COMPARATIVE ANALYSIS ON THE IMPACT OF INFRASTRUCTURAL FACILITIES ON PROPERTY VALUE

(A CASE STUDY OF ITAKUDIMOH AND FATE ROAD AREA)

BY

BELLO ADENIKE OYINKANSOLA

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DEDICATION

This project is dedicated to Almighty God for sparing my life and for the support He gave me throughout my education in the institution. All I can say is Thank you Lord

I also dedicate this work to my mummy Mrs. Bello Olamide Elizabeth, for their moral, financial, and parental support. It wouldn't have been possible without them. I pray that Almighty God grants her long life to reap the fruits of their labor. Amen.

CERTIFICATION

This is to certify that this project has been read and met the requirement for the Award of Higher National Diploma in the Department of Estate Management, Institute of Environmental Studies, Kwara State Polytechnic, Ilorin.

_____ _____

ESV HASSAN OLANREWAJU- ABDUL (FNIVS) **DATE**

Project Supervisor

_____ _____

ESV DR. MRS. N I. UWAEZUOKE (MNIVS) **DATE**

Project Coordinator

_____ _____

ESV ABDULKAREEM RASHIDAT (MNIVS) **DATE**

Head of Department

_____ _____

ESV .DR. LUKMAN MUSIBAU **DATE**

External Examiner

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SYNOPSIS

This study examines the impact of infrastructural facilities on the property value in Itakudimoh and Fate Road area of Ilorin, kwara state. The research aims to identify the infrastructural facilities and residential properties in the study area, and it will also examine the condition of the facilities and analyze the value of properties over the past 10 years.

The study seek to understand the impact of infastrutural facilities on property value, identify the trend of properties, and enlighten investors on the importance of INFRASTRUCTURAL facilities. The research will also provide useful information for student government and stakeholders on how infrastructural facilities affect property value.

The study area is limited to some area in Fate Road and Itakudimoh, where properties are selected at random for the purpose of this research. A comparative analysis is carried out on the impact of infastrutural facilities on property value in both areas.

The study will provide a comprehensive review of the literature on infrastructural facilities and property value and examine the theoretical frame works that will underpin the study. The research adopt a qualitative approach utilizing qualitative data to gain comprehensive insight.

This study has provided valuable insight into the impact of infrastructural facilities on property value in Itakudimoh and Fate Road area of Ilorin, kwara state. The findings suggest that infrastructural facilities have a significant positive impact on property value with roads, electricity, water and security being the most critical factor. The study also revealed that properties in Fate Road area have higher value dues to better infrastructure.

CHAPTER ONE

1.0 INTRODUCTION

The provision of infrastructural facilities in Nigeria is not adequate when compared with that of advanced countries. It is widely believed that the development of any city or nation cannot be considered in isolation from the infrastructural facilities available within it. According to Donald (2014), infrastructural facilities are those basic amenities and services essential to both rural and urban societies for economic and social development. These amenities constitute the main fabric of what may be called the urban physical system, which is closely linked with property value.

The word "Infrastructure", according to Webster's New World Dictionary, is defined as a sub-structure or underlying foundation—especially the basic installations and facilities on which the continuance and growth of a community, state, or country depend—such as roads, schools, power plants, transportation, communication systems, etc.

The availability of infrastructural facilities can enhance development, directly increasing the standard of living of residents in such areas. The presence of these facilities significantly impacts property value, population growth, and the attractiveness of the area to commercial ventures, thereby serving as a potential revenue source for local governments. Consequently, this subject has drawn considerable attention, particularly from Estate Surveyors and Valuers, who are responsible for providing information about property and guiding their clients accordingly.

This research work therefore examines the various infrastructural facilities that make real estate a viable alternative for potential investors. The success of property development or acquisition by an investor depends on accurate interpretation of the present and future impacts of these facilities on property value and investment returns.

