (like apartments and townhouses), and planned communities. The primary goal of these projects is to provide safe, functional, and aesthetically pleasing living spaces.

#### **2.1 Types of Residential**

Bungalow A style of residence that is usually single-story or one and a half stories, bungalow often have attached porches with roof overhangs

Duplex Two separate residences combined under one roof , duplex are similar to triplexes, quadplexes and apartment

#### **2.2 Benefits of Residential building Projects**

1. Economic Growth: Creating jobs and stimulating local economies (Miles et al., 2015).
2. Urban Development: Improving infrastructure and urban regeneration (Ratcliffe et al., 2009).
3. Housing Supply: Meeting the housing demands of growing populations (Glaeser&Gyourko, 2005).
4. Community Building: Fostering a sense of belonging and social interaction (Putnam, 2000).

#### **2.3 Challenges faced by Residential building Projects**

1. Financing Issues: Managing cash flow and securing adequate funding (Peca, 2009).

2. Regulatory Hurdles: Navigating complex zoning laws and building codes (Ratcliffe et al., 2009).
3. Market Fluctuations: Adapting to changes in real estate market conditions (Brown & Matysiak, 2000).
5. Construction Delays: Addressing unexpected delays due to various factors like weather and labor shortages (Walker, 2015).
6. Quality Control: Ensuring high standards of construction and compliance with regulations (Halpin & Woodhead, 2010)

## **2.4. Stages Involved In Residential Property Project**

### **1. Planning and Design:**

**Feasibility Studies:** Assessing the economic, legal, technical, and financial viability of the project (Ratcliffe et al., 2009).

**Urban Planning:** Strategic layout of residential units, infrastructure, and amenities to ensure a functional environment (Levy, 2012).

**Architectural Design:** Detailed architectural plans considering space utilization, aesthetics, and compliance with building codes (Ching, 2014).

**Land Acquisition:** Site Selection: Choosing suitable locations based on factors such as accessibility, environment, and market demand (Cloete, 2002).

**Legal Acquisition:** Securing clear land titles and necessary legal agreements (Ratcliffe et al., 2009).

### **2. Financing:**

**Funding Sources:** Identifying and securing capital from banks, investors, and other financial institutions (Miles et al., 2015).

**Financial Planning:** Detailed budgeting and financial plans to manage costs and forecast returns (Peca, 2009).

### 3. **Construction:**

**Project Management:** Coordination of various contractors, suppliers, and laborers to ensure timely and within-budget completion (Walker, 2015).

**Quality Control:** Ensuring construction adheres to design specifications and building standards (Halpin&Woodhead, 2010).

### 4. **Marketing and Sales:**

**Market Analysis:** Understanding the target market and their housing needs (Brown &Matysiak, 2000).

**Sales Strategies:** Implementing advertising campaigns, open houses, and flexible financing options to attract buyers or tenants (Kotler et al., 2008).

## 2.5 **Concept of Residential Property Abandonment**

Residential property abandonment refers to the phenomenon where a property is left vacant and neglected, often falling into disrepair due to the absence of any occupant or active owner. This abandonment can result from various factors, including economic downturns, legal disputes, demographic shifts, and natural disasters, leading to properties becoming uninhabitable or undesirable. Over time, abandoned properties can contribute to urban decay, reducing property values in the surrounding area and posing risks to public safety.

One of the primary causes of residential property abandonment is economic hardship. During periods of economic decline, homeowners may find themselves unable to keep up with mortgage payments, leading to foreclosure and eventual abandonment of the property. In some cases, properties may remain unsold or unoccupied due to an oversupply of housing or lack of demand in a particular area. As noted by Mallach (2018), widespread economic issues can trigger waves of abandonment, particularly in cities that have lost industrial or commercial activity, leaving many homes empty and in disrepair.

Legal and administrative factors can also play a significant role in property abandonment. For instance, properties caught in probate, inheritance disputes, or unclear ownership can become abandoned as the legal processes delay their transfer or sale. Additionally, properties with unresolved liens or those caught in lengthy foreclosure processes may be left vacant for extended periods. According to Alexander (2020), these legal entanglements often lead to properties being left in limbo, contributing to their gradual deterioration.

Demographic changes, such as population decline or shifts in housing preferences, can lead to residential property abandonment as well. When populations migrate from certain areas, often in search of better economic opportunities or living conditions, they leave behind vacant homes that may not be easily resold or rented. This is particularly evident in rural areas or former industrial towns that have experienced significant depopulation. For example, studies by Silverman et al. (2016) highlight the impact of urban flight and deindustrialization on residential neighborhoods, where large numbers of homes are abandoned as the local population dwindles.

Natural disasters and environmental issues can also contribute to the abandonment of residential properties. In areas prone to flooding, hurricanes, or other natural catastrophes, properties may be abandoned when the cost of repair or rebuilding outweighs the value of the property. Additionally, properties located in regions experiencing environmental degradation, such as pollution or land subsidence, may be vacated by owners seeking safer or more sustainable living conditions. As noted by FEMA (2019), the aftermath of natural disasters often leaves a trail of abandoned homes that further complicate recovery and rebuilding efforts.

The effects of residential property abandonment are far-reaching. Abandoned properties can attract criminal activity, become breeding grounds for pests, and contribute to the overall decline of a neighborhood. They also impose financial burdens on municipalities, which may have to address the safety hazards or demolish derelict structures. Moreover, the presence of abandoned properties can lower the value of nearby

homes, leading to a vicious cycle where more properties are vacated as the area becomes less desirable.

Addressing residential property abandonment requires a multifaceted approach. Solutions may include legal reforms to expedite the transfer of ownership, incentives for redevelopment, and community-based initiatives to reclaim and repurpose abandoned properties. Urban planners and policymakers must collaborate to develop strategies that prevent abandonment, mitigate its effects, and promote the revitalization of affected areas. As Alexander (2020) suggests, proactive measures, such as land banks and community land trusts, can play a crucial role in transforming abandoned properties into assets that contribute to the community's economic and social well-being.

