

EFFECT OF LOCATION OF TERTIARY INSTITUTION ON PROPERTY VALUE

**(A CASE STUDY OF IMAM HAMZAT COLLEGE LACATED AT OKO-LOWO
EXPRESS WAY, ILORIN, KWARA STATE)**

BY

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**BEING A RESEARCH PROJECT SUBMITTED TO THE
DEPARTMENT OF ESTATE MANAGEMENT AND
VALUTAION INSTITUTE OF ENVIRONMENTAL
STUDIES, KWARA STATE POLYTECHNIC, ILORIN.**

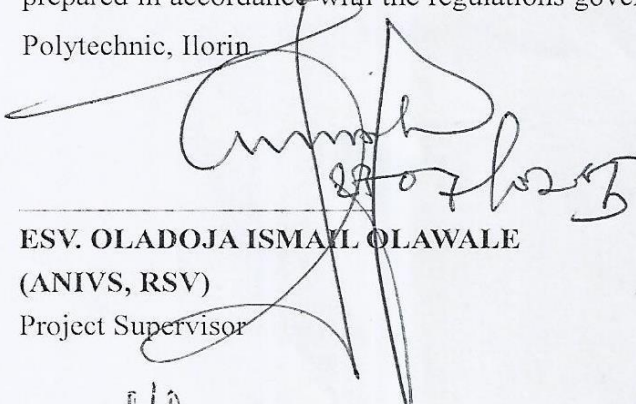
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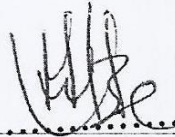
CERTIFICATION

This is to certify that this project is original work carried out by **OLADIMEJI OLASHUBOMI ABDULQOWIYU** with matric number **HND/23/ETM/FT/0140** and submitted to the Department of Estate Management and Valuation, Institute of Environmental Studies and has been prepared in accordance with the regulations governing the preparation of project in Kwara State Polytechnic, Ilorin



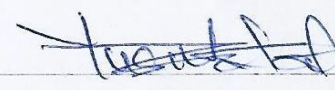
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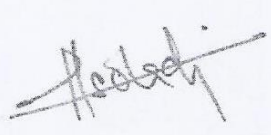
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DEDICATION

This project work is dedicated to the Almighty Allah, the giver of knowledge and understanding and to my parents for the wonderful deeds, support, care and encouragement given to me throughout the course of this project.

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All thanks to Almighty Allah, the most beneficent and merciful for his endless blessing.

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CHAPTER ONE

1.0 INTRODUCTION

1.1 BACKGROUND OF THE STUDY

A well located product can often survive economically even if development is poorly planned and managed. A project that is not well located may fall even though it has the best planning and management and even design, Cassiay (2005).

Today, many investors in real estate have no regret for taking a wise decision in site section while many still regret choice of bad location.

The relative location of a parcel of land is what determines its value. This, the place, this refers to the nature of the road network i.e. rough, smooth undulating to other use wise. All these inquiries have been observed in order to make alteration where necessary and avoid future occurrence, hence considering the work in respect of the effect of location of tertiary institution on property value.

1.2 STATEMENT OF PROBLEM

This project critically examines or gives an understanding of the effect of location on property value. These projects also give an understanding on how to choose or to locate a suitable site for a property and adequately to know the present property value so as to have a fruitful

business and allows the people in the institution have a befitting and credible knowledge and accommodation.

Some estate surveyors find it difficult to know the value of a property in some selected area. So in these cases, some research topics have been treated by scholars to the effect of location on property value. These dissertation as therefore aimed at bringing to limelight the fact that property value is an important aspect of utilizing a property through which enormous problem of valuation could be tracked if necessary attention is given appropriately.

1.3 Research questions

- What is the general effect of location of tertiary institution on the property value in the study area?
- What are the different types of property within the study area.
- What is the level of development in the imam Hamzat College of Education in study area?
- What is the recommended possible solution to the effect caused by location on property value.