1.1 STATEMENT OF PROBLEM / JUSTIFICATION

The decision to undertake this research stems from the numerous issues associated with the value of residential properties. Infrastructural facilities provided by government are often limited to specific areas of a state or country, which adversely affects property values in underserved locations. Furthermore, challenges associated with property management and infrastructure deficits have led to deterioration and both functional and economic obsolescence. These problems will be highlighted in the case studies, and possible solutions will be proposed.

1.2 AIM

The aim of this research work is to analyze the impact of infrastructural facilities on property

value in the Itakudimoh and Fate areas.

1.2.1 OBJECTIVES

i. To identify the infrastructural facilities and residential properties in the study area.
ii. To examine the condition of infrastructural facilities in the study area.
iii. To examine the values of properties in the study area over the past 10 years.
iv. To determine the impact of infrastructural facilities on residential property value in the study area.
v. To examine the problems encountered with infrastructural facilities and recommend possible solutions

1.3 SIGNIFICANCE OF THE STUDY

The significance of this study includes:

i. Understanding the importance of infrastructural facilities on property value.
ii. Helping to identify trends in property values (e.g., lower, middle, or higher value ranges).
iii. Enlightening and encouraging investors to consider real estate as a viable investment.
iv. Serving as a valuable resource for students and government stakeholders on how infrastructural development affects property values.

1.4 SCOPE OF THE STUDY

This study is limited to selected areas within Fate and Itakudimoh. Specifically, from the Kwara Shopping Mall to certain residential areas in Fate, and from Pakata Secondary School to the Central Mosque in Itakudimoh. Properties were selected at random for the purpose of this research, and a comparative analysis is conducted on the impact of infrastructural facilities on property values in both areas.

1.5 LIMITATIONS OF THE STUDY

The research is not without challenges. Some of the key limitations encountered include:

i. Difficulties in administering and retrieving questionnaires, as some individuals refused to provide information or accept the questionnaire.
ii. Financial constraints, including transportation costs and expenses related to printing and distribution of questionnaires.
iii. Reluctance of some estate firms to disclose information about properties, citing confidentiality concerns.
iv. Time constraints, as some respondents delayed in providing the required information within the research timeline.

1.6STUDY AREA

Itakudimoh is a community in Ilorin, kwara state, Nigeria. Itakudimoh, which translated to "benefit the Dimoh tree" in Yoruba, hs it's root in the pre-colononial era. The community was said to have been founded by a hunter named olaleye, settled beneath a large Dimoh tree. During the 19th century, Itakudimoh become a major center for farming and trade. The community was known for it's fartie soil, which support the growth of crops like yam, casava and corn. In the colonial era, Itakudimoh was absorbed into the Ilorin Emirate, a significant role in the Emirate's agricultural production and trade. Today Itakudimoh is a thriving community with a strong sense of history and culture. The area is home to several schools, mosque, churches and healthcare facilities.

While Fate Road is a contemporary urban artery in Ilorin, known for its commercial and institutional significance. It is located in the Gaa Akanbi district of Ilorin South/East Local Government Area, a bustling part of the city. The road is a key route connecting various parts of Ilorin and is home to notable landmarks.

i. Commercial Hubs: The Kwara Mall, which houses a Shoprite store, is a major commercial center along Fate Road, reflecting the area's role as a retail and economic focal point.
ii. Hotels and Hospitality: Rotana Hotel, located on Fate Road, is a prominent establishment catering to travelers and locals, indicating the area's importance in Ilorin's hospitality sector.
iii. Advertising and Visibility: The presence of unipole billboards near Fate Roundabout, facing traffic toward Shoprite, highlights the road's high-traffic status and its appeal for advertising and business.
iv. Proximity to Institutions: Fate Road is close to significant institutions like the University of Ilorin Teaching Hospital (approximately 99 miles by road, though likely a shorter practical distance within the city) and the University of Ilorin, underscoring its integration into Ilorin's educational and medical infrastructure.

Cultural and Artistic References

Fate Road has also appeared in cultural contexts, such as in the artwork *KFC, Fate Road, Ilorin (2021) by Ojingiri Peter, which uses pastel, charcoal, and oil on canvas to depict scenes from the area, suggesting its relevance in local artistic expressions. This indicates that Fate Road is not only a functional urban space but also a cultural landmark within Ilorin.