Okunola et al, (2012) defined development as the process of carrying out work involving a change in the physical use or in the intensity of an existing use of land or buildings, he also explained further that development may be a lengthy process from the original conception to the change in the existing use to survey design estimates, preliminary discussion with various public bodies. Land acquisition to the formal application for planning consent, constant appraisal of the cost implication of the schemes and financial arrangement which are necessary until successful completion.

### **2.5.1 Causes of Abandonment in residential property project.**

Residential property abandonment is a complex issue that can stem from various interrelated causes, impacting both new developments and existing properties. Understanding these causes is crucial for addressing and mitigating the effects of abandonment.

One significant cause of residential property abandonment is economic downturns and financial instability. Economic recessions can lead to increased unemployment, reduced incomes, and financial distress for homeowners and investors alike. This financial strain often results in the inability to maintain mortgage payments, leading to



foreclosure and abandonment. According to the Urban Land Institute (2023), economic fluctuations can exacerbate property abandonment rates, especially in areas with limited economic diversity and resilience.

Another critical factor is the oversupply of housing relative to demand. In many urban and suburban areas, aggressive property development and speculative building practices can result in an oversupply of residential units. When the market becomes saturated, properties may remain unsold or unoccupied, eventually falling into disrepair. The National Association of Home Builders (2022) highlights that overbuilding, particularly in areas with declining populations or changing housing preferences, can lead to significant rates of property abandonment.

Legal and administrative issues also contribute to the abandonment of residential properties. Complex legal disputes, unclear property titles, and prolonged foreclosure processes can prevent properties from being occupied or sold. Properties caught in legal limbo often suffer from neglect and deterioration. Recent studies, such as those conducted by the American Bar Association (2021), emphasize how legal challenges, including lengthy probate proceedings and unresolved liens, can delay property transactions and contribute to abandonment.

Demographic changes and shifting housing preferences further complicate the issue. As populations migrate from certain areas in search of better economic opportunities or living conditions, the remaining properties may become less desirable and abandoned. For instance, rural areas and former industrial towns experiencing significant out-migration are often left with vacant and deteriorating properties. The Journal of Urban Affairs (2023) discusses how demographic shifts and changing housing needs can impact property occupancy rates, leading to abandonment.

Environmental factors, including natural disasters and environmental degradation, also play a role in residential property abandonment. Properties located in areas prone to flooding, hurricanes, or other natural catastrophes may be abandoned when repair costs exceed the property's value. Additionally, environmental issues such as pollution or land subsidence can make properties uninhabitable, leading to their abandonment. The Federal Emergency Management Agency (2022) reports that natural disasters significantly contribute to property abandonment, particularly in vulnerable regions.

Lastly, the lack of effective property management and maintenance can lead to abandonment. Properties that are poorly maintained or mismanaged often deteriorate rapidly, becoming unsightly and less functional. This neglect can drive away potential tenants or buyers, leading to further abandonment. The Institute for Real Estate Management (2023) highlights how inadequate property management practices contribute to the decline of residential properties, particularly in multifamily housing scenarios.

Addressing residential property abandonment requires a multifaceted approach, including economic support measures, legal reforms, and targeted redevelopment strategies. Understanding the diverse causes of abandonment helps stakeholders develop effective solutions to revitalize affected areas and prevent further property loss.

### **2.5.2 Death of the shareholder/client/landlord**

When the investor dies, their estate must go through probate, which can be a lengthy and complex process. During this time, the property may be left unattended, leading to abandonment, also if the investor had outstanding debts or taxes on the property, their death may leave these obligations unpaid, leading to foreclosure or abandonment and Transferring ownership of the property can be complicated, especially if the investor had multiple heirs or beneficiaries.

### **2.5.3 Discrepancy in Government policies**

Frequent changes or unclear zoning laws can make it difficult for property owners to develop or maintain their properties, frequent changes in building codes or regulations can make it difficult or expensive for property owners to comply, and also Inconsistent or inadequate provision of public services like water, sanitation, or security can make properties unlivable or unmanageable

### **2.5.4 Inappropriate project costing**

Inadequate funding or financing can lead to project delays, cost overruns, or abandonment, Failure to account for contingencies, inflation, or changes in market conditions can lead to budget shortfalls and also overly aggressive return on investment (ROI) expectations can lead to project abandonment if targets are not met.

### **2.5.5 Changes in investment purpose**

If an investor changes the intended use from residential to commercial, they may abandon the property if it's not zoned or suitable for commercial use, or if an investor initially planned for short-term gains but later decides to hold the property long-term, they may abandon it if it's not suitable for long-term investment and also If an investor initially intended to live in the property but later decides to rent it out, they may abandon it if it's not rentable can therefore leads to abandonment in residential property projects.

### **2.5.6 Effects of Abandonment in residential property project**

In line with Olusegun and Alabi (2011), abandoned projects have various adverse impacts that fall into economic, environmental, health, and social categories. Amoatey et al. (2015) outlined the consequences of construction project delays in Ghana as encompassing cost overruns, time overruns, litigation, lack of client continuity, and arbitration. Ayodele and Alabi (2011) specified wasted resources and loss of government tax revenue as the primary effects of abandoning developmental construction projects in

Nigeria. Similarly, Ngacho and Das (2014) scrutinized construction project performance in Kenya and pinpointed economic and social effects as the principal effects on the general population.

This researcher has been able to critically identify the effects of abandonment in residential property projects in Ilorin as follows Cost overrun and time overrun, environmental pollution, hide out for criminal activities, disappointment to the prospective users, reduce the aesthetics value of the neighbourhood residential properties, and finally reduces standard of living within the neighbourhood.