1.4 Aim and objectives of the study

The aim of this study is to examine the **Effect of Location of Tertiary Institution on Property Value.**

Objectives of the study are:

- The establishment of education institution is as diverse in its effect of rental value of residential property and it serves as platform to encourage.
- A well located product can often survive economically, even if development is poorly planned.
- To identify the trend of rental values of property market located close to higher institution to achieve this residents.
- To determine the impact of tertiary institution on house rental value in developing of housing policy with aim of achieving the objectives of obtaining the optional used.
- The objectives of the study are to analyze and determine the relative roles of location and neighbourhood characteristics in the determination of residential.

1.5 SCOPE OF THE STUDY

This project deals with the effects of location on property value but the scope of the study shall be restricted to a tertiary institution which is **Imam Hamzat College of Education** located at Oko-Olowo Express Way Ilorin Kwara State and its environment. We shall be focusing on how location can affect property value and how the problems can be solved.

1.6 LIMITATION OF THE STUDY

Though, it is the intention of this research to present a comprehensive and detailed study on this subject matter (the effect of location of tertiary institution on property value). Nevertheless the following constraint to limit this laudable intension.

- ❖ insufficient textbooks in relation to the work for the purpose of literature review
- ❖ financial constraint which directly or indirectly affects the gathering of information and data being used.
- ❖ Lack of previous studies in the research area which is an important part of any research because it helps to identify the scope of works that have been done so far in research area.
- ❖ Scope of discussions: there isn't many years of experience of conducting researches and producing academic paper of such a large size. Individually the scope and depth of discussions in this research is compromised in many levels compared to the works of experience scholars.
- ❖ Methods/instruments/techniques used to collect data the way or manner in which the data was obtained.
- ❖ Insufficient sample size for statistical measurement:- it is important to have a sufficient sample size in order to identify significant relationships in the data.

- ❖ Short time required in completing and producing the dissertation not withstanding the above short comings, everything is possible to ensure a comprehensive dissertation was undertaken.

1.7 STUDY AREA

Imam Hamza College of Education was established in September 2018 after a provisional approval was granted by NCCE. The institution was founded by a recognized Islamic Cleric, **FADHILAT SHEIKH IMAM HAMZA YUSUF ABDULRAHEEM.**

The objective that leads to the establishment of this Institution is to promote research and development that contribute to the production of professionally skilled, academically sounds and intellectually fit teachers that would propel the Nigeria educational system to higher height that would meet up with the dynamics of the society and global expectation.

The college has a governing council made up of eighteen (18) members, the councils is responsible for general supervision and control of the college. There is a provost, who is he administrative and academic head of the college. He is responsible for the execution of policy decisions of the councils. The provost is assisted in his schedule of duties by a deputy provost appointed by the governing councils.

The college register, Bursar, Librarian and Director of works are the other Principal Officers of the college appointed by the college councils, they assist the provost in the running of the affairs of the college. The college

has an academic board with provost as chairman. The college was granted provisional approval by the National Commission for Colleges of Education (NCCE) Abuja in 2018.

The Institution is privately owned and founded by **FADHILAT SHEIKH IMAM HAMZA YUSUF ABDULRAHEEM ARIYIBI, ARIYIBI** Compound, Oke-Apomu in Ilorin Kwara State, He is an extraordinary Islamic cleric, a philanthropist and God fearing achiever. His track records as a lover of education (both Arabic and Western) loom large and wide through his Islamic training Institute (Kuliyyah Imam Hamza Littalivail Arabiy Wad-Dirasahl Islamiyah) and secondary school is known as **IMAM HAMZA GROUP OF SCHOOLS**. It is reputed for consistent academic excellence, handwork and integrity, have occupied top positions in the SSCE examinations in Kwara State.