Urban Infrastructure

Ilorin, including the Fate Road area, benefits from a relatively well-developed intra-city transport system, with yellow-and-green taxis, commercial motorbikes ("Okada"), and tricycles ("Keke NAPEP") facilitating movement. Fate Road's strategic location near Fate Roundabout makes it a vital link in the city's transportation network, connecting to major expressways and other regions of Nigeria, such as Lagos and Ibadan. The area's infrastructure supports its role as a commercial

and social hub, with ongoing urban challenges like waste management affecting parts of the city, though specific impacts on Fate Road are not detailed in available records.

1.7 DEFINITION OF TERMS

i. **Value**:

The word "value" meansdifferent thing to different people and different professions. The Oxford Advanced Learner English Dictionary defines valueas the worth of something in terms of money or of the goods for which it can be exchanged or quality of being useful.

Akogun(2006) with respect to real estate defines value as the worth of an interest in land and building or claims on chattel assessed by appropriate method of valuation.

ii. Economic Infrastructure:

Business dictionary explains economic infrastructure as an internal facilities of a country that makes business activities possible such as communication, transportation, distribution networks, financial institution, market and energy supply system.

iii. **Social Infrastructure**:

Schubeler (1996) buttressed that social infrastructure are those facilities which helps individual of a society to learn and accommodate other social activities or services e.g. health, education, recreation and cultural facilities.

iv. Property Value:

Property value refer to the monetary worth or economic value of a property, such as a building, land or real estate at a particular point in time "international valuation standards, 2020"

Property value is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transportation after proper marketing wherein the parties hand each acted knowledgeably, prudently and without compulsion.

v. Residential Property:

International valuation standards council (2020). It refers to a building or structure designed for human habitation, including single-family, home, apartment, condominiums and town houses.

vi. Investment:

Inves to pedia (2022), refer to the Act of committing money or capital to an endeavor with the expectation of obtaining an additional income or profit.

Briqhem and Eh-hard (2020) is the current commitment of money or other resources in the expectation of reaping future benefit.

vii. Rural Development:

United Nation (2015), refers to the process of improving the quality of life and economic well-being of people living in rural area through the provision of basic infrastructure, social services and economics opportunities.

viii. Management:

Management according to Henri Fayol, a prominent figure in management theory, he defined management in 1916 as "to manage is to forecast, to plan, to organize, to command, to coordinate and control.

ix. Comparative Analysis:

Comparative analysis according to the work of Micheal Porter in 1985, comparative analysis is essential in competitive strategy, as it allows organization to assess their position relative to competitors and identify opportunities for improvement.

x. Infrastructural Facilities:

Donal (2014), define infrastructural facilities as the basic facilities and services essential to both rural and urban society and to economic and social development. These are the essential physical structure and facilities that are developed, acquired or provided by the government to the public.

xi. Property Value Appreciation:

This refer to the increase in property value over time, which can be influenced by various factors such as infrastructural development, economic growth and demographic changes. (National Association of Realtor, 2020).

CHAPTER TWO

2.0 LITERATURE REVIEW

2.1 THEORETICAL BACKGROUND

Donald (2011) defined infrastructure as the basic facilities and services essential to both rural and urban societies, and to economic and social development. These are the essential physical structures and facilities that are developed, acquired, or provided by the government to the public.

According to Jeffery (2009), infrastructure refers to the basic structures, services, and facilities necessary for an area or locality to function efficiently. These include roads, streets, bridges, transportation, health services, education, water supply, power supply, telecommunication, waste disposal, etc.

The availability of infrastructural facilities can enhance development and directly improve the standard of living of the inhabitants of an area. It also attracts a high population to such areas, which in turn leads to increased demand for property and consequently higher rents for both residential and commercial properties.