#### **2.5.7 Cost overrun and time overrun**

Exceeding budget limits can lead to financial difficulties, making it challenging to complete the project, it can also decrease profit margins, making the project less viable, can also lead to increased debt, straining the project's financial stability and erode investor trust, leading to withdrawal of support. Extended project timelines delay rental income or sales, affecting cash flow. It can also lead to changes in market conditions, affecting demand or prices.

#### **2.5.8 Environmental pollution**

Environmental pollution can pose health risks to occupants, leading to liability concerns and potential abandonment and It can also decrease property value, making it difficult to sell or rent, and also Severe environmental pollution can lead to government intervention, including project shutdown or abandonment.

#### **2.5.9 Hide out for criminal activities**

Residents may feel fearful or intimidated, leading to abandonment of their properties, it can also decrease property values, making it difficult to sell or rent, it can also result in property damage, reducing the property's value and attractiveness

## **2.6. Reduce the aesthetics value of the neighbourhood residential properties**

Neighborhoods with low aesthetic value can experience decreased property values, Unpleasant surroundings can create a negative perception of the area, deterring potential occupants, and it can also lead to a lack of community pride, causing residents to abandon the areas.

### **2.6.1 Summary of Literature Review**

The review are done under the following: Conceptual, Framework, theoretical framework and review of empirical framework, under the conceptual framework the following concept are review. Residential property abandonment concept, stages involves to property development, causes and effects of abandoned residential property projects.

## **CHAPTER THREE**

### **RESEARCH METHODOLOGY**

#### **3.1 Preamble**

Chapter Three, Methodology, outlines the research design and the systematic approach employed to investigate the study's objectives. This chapter details the methods and procedures used for data collection, analysis, and interpretation, ensuring the reliability and validity of the findings. It covers the research strategy, sampling techniques, data sources, and the analytical tools utilized, providing a comprehensive framework for understanding how the research was conducted and how the results were derived.

#### **3.2 Research Design**

Research design refers to the process of gathering, assessing, understanding, and presenting data in research inquiries. It serves as the overall plan for connecting the feasible empirical research to the conceptual research issues. Put simply, the design of a study dictates the methods of data collection, analysis, and utilization for addressing the research query. Various study designs can be employed, such as exploratory, descriptive, explanatory, experimental, ex – post facto, survey, and more. As each design is geared towards a different end goal, its categorization is determined by the intended aim in the field of study (Tesfaye, 2018).

Descriptive research design was used for this study. Descriptive statistics are used to describe the relationship between variables in a sample or population, organizing and summarizing data. Calculating descriptive statistics is a crucial initial step in research before conducting inferential statistical comparisons. Descriptive statistics encompass measures of frequency, central tendency, dispersion/variation, and location, among other types of variables.

### **3.3 Data types and Sources**

This research work has two sources through which data were collected namely; primary and secondary sources. The primary source is the target population and it gives raw data meant for fresh analysis while the secondary source is the literature and it gives processed information. Equally, there are two common types of data namely primary data and secondary data. Primary data is obtained directly for the purpose of the survey but yet to be analyzed while secondary data are processed one.

### **3.4 Research Instrument for Data Collection**

The methods used to gather information, known as data collection instruments, include reading, observation, questionnaires, and interviews. It is crucial for the researcher to ensure the validity and reliability of the selected instrument. The effectiveness of any research project is heavily reliant on the careful selection of these tools. Regardless of the data collection method used, a thorough evaluation is necessary to assess the likelihood of achieving the intended results (Godfred, 2017). The instruments employed for data collection in this study are questionnaires, oral interviews, and observation. The questionnaire will be utilized to gather primary data for the study, making it a suitable method for this particular research.

### **3.5 Target Population**

The target population refers to the specific and limited group of potential participants that the researcher can reach and that best represents the characteristics of the population of interest. To accurately define the target population, it is necessary to carefully examine all boundary considerations in order to ensure that the final description of the target population is comprehensive enough to provide sufficient data for the study. It is important to avoid having volunteers who do not adequately represent the study's requirements and therefore inaccurately portray the population of interest. Like the population of interest, the boundaries of the target population must be clearly defined so that the researcher and other stakeholders can understand the nature and scope of the group being studied (Alex & Nancy, 2021).

The target population will consist of property developers, Estate surveyor and valuer and household head of residential properties with the study area within the study area.

**Table 3.6; Sample Frame**

S/N	TARGET POPULATION	TOTAL NUMBER OF THE TARGET POLUTION	SOURCE
1	PROPERTY DEVELOPERS	8	Researcher's Observation
2	ESTATE SURVEYOR AND VALUER	12	NIESV directory
3	HOUSEHOLD HEAD OF RESIDENTIAL PROPERTIES WITH THE STUDY AREA	80	Physical observation
	TOTAL	100	

**Source:** Field Survey, 2025

1. **Property developers:** Property developers are companies or individuals who specialize in developing and renovating properties, such as residential buildings, commercial spaces, or land, to increase their value and sell them for a profit. And it was derived from the NIESV directives and others that reside in Ilorin, Kwara state.



2. **Household head of residential properties:** The household head of residential properties refers to the primary person responsible for the household and the property where they reside. This individual is often: the homeowner or renter, the primary decision-maker for the household, responsible for financial decisions related to the property, typically the person whose name is on the lease or mortgage. And it was derived from Physical observation.

S/N	Respondents	Total number of Questionnaire administered	Total number of Questionnaire retrieved
1	PROPERTY DEVELOPERS	8	4
2	ESTATE SURVEYOR AND VALUER	12	6
2	HOUSEHOLD HEAD OF RESIDENTIAL PROPERTIES WITH THE STUDY AREA	80	60
Total		100	70

**Table 3.7      Sample Size**

**Source:** Field Survey, 2025

### **3.8 Sampling Techniques**

The process of sampling involves selecting a subset from a population for research purposes. Sampling comes with its own set of benefits and drawbacks. Sampling is necessary because surveying the entire population can be costly and time-consuming. A sample is a group of individuals or items taken from a larger population for research purposes, and sampling must be carried out for this to occur. As a result, sampling is an important research method when dealing with a large population (Pooja, 2019). In this study, the researcher has chosen to use a combination of purposive Sampling and Random sampling techniques. The purposive is employed in the selection of the property developers while simple random sampling techniques was used to select respondents amongs the household heads of residential properties within the study area.