The College is lying at its permanent site located at Oko-Olowo Area, along new Jebba Express way Bode-Saadu, it connects Kwara State with Niger State, which is Moro Local Government. Moro is a Local Government Area in Kwara State, it has area of 3,272km² and a population of 108,792 at the 2006 census, the Local Government was created out of Ilorin native authority in 1976; the city which lies along Lagos, Kaduna Highway was founded in the 18th century by the Duo of Afonja – Are - Onakakanfo, a Yoruba warlord and Sheikh Alimi and Islamic scholars. It is the one of the largest cities in Nigeria and its

capital is Kwara State. As of year 2009 it had a population of 847,882 people but increase to 958,693 at 18th of January 2013. The overall goal of the college is summed up in its motto “Morals and Religious Values”

1.8 DEFINITION OF TERMS

There are some relevant terms used in this topic which needs to be neatly and well understood these are:

1. **Property:** according to Mckay, John P(2004) property can be defined as any physical or tangible entity which is owned by a person or group of people or an entity like a corporation. Depending on the nature of the property a owner of a given property has the right to consume, sell, rent, mortgage, transfer, exchange or even to destroy it.
- ii. **Institution:** according to G.M. Hodgson (2006), institution can be defined as an establishment, foundation or organization created to pursue a particular type of endeavour or goal e.g. school by a academic institution, banking by a financial institution.
- iii. **Location:**-the term “Location” according to Gersinen P.(2008) in geographical are used to notice or identify a print of an area on the earth’s surface or elsewhere. The term “location” generally implies a higher degree of certainty then “place” which often has an ambiguous boundary relying more on human and social attributes of place identify and sense of place than and geometry.

iv. **Value:** this has different meaning according to different scholars but Ban bright, (1937) said that value is been to define the importance of business and economic undertaking. It implied the capacity of a commodity to satisfy wants, it can also be related to political, social and religious issues.

v. **House:** according to (stanchack, John(2000) civil war geographical hard book, house can be defined as a place of residence or refuge, when it refers to a building, it is usually a place in which an individuals or a family can live and store personal property such as single family “detached home or an apartment”.

CHAPTER TWO

2.0 LITERATURE REVIEW

2.1 HISTORICAL BACKGROUND OF THE STUDY

The first edition of property valuation was published some thirty years ago not two long after one of these market correction that despite their inevitability see always to catch a new generation of investors and developers by surprise, indeed, notice that as each new edition has been published there has been plenty of evidence of the frequency of these up and down.

Now with the publication of this fifth edition after thirty years ad the evitable transition from the vitality of youth to the fining of old age. It seems fitting that the authorship of property value should now move into entirely of editions (Green O.K) (1979)”Real Estate Appraisal Handbook”.

Real Estate Appraisal “Valuation” is very complicated expensive and time consuming activities in carrying out these activities. The implementation of a comprehensive due diligence process to determine the feasibility of any proposed project is essential(Thomas T. 2006) “property valuation publisher” although property issues vary from to province land.

2.2 GENERAL PRINCIPLE OF PROPERTY VALUE

Property valuation principle comprises of significant component of total australism economic output in making the kind of appraisal called valuation. The subject property should first be classified as investment property, marketable non-investment or services property. An investment property can be valued only by the sales analysis method and a services and a service property. The value usually sought is the property's market value. Appraisal are need because compared to say corporate seats real estate transactions occurs very infrequently, not only that but every property is different from the next and a factor that doesn't affect asset like Corporate Stocks (Henry A Babcock June, 1975).

Furthermore, all properties differ from each other in their location while is important factor in their valuation so a centralized auction setting can't exist for the trading of property asset. Such as exists to trade corporate stock (i.e. a stock market/exchange) usually however, most countries or regions require that appraisals be done by a licensed or certified appraised (in many countries knows as a property valuer or land valuer and in British as "Valuation Surveying").

2.3 PROBLEMS ASSOCIATED WITH PROPERTY VALUE

One of the major problems of property valuation is finance. The focus of this study is to examine the problems that are associated with the really property valuation finance in Nigeria. The study attempt to explore the various sources of finance that are available for real estate property

with a view to determining the problem that hampers effective flow of pounds to achieve this, some estate surveyors and valuers that engage in real property valuation recommends among others the Nigeria government should try to solve the economic problem that hinders the financing on property valuation.

2.4 METHODS OF PROPERTY VALUATION

There are different methods through which time which include:

1. Direct comparison

Direct comparison: is the most widely used method as well as other nature markets. The property under consideration is directly compared with similar properties which have been sold recently and a valuation is arrived on the basis of comparison.

The reason behind this method is that the best evidence of value is the price paid for similar properties. This method works well in a publicized property market but if and only if the market works reasonably rationally.