2.2 TYPES OF INFRASTRUCTURE

There are different types of infrastructure, but they are generally grouped under two main categories, namely:

- Economic Infrastructure
- Social Infrastructure

2.2.1 ECONOMIC INFRASTRUCTURE

The Business Dictionary explains economic infrastructure as the internal facilities of a country that make business activities possible. These include communication, transportation, distribution networks, financial institutions, markets, and energy supply systems.

These components make up what is referred to as economic infrastructure, and they are explained below:

2.2.1 (I) COMMUNICATION INFRASTRUCTURE

Communication is the act of conveying information, ideas, decisions, messages, etc., from one place to another. The process involves a sender and a receiver. Communication infrastructure includes facilities such as airfields, roads, railways, telecommunications, waterways, the internet, and postal services.

According to Ojo (1987), communication can be defined as the importing or exchanging of opinions, ideas, sentiments, decisions, etc., between individuals. Since man cannot exist in isolation, the ability to communicate with scholars, workers, businessmen, and women plays a significant role in decision-making. The availability of communication infrastructure in an area tends to increase the value of properties within that location.

2.2.1 (II) TRANSPORTATION INFRASTRUCTURE

Transportation involves the movement of people and goods from one location to another, and this has been made possible through the development of roads and streets.

According to Litchfield (1974), roads are routes primarily used for transporting goods or for vehicular travel from one place to another, while streets are developed primarily to provide access to buildings.

Transportation is closely linked to accessibility, which is a crucial consideration before any property development can occur. Apart from the availability of land, accessibility is the most significant factor influencing development. The presence of transportation infrastructure in a neighborhood generally increases the value of properties within that area.

2.2.1 (III) WATER SUPPLY

Water is an indispensable social service and essential for the sustenance of human life. The availability of a reliable water supply within a property significantly enhances its value.

Ademola (2016) noted that the average water requirement for an individual in a household with modern conveniences is approximately 115 liters per day.

2.2.1 (IV) DRAINAGE AND SEWAGE INFRASTRUCTURE

Karbitz (2016) noted that drainage and sewage systems have traditionally been urban phenomena. He stated that before the mid-19th century, city streets were often used to convey household waste. However, modern drainage and sewage disposal systems have evolved significantly over time.

Drainage and sewage systems are designed to remove waste from various parts of a property, including surface water and runoff. The absence of proper sewage disposal systems can lead to the spread of diseases such as dysentery and cholera. In contrast, the presence of an effective drainage and sewage system adds to the value of properties in the area.

2.2.1 (V) POWER INFRASTRUCTURE

Power infrastructure relates to the supply of electricity, which is crucial for both societal functioning and human livelihood.

Anyakoha (2019) classifies energy sources into renewable and non-renewable sources. In Nigeria, electricity is generated from various sources, including Kainji Dam, Shiroro Dam, and Afam Power Station, among others. Power infrastructure is highly significant in the real estate sector, as areas with regular or uninterrupted electricity supply tend to command higher property values than those without.

2.2.2 SOCIAL INFRASTRUCTURE

According to Schubeler (1996), social infrastructure comprises facilities that help individuals within a society to learn, interact, and participate in various social activities and services. Examples include health facilities, educational institutions, recreational centers, and cultural amenities.

These infrastructures promote relaxation and enhance the value of residential properties located in their vicinity. They include playgrounds, sports facilities, natural gardens, cinemas, and other recreational amenities.

2.2.2 (I) EDUCATIONAL INFRASTRUCTURE

The promotion of economic and social transformation is often driven by the modern development of human resources through education.

Oyewole (2004) observed that institutional properties are typically developed using public funds and are not privately owned. According to the Organisation for Economic Co-operation and

Development (OECD, 2001), the emergence of the knowledge society and the advancement of information and communication technology (ICT) offer significant opportunities for educational development. Educational infrastructure includes facilities such as computers, internet access, libraries, and classrooms.

2.2.2 (II) HEALTH INFRASTRUCTURE

Health infrastructure is one of the fundamental components of national development. The population and economic growth of any area largely depend on the availability of essential and accessible public health facilities.