### **3.9 Method of Data Analysis**

The process of data analysis involves gathering, modeling, and examining data to uncover insights that aid in decision-making (Bernardita, 2022). It encompasses gathering, organizing, categorizing, and analyzing data using descriptive or inferential statistics (Kothari, 2004). When analyzing the collected data, the statistical method of data analysis is used to present and interpret the data through percentage tables and bar charts.

### SUMMARY OF CHAPTER THREE

VARIABLES	DESCRIPTIONS
Research Design	Survey or Descriptive Research Design
Data Types and Sources	Primary & Secondary Data (Obtained from respondents and literatures)
Data Instruments	Structured Questionnaires and Oral Interview
Target Population	Property developers and Head of household within the study area
Sampling Frame	Eighty
Sample Size	Seventy
Sampling Procedure	Random sampling method
Method of Data Analysis	Statistical method of data analysis

**Source:** *Field Survey, 2025*

## CHAPTER FOUR

### 4.1 Introduction

This chapter covers the tabulation, presentation, analysis, and interpretation of the information collected from the respondents on the types of abandoned residential property projects within the study area, the specific causes of abandoned residential property projects in the study area, the effects of abandoned property projects in the study area and the possible recommendation to abandonment in residential property projects in the study area.

Table 4.1; Total Number of Questionnaires administered and retrieved,

S/N	Respondents	Total number of Questionnaire administered	Total number of Questionnaire retrieved
1	PROPERTY DEVELOPERS	8	4
2	ESTATE SURVEYOR AND VALUER	12	6
2	HOUSEHOLD HEAD OF RESIDENTIAL PROPERTIES WITH THE STUDY AREA	80	60
Total		100	70

**Table 4.2: The Result of Questionnaire Distributed**

S/N	QUESTIONNAIRE	FREQUENCY	PERCENTAGE (%)
1	Retrieved	70	87
2	Not retrieved	10	13
	Total	80	100%

**Source: Field Survey, 2025**

The above table shows that out of 80 questionnaires distributed to the respondents, 70 were retrieved while 10 was not retrieved.

**Chart 4.1 Pie Chart Showing the Result of the Questionnaire Distributed**

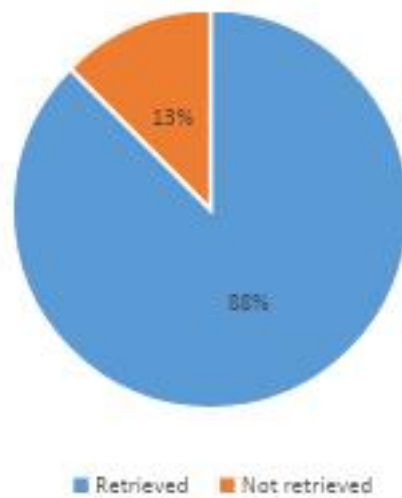


FIG 4.1: Questionnaire distributed and retrieved

**4.3 Analysis of Gender of the Respondents**

The Gender of the respondents is shown on the table below:

**Table 4.3: Gender of the Respondents**

S/N	VARIABLES	FREQUENCY	PERCENTAGE (%)
1	Male	50	62
2	Female	20	38
	Total	70	100%

**Source: Field Survey, 2025**

Table 4.3. above shows that 62% respondents who returned their questionnaires are male while 38% are female.

#### 4.4 Analysis of Educational Qualifications of the Respondents

The Educational Qualifications of the respondents is shown on the table below:

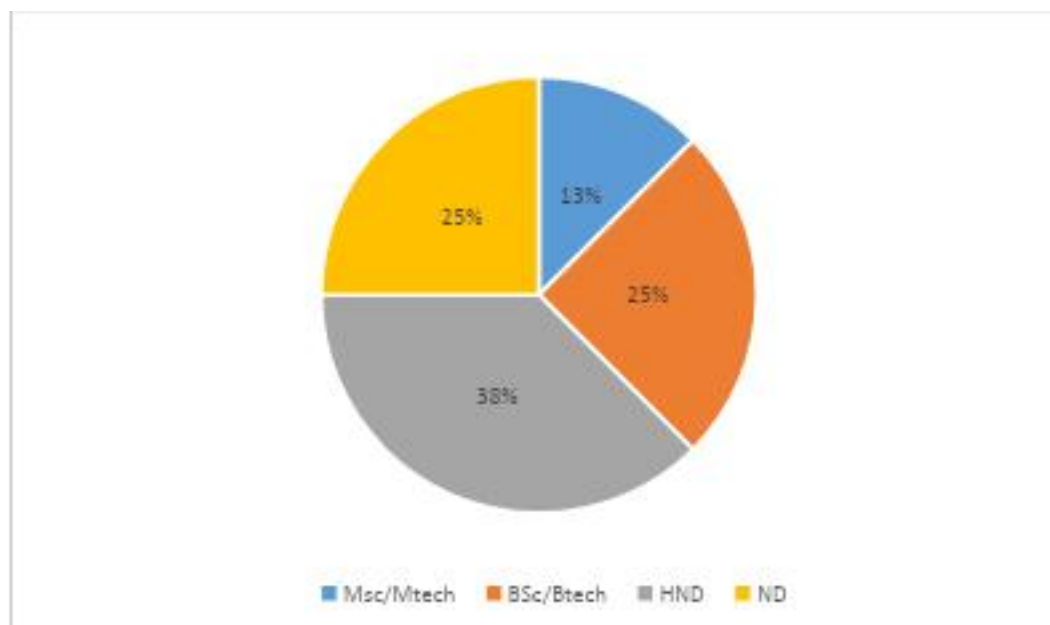
**Table 4.4: Educational Qualifications of the Respondents**

S/N	VARIABLES	FREQUENCY	PERCENTAGE (%)
1	MSc/MTech	10	12
2	BSc/BTech	20	25
3	HND	30	38
4	ND	20	25
	<b>Total</b>	<b>70</b>	<b>100</b>

**Source: Field Survey, July, 2025**

Table 4.4. above shows 12% were Msc/M.Tech. holder, 25% were BSc/BTech holders, 38% were HND holders, and 25% were ND holders.