Direct comparison is also quick and straight forward, and is the best method for valuating standardized units in housing estate. Even if a value uses other methods he will invariably have recourse to the method or comparison as well (Udechukwu, C. ((2000) "Introduction to Valuation Trem Nigeria Limited").

(ii) Appraisal or valuation

By literal Chinese translation is normally referred to as “price guessing” but the word valuation implies the objective is to assess “value”, not to find “price” such as a translation does no help very much is defining the exact rationale of appraisal. Appraisal is a process of collecting market data, analyzing that variables and making a judgment that investment approach is a valuation method that requires property professionals to be well versed in the process.

In its simplest form, the investment approach means the summation of all future (discounted) rental income. This is a very logical assertion of property value as no one will buy a property at a price that is higher than the total income it can generate. On the other hand, no owner will sell at a price that is smaller than the total income the property can generate or he may as well keep the property for rental income himself.

The process of summation is called capitalization which takes the present values of these future rental incomes into consideration, in an inflationary economy, it is normally expected that a dollar receivable this time next year is worth less than the same dollar today. (George, C.K. (1999) “Basic principle and method of valuation, Lagos-Library Book”

2.5 CONCEPT OF LOCATION

Concept of location is primarily concerned with the origin and early development of that concept in ancient geography. It as also concerned with the significance of the concept today. In the twenty

century geographers have been almost continuously of environmentalism and landscape of regional geography yet it contains one of the least well defined terms in the vocabulary of geographical studies, largely a negative theme and a tool for criticism, descriptive concept (Lukeman (2000). “effect of location and space”

It is from these perspective that classical geographical well be examined if today location is the measure of all thins. Geographical. The unquestionable possession of our science, our very own, that can be called “geographical”. In their case with a higher right than any other elements then it must be the central theme of the earliest geography as well.

CHAPTER THREE

3.0 RESEARCH METHODOLOGY

3.1 INTRODUCTION

This chapter is based on the process of arriving at a dependable solutions to the problem intended to be solved by this project topic **“EFFECT OF LOCATION OF TERTIARY INSTITUTION ON PROPERTY DEVELOPMENT ” A CASE STUDY OF IMAM HAMZA COLLEGE OF EDUCATION**

It is described with special focus on the study population, data collected, responses as well as the process of data collection

3.2 SOURCES OF DATA COLLECTION

The data collection phrases of research investigates draws on two main sources information which is distinguished as primary sources and secondary source.

- i. primary source**
- ii. secondary source**

I. Primary sources: these are original data gathered specifically for the specific project at hand. They are information that is originated directly as a result of the particular problem under investigation.

ii. Secondary source: these are data collected which requires existence in an accessible form and merely have to be found. Information

collected from these sources is from the manager and dealer of the concerned institution.

3.3 METHODS OF DATA COLLECTION

In carrying out investigation for data collection, many avenue were explored for information sourcing, there sources include information from.

- i. Oral interview
- ii. Questionnaire administration
- iii. Direct or visual observation

i. Oral interview: oral interview is used as supplement to these questions. It is used to further investigate and follow up answers, given by the respondent which at the time of preparing the question where not anticipated.

ii. Questionnaire administration: the questionnaire is an instrument for gathering data beyond the easy physical reach of the research. It consists of a set of question designed to gather information for analysis. The result of which are used to answer the research question or used for the last of relevant hypothesis. The questionnaire designed in line with the above principal were used primarily to obtain information from people like lecturers, staffs and even the students

iii. Direct or visual observation: this involves physical inspection of the location in order to observe different types of people available in the

area/level of development available in the case study disrepair and possible obsolescence.

3.4 SAMPLE SIZE

The sample size of this research work is based on **IMAM HAMZA COLLEGE** Ilorin, which the researcher studied the population of both the student and the developers in the study area.

3.5 METHOD OF DATA ANALYSIS

The information gathered for this dissertation were presented and analyzed through distribution represented by way of tables

CHAPTER FOUR

4.0 DATA PRESENTATION

4.1 INTRODUCTION

This research work was conducted to shed more light on the **EFFECT OF LOCATION OF TERTIARY INSTITUTION ON PROPERTY VALUE**, A case study of **IMAM HAMZA COLLEGE OF EDUCATION ILORIN, KWARA STATE**.