This development can be realized by providing adequate and well-distributed medical centers within a reasonable distance from residential areas. The availability of health infrastructure contributes significantly to increasing the value of properties in such areas.

2.3 MANAGEMENT OF INFRASTRUCTURE

Infrastructure management is the practice of coordinating the physical workplace with the people and operations of an organization. It integrates business administration, architecture, and engineering services. This process enables an organization to deliver and sustain support services within a quality environment, thereby meeting strategic needs related to facilities management.

Aubvivis (2015) describes infrastructure management as a preventive measure against the deterioration of the inherent design reliability and safety of equipment and facilities. The primary functions of infrastructure management include planning, establishing, and maintaining a conducive environment. It encompasses property management, technical management, and commercial management. The responsibilities of an infrastructure manager extend beyond physical maintenance to include managing building structures and systems, workplace safety, environmental sustainability, and organizational needs.

Akogun (2009) defines management as the science of organization and operation, or practically, the act of directing and conducting affairs. Olawore (2017) further explained that infrastructure management involves the efficient use and maintenance of services and structures in towns and cities to enhance and sustain the standard of living. It is an integrated management service that addresses decision-making, optimal planning, utilization of buildings, equipment installation, and service provision.

The advantages of infrastructure management to society include:

i. Improvement in environmental quality
ii. Enhancement of property values in the area

iii. Reduction in the rate of deterioration or obsolescence of properties
iv. Provision of employment opportunities
v. Planning, coordination, and organization of a sustainable living environment

However, Gani (2014) emphasized that the fundamental motivation for maintenance in public projects is to minimize the cost of plant and equipment obsolescence and to ensure efficient utilization of resources. As the global population increases, the need for more efficient resource management becomes even more critical.

2.4 WHO MANAGES INFRASTRUCTURE

The management of infrastructural facilities is primarily the responsibility of Estate Surveyors and Valuers, given the scope and background of their professional training.

According to Akogun (2009), an Estate Surveyor and Valuer is a professional who has undergone and passed the necessary examinations to be certified and licensed to practice. This professional supervises and directs interests in landed properties. As property and project management form part of the core responsibilities of an Estate Surveyor and Valuer, they are strategically positioned to manage infrastructure. However, effective infrastructure management may still require additional technical and commercial expertise.

Stein (2019) stated that infrastructure, including capital assets that are directly owned, leased, or otherwise controlled, are managed not only by Estate Surveyors and Valuers but also by government agencies. These assets generate long-term streams of benefits and costs and include roads, bridges, water systems, and public buildings, among others.

Estate Surveyors and Valuers are also involved in managing key infrastructural facilities such as communication, transportation, economic, social, and educational infrastructures. Their role often begins with feasibility studies during the early stages of property development. At this phase, they collaborate with other professionals such as architects, engineers, and quantity surveyors to prepare bills of quantities, award contracts, and supervise project execution. These activities are integral to the responsibilities of a project manager.

Thus, Estate Surveyors and Valuers play a central role in infrastructure management—from project conception through to completion—working in conjunction with other specialists. Without their involvement, the management of infrastructure would be less effective and less professionally coordinated.

2.5 VALUE

The term value carries different meanings across various disciplines and professional contexts. According to the Oxford Advanced Learner's English Dictionary, value refers to the worth of something in terms of money, goods for which it can be exchanged, or its quality of usefulness.

In economic and real estate contexts, value is generally expressed in monetary terms. However, different professions interpret value from different perspectives. For instance:

i. To an Architect, value may be judged based on aesthetic appeal.
ii. To a Quantity Surveyor, it is tied to the cost of implementation.
iii. To an Accountant, it refers to the book value of a company's assets.

Akogun (2006), in the context of real estate, defines value as the worth of an interest in land and buildings or claims on chattels assessed using appropriate methods of valuation.