**Chart 4.3 Pie Chart Showing the Respondent's Occupation**



**Source: Field Survey, 2025**

#### 4.4 Types of abandoned Residential properties in the Study Area

The various categories of residential properties which are being abandon in the study area includes one shown on the table below.

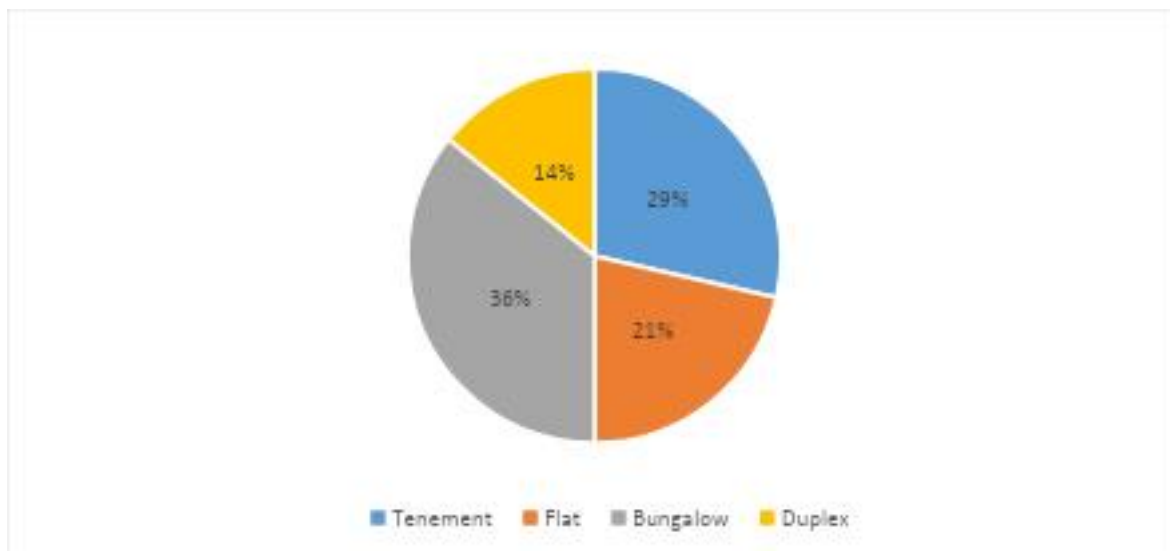
**Table 4.5: Types of abandoned Residential Properties**

S/N	VARIABLES	FREQUENCY	PERCENTAGE (%)
1	Tenement	20	29
2	Flat	15	21
3	Bungalow	25	36
4	Duplex	10	14
	Total	70	100%

**Source: Field Survey, 2025**

The above table reveals that 29% picked tenement building, 21% picked Flat, 36% picked Bungalow and 14% picked Duplex.

**Chart 4.4: Pie Chart Showing the Types of abandoned Residential Properties in the Study Area**



**Source: Field Survey, 2025**

#### 4.5 Are you aware of any abandoned residential property projects in your neighborhood?

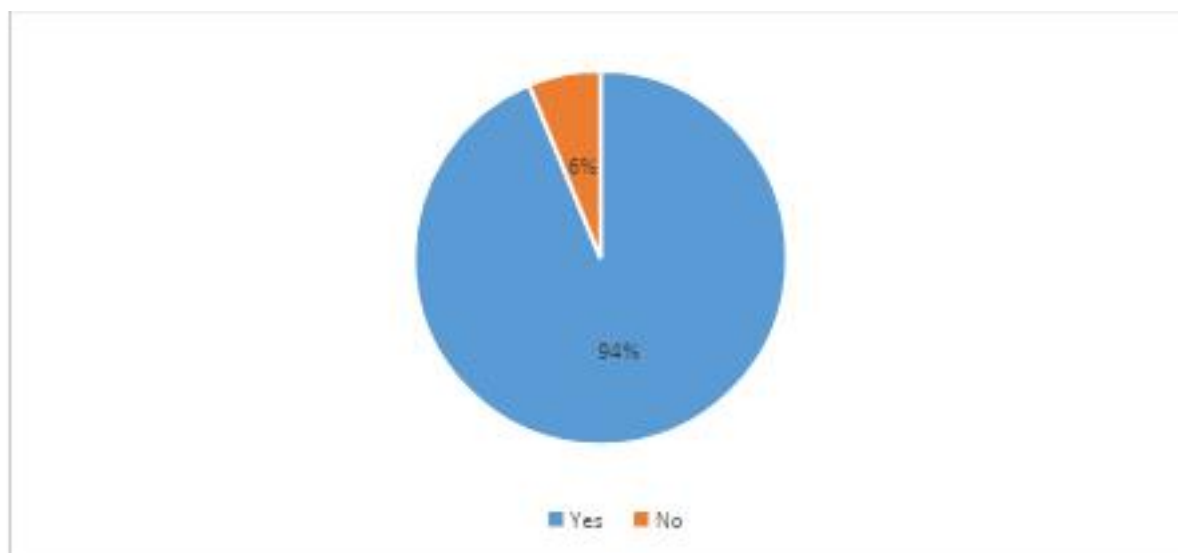
**Table 4.5: Awareness on abandonment of residential property projects within the study area.**

S/N	RESPONSE	FREQUENCY	PERCENTAGE (%)
1	Yes	75	94
2	No	5	6
	Total	70	100%

**Source: Field Survey, 2025**

The above table reveals that 94% picked Yes, while 6% picked No.