This chapter contain the analysis and interpretation of collected data and opinion of respondents, they are tabulated, analyzed and interpreted using simple percentage system chosen by the researcher and some data presented. The information gathered is presented in a tabular form and interpreted briefly accordingly for the purpose of academic convenience.

TABLE 1 DISTRIBUTION OF RESPONDENT

Variables	Numbers of respondents	Percentage
Student	30	63.82
Landlords	17	36.17
TOTAL	47	100

Source: Field Survey, 2023

From the above table, it can be see that 63.82% of the respondents are students while 36.17% are landlords.

4.2 LAND USE PATTERNS IN THE STUDY AREA

The land use pattern of an area means the various ways and manners that is available land parcels are utilized in that area or society. One of the most fundamental characteristics of land is its fixed location in space. This fixed location factor of land makes it easy for man to establish and exercise ownership right over surface units of the earth. But in exercising of his ownership right, men most at the same time use land where he finds it. He has no alternative of moving low value and to a location.

There is no comprehensive statistics about the land uses within this area as approved land use map to give the sizes of area covered by different land uses. The data from the surveyed conducted during the research work shows that land use in the area can be grouped into the following.

- (a) Residential
- (b) Commercial
- (c) Agricultural
- (d) Vacant land

The location of this institution i.e. **IMAM HAMZA COLLEGE OF EDUCATION** within the neighbourhood have attracted large population into its neighbourhood. This has further lead to increase in its demand for landed properties hence, a rise in property value. However,

before the shift in land uses, large population of land were being used mainly for residential purposes which are now being reduced daily as they are converted to other uses to meet the needs of the growing/developing area in terms of more residential, commercial and other uses.

4.3 TRENDS IN REAL PROPERTY VALUED WITHIN THE CASE STUDY

Since the establishment and location of the institution (**IMAM HAMZA COLLEGE OF EDUCATION**) in this locality values of landed property especially residential have witnessed unprecedented increase. This is due to demand and supply factors. Generally speaking, the various types of accommodation or building, especially in the area which have proved in adequate to cater for the upsurge in population that has risen mainly as a result of the movement of both student and staffs of the institution to the area.

Consequently, demand for accommodation and land for building was far above supply. This has succeeded in sky –rocketing the rental and capital value of few available properties. Also, landlord and land speculators capitalized on the above situations to demand very exorbitant rent/prices on real properties.

4.4 TABLE 2 DISTRIBUTION OF RESPONDENT BY SEX

Option	Frequency	Percentage
Male	28	59.57
Female	19	40.42
TOTAL	47	100

Source: Field Survey, 2023

Table 2 shows that 59.57% of the students are male while 40.42% were females this indicates majority of the respondent were male.

4.5 TABLE 3 HOW LONG HAVE YOU BEEN IN THE INSTITUTION

Option	Frequency	Percentage
0-1 years	12	25.5
2-3 years	18	38.3
4 years & above	17	36.2
TOTAL	47	100

Source: Field Survey, 2023

Table 3 shows that 25.5% of the student has been in the institution for 1 year while 38.3% are within 2-3 years and 17 people has been in the area for more than 4 years.

This indicates that there is an influx within the last 3 years which is as a result of the school establishment in the case study.

4.6 TYPES OF PROPERTIES

TABLE 4

Option	Frequency	Percentage
Tenement	12	25.5
Bungalow	15	31.9
Private hostel	20	42.6
Others	-	-
TOTAL	47	100

Source: Field Survey, 2023

Table 4 above shows the types of property within the study area, which states that 25.5% of the property are the tenement and 31.9% of the properties are bungalow, 42.6% are hostel and none of the respondent choose others. This shows that tenement, bungalow and private hostel are the types of properties within the study area.