Similarly, Adeniyi (2000) emphasized that value is usually expressed in monetary terms and indicates the power of a commodity to command other commodities in exchange

2.5.1 TYPES OF VALUE

The concept of value can be categorized based on the specific purpose it serves in real estate and economic assessments. The common types of value include:

i. Market Value: The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction.
ii. Economic Value: The measure of the benefit provided by a good or service, often considered in cost-benefit analysis.
iii. Rental Value: The amount that a property would command if leased on the open market.
iv. Ratable Value: The value used by local authorities to determine the amount of property tax to be paid.
v. Net Annual Value (NAV): The actual rental income expected to be received after deductions for necessary outgoings.
vi. Gross Value: The total value before any deductions, often used for valuation of investment or commercial properties.

2.5.1.1 MARKET VALUE

Ajayi (2017) defines market value as the estimated amount for which an asset should be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction, after proper marketing, wherein both parties act knowledgeably, prudently, and without compulsion.

Market value is also described as the highest price, expressed in monetary terms, which a property would bring if exposed for sale in the open market, allowing reasonable time to locate a purchaser who will buy with full knowledge of the property and its potential uses.

Key elements that must be considered in the assessment of market value include:

i. The presence of a willing seller and a willing and able buyer.
ii. Availability of a reasonable time for negotiation and exposure to the market.
iii. Both parties must be acting voluntarily, without any pressure or coercion.
iv. The property must be made openly available in the market during the negotiation.

2.5.1.2 ECONOMIC VALUE

Economic value is one of the approaches used to define and measure the worth of a good or service. It is based on individual preferences and what people are willing to give up to acquire a good or achieve a certain condition or service.

According to Essentials of Ecosystem Valuation (2011), economic valuation theory assumes that individuals are the best judges of what they want, rather than external authorities like the government. People express their preferences through the choices and trade-offs they make, subject to constraints such as income and time.

Therefore, economic value is measured by the maximum amount someone is willing to give up in other goods and services to obtain a specific good, service, or state of the world. In a market economy, currency (e.g., the Naira) serves as a universal measure of economic value. The amount of money an individual is willing to pay for an item indicates its value to them—this is often referred to as willingness to pay.

2.5.1.3 RENTAL VALUE

Lister et al. (2011) define rental value as the fair market value of a property while it is leased or rented out. More generally, it refers to the consideration paid under the lease agreement for the right to occupy a property, or the royalties or return received by the lessor (landlord) under a licensed property.

In the art and science of appraisal, rental value is described as the amount a lessee (tenant) will pay to a lessor (landlord) for leasing a real property of similar type, in comparable condition, and within the same area or location. This value reflects the going rate in the open market for similar properties.

2.5.1.4 GROSS VALUE

According to Section 19 of the General Rate Act of 1967, gross value is defined as: “The rent at which a hereditament might reasonably be expected to let from year to year, if the tenant undertook to pay the usual tenant’s rates and taxes, and the landlord undertook to bear the cost of repairs, insurance, and other expenses (if any) necessary to maintain the hereditament in a state to command that rent.”

This implies that gross value considers the rental income a property could generate under standard leasing conditions, where the landlord is responsible for all costs necessary to keep the premises in good, rentable condition.

2.5.1.5 NET ANNUAL VALUE

Where gross value is available, Section 19(2) of the General Rate Act of 1972 states that net annual value (NAV) is derived by deducting a specified amount (determined by ministerial order) from the gross value.

Where no gross value is established, Section 19(3) provides an alternative definition of net annual value as:“The rent at which the hereditament might reasonably be expected to let from year to year, if the tenant undertook to pay the usual tenant’s rates and taxes and also bear the cost of repairs, insurance, and other expenses necessary to maintain the hereditament in a state to command that rent.”

In essence, NAV reflects the rental income potential of a property after accounting for all necessary expenses that a tenant would normally bear. It is often used for property taxation and valuation purposes.

2.5.1.6 RATABLE VALUE

Ratable value refers to the value of a property as assessed by the local authority for the purpose of determining the rates payable. It serves as the basis for the allocation of rates and is recalculated periodically, typically every few years, based on the general rental or market values of comparable properties within the same locality or hereditament.