**Chart 4.5: Pie Chart Showing the response of the respondent on their awareness on any abandoned residential property projects**



**Source: Author's Fieldwork, July, 2025**



#### 4.6 How would you describe the prevalence of abandoned residential property project in your area?

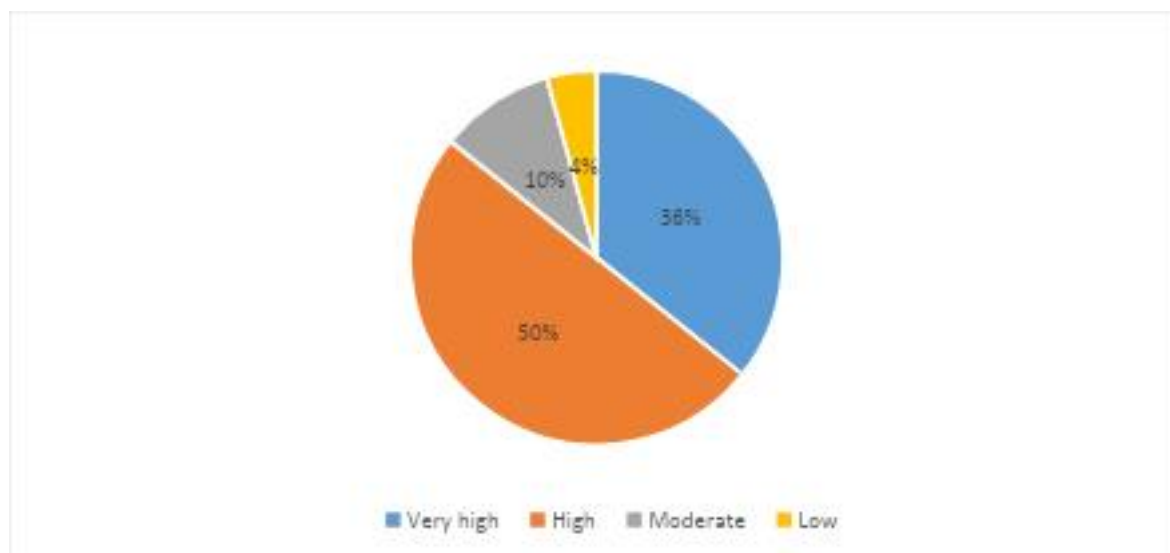
**Table 4.6: prevalence of abandoned residential property project.**

S/N	RESPONSE	FREQUENCY	PERCENTAGE (%)
1	Very high	25	36
2	High	35	50
3	Moderate	7	10
4	Low	3	4
	Total	70	100%

**Source: Field Survey, 2025**

The above table reveals that 36% picked very high, 50% picked high, 10% picked moderate and 4% picked low.

**Chart 4.6: Pie Chart Showing the prevalence of abandoned residential property project**



**Source: Field Survey, 2025**

#### 4.7 What are the causes of abandonment in residential property projects?

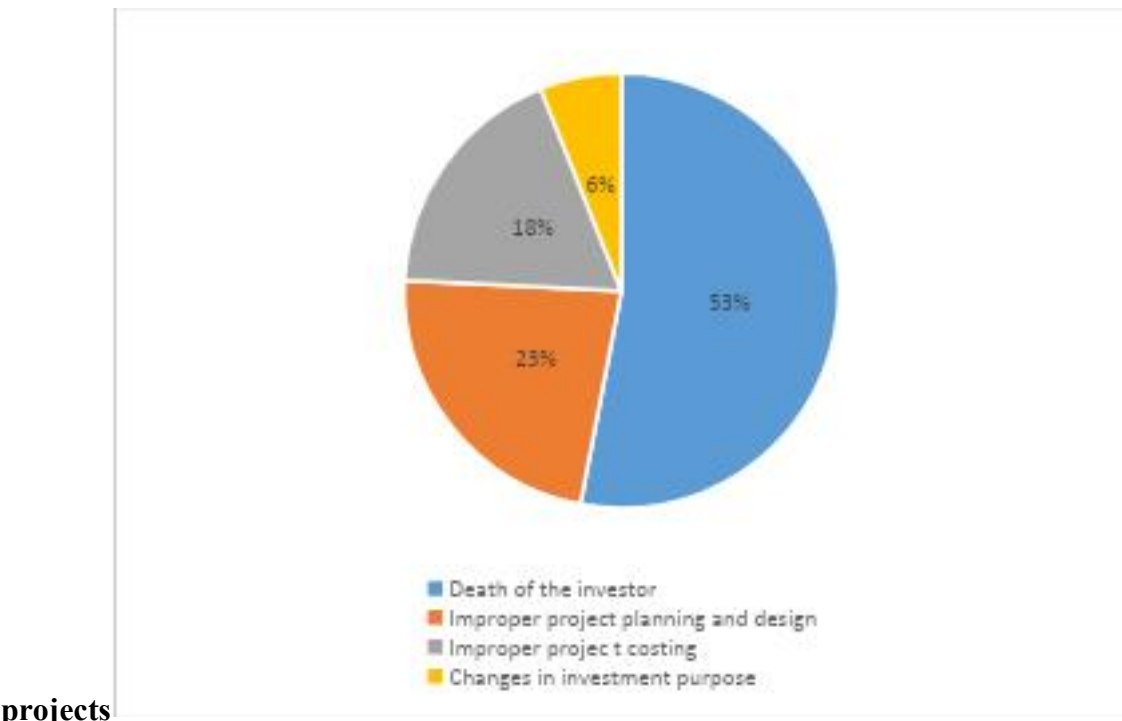
**Table 4.7: causes of abandonment in residential property projects.**

S/N	RESPONSE	FREQUENCY	PERCENTAGE (%)
1	Death of the shareholder/client/landlord	35	53
2	Inappropriate project planning and design	15	23
3	Inappropriate project costing	12	18
4	Changes in investment intention	8	6
	Total	70	100%

**Source: Field Survey, 2025**

The above table reveals that 53% picked death of the investor/client/owner, 23% picked improper project planning and design, 18% picked Improper project costing and 6% picked Changes In investment purpose.