4.7 TABLE 5

Rent passing within the study area before the establishment of the institution

Years	Tenement	Flat single room	2 bedroom	3bedroom
2014	12,000P.A	24,000P.A	40,000P.A	50,000P.A
2015	18,000P.A	30,000P.A	50,000P.A	60,000P.A
2016	18,000P.A	30,000P.A	50,000P.A	70,000P.A

2017	24,000P.A	36,000P.A	60,000P.A	70,000P.A
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Source: Field Survey, 2023

The table above shows that the rental value in the area before the institution was established. On tenement building, the rent in 2014 was #12,000P.A. and between 2015 and 2016 was #18,000P.A. while 2017 was #24,000P.A

The table also shows that the rent on single room in 2014 was #24,000P.A. and between 2015 and 2016 was #30,000P.A. while 2017 at the rate of #36,000.

The rent on 2 bedroom flat in 2014 was #40,000P.A. and increases to #50,000P.A. between 2015 and 2016 while in 2017 at the #60,000P.A. On 3 bedroom flat in 2014 was #50,000 P.A. then in 2015 it increases to #60,000P.A. and end between 2016 to 2017 increase to #70,000P.A.

TABLE 6

Rent passing within the study area after the establishment of the institution till present.

DATE	(P.A)	(P.A)	(P.A)	(PA)
Years	Tenement	Single room	2 bedroom	3bedroom
2020	24,000P.A	36,000P.A	60,000P.A	72,000P.A
2021	24,000P.A	36,000P.A	72,000P.A	84,000P.A
2022	36,000P.A	42,000P.A	72,000P.A	90,000P.A

2023	36,000P.A	42,000P.A	90,000P.A	102,000P.A
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Source: Field Survey, 2023

The above table shows the present value between the year 2020 and 2021 was 24,000P.A, while 2022 till date was increased to #36,000P.A for tenement.

The rent for single room flat in 2020 and 2021 was #36,000P.A. and was increased to #42,000P.A. from 2022 till present date.

On 2 bedroom flat in 2020 was #60,000P.A. while in 2021 to 2022 was #72,000P.A. and was later increased in 2023 to #90,000P.A.

The rent passing within the study area on 3bedroom flat in 2020 was #72,000, in 2021 it was increased to #84,000P.A in 2022. It was #90,000P.A. while it was increased to #102,000P.A. in 2023.

4.8 EFFECT OF INSTITUTION ON POPULATION (TABLE 7)

OPTION	FREQUENCY	PERCENTAGE
Positive	35	74.5
Negative	12	25.5
TOTAL	47	100

Source: Field Survey, 2023

TABLE 9

Years	A plot	2 plots
2013	1000,000	200,000

2014	100,000	200,000
2015	120,000	240,000
2016	130,000	260,000
2017	150,000	300,000

Source: Field Survey, 2023

The table indicates that a plot of land was sold within year 2013-2017 between 100,000 to 150,000 while two (2)) plots ranges from 200,000 to 300,000 respectively, this is so because many people considered this area to be out sketch of Ilorin which is very far from town then also underdeveloped.

TABLE 10

Years	A plot	2 plots
2019	400,000	800,000
2020	400,000	800,000
2021	550,000	1,100,000
2022	700,000 – 800,000	1,400,000 – 1,600,000
2023	800,000 – 900,000	1,600,000 – 1,800,000

Source: Field Survey, 2023

The above table shows the amount which land is sold in the study area 2019 to 2020, a plot was sold at the rate of #400,000 and increase to #550,000 in 2021 while it increases to #700,000 to #900,000 between

2022 and 2023. The table shows that 2 plots was sold in the study area between 2019 and 2020 at the rate of #800,000 while in 2021 was sold at the rate of #800,000 while in 2021 was sold at the rate of #1,100,000 and increases to #1,400,000 to #1,800,000 in 2022 and 2021.

This increase was as a result of high demand of land for development purpose (residential and commercial purpose) and other purposes like educational because increase in population will lead to creation of other facilities like clinics, recreational centre, nursery & primary schools and also secondary schools.