In most cases, the ratable value is equivalent to the Net Annual Value when no statutory deductions are applied. It is a crucial determinant in the calculation of the rate payable, which is obtained by multiplying the ratable value by the rate nairage (i.e., the rate per unit currency set by the authority).

2.6 AVAILABILITY OF INFRASTRUCTURE FACILITIES

The availability of infrastructural facilities such as water supply, electricity, road networks, and drainage systems plays a vital role in enhancing the value and demand of real estate properties within a given location. In contrast, the absence or limited provision of such facilities tends to diminish both property values and buyer or tenant interest.

Prospective tenants and property buyers generally prefer locations with a regular and reliable supply of pipe-borne water—often provided by public utilities such as the state water corporation. Water is essential for human existence, and many people are willing to pay higher rents for accommodations with a steady water supply than for similar units lacking this amenity.

For example, it may be more economical in the long run to pay a rent of ₦6,000 per month for a two-bedroom flat in Fate (where water supply is consistent), than to pay ₦2,000 for a similar flat in Itakudimoh, where pipe-borne water is scarce. In such cases, tenants in Itakudimoh often resort to fetching water from wells or manual boreholes—adding inconvenience and unaccounted costs in time and labor.

Electricity supply is another critical infrastructural factor. While the national electricity supply from the Power Holding Company of Nigeria (PHCN) is generally unreliable, certain locations like Fate enjoy relatively more stable power supply compared to areas such as Itakudimoh. This variation directly affects the desirability and value of properties in those areas.

Additionally, accessibility plays a key role in property valuation. A neighborhood with well-tarred roads and an efficient drainage system tends to attract higher property values and greater demand, due to ease of transportation and reduced environmental hazards. For example, Fate benefits from good road access and proper drainage, whereas in Itakudimoh, even where roads are tarred, the absence of adequate drainage leads to rapid road deterioration, potholes, refuse accumulation, and frequent traffic congestion. These conditions make Itakudimoh less attractive for residential or commercial occupancy.

2 : 7 Summary of Literature Review

S/N	Author (Year)	Research Topic	Methodology	Research Objective	Major Findings
1.	Donald (2011)	Definition and Role of Infrastructure	Literature-based conceptual analysis	To explain the concept and importance of infrastructure in societal and economic development	Infrastructure includes basic facilities essential for societal functioning and development.

2.	Jeffery (2009)	Types and Impact of Infrastructure	Literature review	To identify infrastructure types and their impact on urban growth and property development	Infrastructure like roads, water, and electricity attract population growth and increase property values.
3.	Ojo (1987)	Communication as Infrastructure	Conceptual/theoretical analysis	To highlight the importance of communication systems in urban areas	Adequate communication infrastructure contributes to economic development and enhances real estate values.
4.	Litchfield (1974)	Transport Infrastructure and Urban Planning	Literature review	To assess the role of transportation in urban development	Transportation infrastructure such as roads and access routes increase property demand and value.
5.	Ademola (2016)	Water Supply and Urban Housing	Quantitative estimation and literature	To estimate daily water demand and its role in residential planning	Access to potable water enhances quality of life and increases property values.
6.	Karbitz (2016)	Historical Development of Drainage Systems	Historical analysis	To explore how drainage and sewage systems evolved	Modern drainage and sewage systems reduce disease risks and increase environmental quality and property desirability.
7.	Anyakoha (2019)	Electricity Infrastructure and Energy	Literature review	To classify sources of electricity and	Reliable electricity supply is a key