**Chart 4.7: Pie Chart Showing the causes of abandonment in residential property**



**Source:** Field Survey, 2025

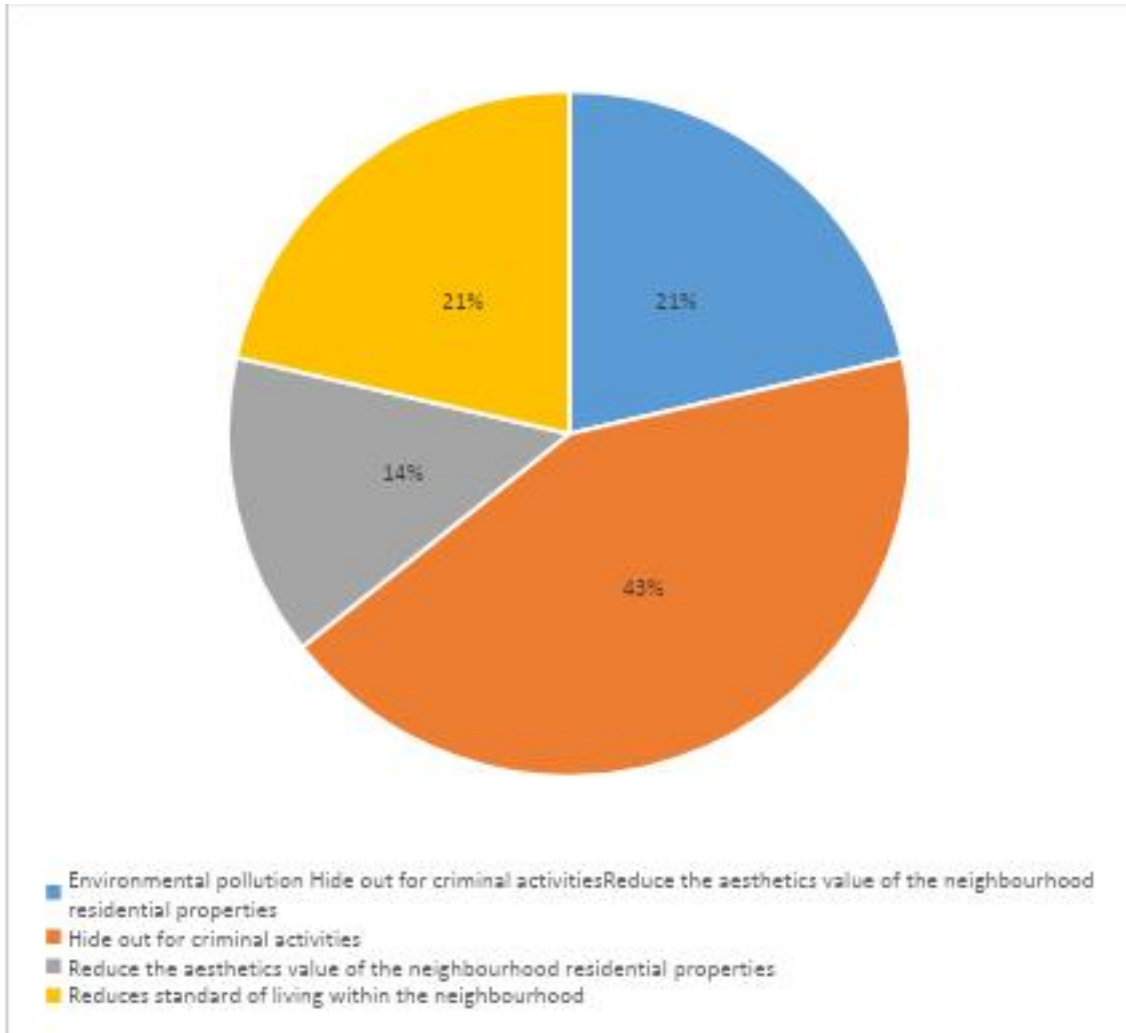
**4.8 What are the effects of abandoned property projects you have observed in your neighborhood?**

Table 4.8:Effects of abandonment in residential property projects.			
S/N	RESPONSE	FREQUENCY	PERCENTAGE (%)
1	Environmental pollution	15	32
2	Hide out for criminal activities	30	43
3	Reduce the aesthetics value of the neighbourhood residential properties	10	14
4	Reduces standard of living within the neighbourhood	15	21
	Total	70	100%

**Source:** Field Survey, 2025

The above table reveals that 32% Environmental pollution, 43% picked Hide out for criminal activities, 14% picked reduce the aesthetics value of the neighbourhood residential properties and 21% Reduces standard of living within the neighbourhood.

**Chart 4.8: Pie Chart Showing the Effects of abandonment in residential property projects**



**Source:** Field Survey, 2025

## **CHAPTER FIVE**

### **5.0 SUMMARY, CONCLUSION AND RECOMMENDATION**

#### **5.1 Introduction**

This chapter describes the summary of what the research work is able to find. It thereafter looks at the conclusion of the study and sees to the recommendations on necessary areas that will be useful now and future for the concerned ones.