TABLE 11

LEVEL OF DEVELOPMENT BEFORE INSTITUTION CAME INTO EXISTENCE

Options	Frequency	Percentage
Fully developed	2	4.3
Developed	5	10.6
Under developed	40	85.1
TOTAL	47	100

Source: Field Survey, 2023

The table shows the level of development in the study area. 4.3% of the respondent says the properties were fully developed. 10.6% says they were partially developed and 85.1% says it is under developed. This

shows that the level of development in the area is low before the establishments of the institution, majority of land are underdeveloped.

TABLE 12

PRESENT LEVEL OF HOUSING DEVELOPMENT IN THE STUDY AREA

Options	Frequency	Percentage
Very high	15	31.9
High	16	34.0
Average	10	21.2
Low	6	12.8
TOTAL	47	100

Source: Field Survey, 2023

The table above shows that is respondents which represent 31.9% indicates very high level of development and 16 which represent 34.0% shows high level of development in the area and 10 respondents which represents 21.2% indicates that the level of development is average while 6 of the respondents says the level of development in he study area is still low.

TABLE 13

CONTRIBUTION OF GOVERNMENT TOWARDS HOUSING DEVELOPMENT IN THE AREA

Options	Frequency	Percentage
Yes	12	25.5
No	35	74.5
TOTAL	47	100

Source: Field Survey, 2023

The table above shows that 25.5% of the respondents says government have been contributing to housing development in the study area while 74.5% says the governments have not been contributing to housing development in the study area.

CHAPTER FIVE

5.0 SUMMARY OF FINDINGS, CONCLUSION AND RECOMMENDATIONS

5.1 SUMMARY OF FINDINGS

The Research carried out on the **Effect of location of Tertiary Institution on Property Value with A case study of Imam Hamza College of Education**, having summarize which comprises both positive and negative are hereby noted. It was discovered that;

- The establishment and location of the institution within the area and hence, hastened its rapid development
- That the location of the institution has tremendously to highlighting and improving the social economic, cultural and historical future of the area and as such impressing upon the area in the scheme of things in as a whole.
- That physical development of the area in the term of improved accessibility resulting from increasing real property development and real property value has the considerably been enhanced. And this is attributed to the location of the institution within the area.
- There commercial activities such as trading, operating cybercafé (interest service) & business centre and improved due to concentration of higher population of student in the area.

- That the relationship between the levels of the institutional development and residential property values is a very strong one. For instance, it has been revealed from the research that the astronomical improvement or increase in the value of various categories of residential properties in the area was brought a bond either directly or indirectly as a result of the establishment and location of the institution within this locality and negatively it was found.
- That the rate of crime, juvenile delinquency and other social maladies have increased considerably consequences upon the location of the institution.
- There is no serious shortage of residential accommodation in the area and the few available real properties. Especially residential are commending rental as a result of the fact that demand are by far outweighs by supply which will eventually leads as overcrowding if care is not taken.

5.2 CONCLUSIONS

The purpose of the research work has been to assess and determine chiefly, the profound effects which the establishment of the institution **IMAM HAMZA COLLEGE OF EDUCATION** within the area, have had in residential property values in the whole. In also intended

to appraise its social economics (both positive and negative on the quality of lives of the area.)

And from the summaries of findings of its research work. The positive impact of the establishment and location of this institution with the neighbourhood outweighed and the negative effects. Some recommendations have been made which helps at least mitigate the negative effects.

This again will not only enhance the quality of life but also the safety, good health and convenience of both the present and future people within this neighbourhood of case study in particular.

5.3 RECOMMENDATIONS

Having considered the facts summarized above and supports the law of the government's revocation of land for overriding public interest cap 167 of act 1958. The following recommendations are therefore made:

1. Government should make sure that the acquired land are full and properties utilized for the purpose for which the land has been acquired to avoid a crisis from the acquired land.
2. For effectiveness and efficiency of valuation of various property there is need for the employment of adequate professionally qualified value (i.e) qualified Estate Surveyors & Valuers and other professional that can aid effectiveness and of property development

3. Appropriate legislation, conflicts, misuse and disuse of property (Land) needs to be enacted.
4. Who fail to develop there plots within the statutory period should have their right of occupancy revoked.
5. There should be a sound enlighten program for the public on the effect and importance of property value to the people and their properties and the nation at large so that people will maintain and manage their properties.

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