#### **5.2 Summary of Findings**

i. Findings reveal that the type of residential properties that is been abandoned mostly in the study area is bungalow type of residential property.

ii. It was also revealed that in table 4.7 that the causes of abandonment in residential property projects are: death of the investor/client/owner, improper project planning and design, improper project costing and changes in investment purpose. Among all, the major causes as reveal in Table 4.7 is death of the investor/client/owner.

iii. The study also reveal some effects of abandonment in Residential property projects in table 4.8 as environmental pollution, Hide out for criminal activities, reduce the aesthetics value of the neighbourhood residential properties, reduces standard of living within the neighbourhood. Among all, the major effects of abandonment in residential properties projects is hide out for criminal activities.

#### **5.3 Conclusion**

This study has assessed the situation of the environment of abandoned residential property project in Kangile LGA. Environmental causes and the effects of abandoned buildings in the study area is not favorable

The factors responsible for such causes are numerous and they have been discuss above based on information obtained from the respondent as well as their possible effects on the neighborhood. Abandonment of residential property projects is influenced by a complex interplay of various environmental, governmental and developer's factors such

as natural disaster. death of the investor/client/owner, improper project planning and design, improper project costing and changes in investment purpose.

#### **5.4 Recommendations**

Haven acknowledged the causes and effects of abandonment in residential property projects in Ilorin, it will be expedient to suggest ways to prevent or curb abandonment in residential property.

- i. It is advisable to make sure that there are enough funds and budgetary allocation in line with the Public Procurement Act.
- ii. Governments should consistently encourage the practice of establishing sufficient policies and ensuring those policies continue under any new government.
- iii. Thorough planning for any project at the beginning should be based on detailed design, costing, and timelines.
- iv. Competent project managers should be employed for project supervision, and the project's time and cost estimation should be precise.
- v. All changes should be done before the start of any building projects and if the building project has started, it should be completed and the case of abandonment should not be considered.
- vi. The eradication of low quality building materials by the government so as to lengthen the durability of buildings in the study area.
- vii. The government can also implement a policy to reduce the duration of abandoning an ongoing building construction by application of fines.
- viii. Before construction on buildings Environmental Impact Assessment (EIA) must be present so as to know the future environmental effect of such building.

#### **5.5 Opportunities/Suggestions for Further Research**

Finally, this researcher has compile all the knowledge acquired and retrieved from the respondents within the study area, has not been to demystify and streamlined the causes and effects of abandonment in residential property project effectively. I therefore

suggest that this exact topic should still be given out as a research topic in the department of estate management and valuation for further research work.

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## **APPENDIX I**

### **DEPARTMENT OF ESTATE MANAGEMENT AND VALUATION INSTITUTE OF ENVIRONMENTAL STUDIES KWARA STATE POLYTECHNIC, ILORIN.**

#### **Questionnaire On The Causes And Effects Of Abandoned Residential Property Projects Within Neighborhood In Ilorin, Nigeria**

Dear Respondents,

I am a student of the above mentioned Polytechnic and department. I am conducting a project research work on a topic “causes and effects of abandonment in residential property projects within neighborhood in Ilorin, Nigeria.

The purpose of the questionnaire is to collect data in order to fulfill the goals and objectives of the study. If you can give me the required information in the most sincere manner, I will be overjoyed.

The work is only intended for academic purposes, and any information you choose to contribute will be handled with the highest secrecy that you are entitled to.

Yours faithfully,

#### **SECTION A**

Demographic Information of the respondents

1. What is your Sex?

M-ale ☐ Female ☐

2. What is your educational Qualifications?

MSc/MTech ☐ BSc/BTech ☐ HND ☐ ND  
☐

## SECTION B

3. What are the types of abandoned Residential properties in the Study Area?  
 Tenement ( )                  Flat ( ) Bungalow ( ) Duplex ( )
4. Are you aware of any abandoned residential property projects in your neighborhood?  
 Yes ( )                  No ( )
5. How would you describe the prevalence of abandoned residential property project in your area?  
 Very high ( )                  High ( )                  Moderate ( )                  Low ( )

## SECTION C

6. What are the causes of abandonment in residential property projects?

S/N	CAUSES OF ABANDONMENT	SA	A	D	SD	U
1	Death of the shareholder/landlord					
2	Inappropriate project planning and design					
3	Inappropriate project costing					
4	Changes in investment purpose					
5	Natural Disaster					

7. How do you think abandoned properties have affected the safety of your neighborhood?

S/N	VARIABLES	SA	A	D	SD	U
1	Significantly increased crime					
2	Slightly increased crime					
3	No change					
4	Slightly decreased crime					
5	Significantly decreased crime					

8. Have you or anyone been affected by any of these causes?

Yes      ( )      No ( )

If yes, please provide a brief explanation:

---

## -SECTION D

9. What are the effects of abandoned property projects you have observed in your neighborhood? (Select all that apply)

S/N EFFECTS OF ABANDONMENT

SA A D SD U

- |   |   |
|---|---|
| 1 | Environmental pollution   |
| 2 | Hide out for criminal activities  |
| 3 | Reduce the aesthetics value of the neighbourhood residential properties |
| 4 | Reduces standard of living within the neighbourhood                     |
| 5 | Environmental pollution   |

Other (Please specify): \_\_\_\_\_

10. How have abandoned properties affected the overall quality of life in your neighborhood?

Very negatively ( )      Negatively ( )      Neutral ( )      Positively ( )      Very positively ( )

11. Please provide any additional comments or suggestions regarding the issue of abandoned property projects:

\_\_\_\_\_

## Section E: Recommendations

12. What measures do you think should be taken to prevent property project abandonment? (Select all that apply)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

We appreciate your involvement in this survey. Your answers will help to clarify the reasons behind and implications of residential property developments that have been abandoned in Ilorin, Nigeria.



## APPENDIX II

### PICTURES OF SOME ABANDONED PROPERTIES IN THE STUDY AREA