		Sources		their urban implications	determinant of property value; better supply areas attract higher rents and investments.
8.	Schubeler (1996)	Social Infrastructure in Urban Areas	Conceptual analysis	To define and explain the importance of social infrastructure	Education, health, and recreational infrastructure enhance human development and raise the appeal and value of residential properties.
9.	Oyewole (2004)	Educational Facilities and Public Funding	Literature review	To assess how public funding affects educational infrastructure	Public educational infrastructure is vital for societal growth and adds to neighborhood value.
10.	OECD (2001)	ICT and Educational Development	International comparative review	To evaluate the impact of ICT on education systems	Integration of ICT increases educational effectiveness and supports property demand in well-serviced locations.
11.	Akogun (2009)	Infrastructure Management in Nigeria	Theoretical analysis	To define infrastructure management and the role of Estate Surveyors	Estate Surveyors play a critical role in maintaining infrastructure, enhancing property value and reducing deterioration.
12.	Olawore (2017)	Urban Services Management	Literature review	To highlight benefits of	Proper infrastructure

				managing infrastructure effectively	management improves quality of life and boosts property market values.
13.	Gani (2014)	Public Maintenance and Urban Growth	Conceptual review	To assess the need for infrastructure maintenance in growing populations	Effective maintenance prevents urban decay and supports sustainable development.
14.	Stein (2019)	Who Manages Infrastructure?	Literature-based study	To identify the stakeholders responsible for infrastructure management	Estate Surveyors and government agencies are responsible for managing both physical and social infrastructure.
15.	Ajayi (2017)	Market Value Determination in Real Estate	Theoretical discussion	To define market value and conditions for property transactions	Market value reflects the price at which a property would exchange hands under fair market conditions.
16.	Adeniyi (2000)	Concept of Value in Property	Conceptual framework	To explain how different professionals perceive value	Value varies: Surveyors use monetary terms, architects focus on aesthetics, and quantity surveyors assess costs.
17.	Lister et al. (2011)	Rental Value of Real Property	Legal and real estate interpretation	To define rental value and its implications for lease agreements	Rental value is determined by fair market rates and lease conditions, influencing

					property investment returns.
18.	Section 19, GR Act (1967/72)	Legal Definitions of Gross and Net Annual Value	Statutory/legal analysis	To define statutory values used in property rating	Gross and net annual values form the basis for property taxation; they influence rateable values and property taxation levels.
19.	Akogun (2006)	Real Estate Value and Market Principles	Literature review	To analyze how real estate value is determined	Value is influenced by market demand, infrastructure, and economic factors.
20.	Field Observations (2025, Fate Road vs Itakudimoh)	Impact of Infrastructure on Property Values	Comparative case study (Fate Road vs Itakudimoh)	To examine how infrastructure affects property rents and desirability	Fate Road with better infrastructure, commands higher rent and demand compared to Itakudimoh, which lacks reliable services like water, power, and roads.

CHAPTER THREE

3:0 RESEARCH METHODOLOGY

Research methodology is a systematic process of finding dependable solutions to research problems through well-planned and organized data collection. It involves asking appropriate questions and determining the type of information required for analysis and problem-solving.

This chapter discusses the research techniques employed in the collection of data and the facts compiled using various research instruments. It also outlines the responses received from individuals and professional bodies consulted during the study.

3.1 METHOD OF DATA COLLECTION

There are basically two major methods of data collection:

I. Secondary Method

II. Primary Method

3.1.1 SECONDARY METHOD

The secondary method of data collection refers to the use of existing publications and sources in which authors have documented the work of others. These data include information obtained from textbooks, lecture notes, journals, magazines, the internet, and other relevant literature that support the research topic.

3.1.2 PRIMARY METHOD

The primary method involves the collection of original data specifically for the purpose of this research. These data are typically unprocessed and obtained directly from the source through various means. For this study, the following primary data collection methods were employed:

- Questionnaires
- Personal Interviews
- Physical Survey/Observation

i. Questionnaire

The questionnaire consists of a printed list of questions designed in line with the aims and objectives of the study. These questions are directed at a selected group of individuals known as respondents, who are required to answer by recording their responses. This method helps to gather standardized information efficiently from a large number of people.

ii. Personal Interview

This involves a direct conversation between the interviewer and the respondent to obtain specific information. The interview can be structured (where questions and format are predetermined) or unstructured (more flexible and open-ended). It is typically conducted face-to-face, allowing the interviewer to clarify questions and probe deeper into responses when necessary.

iii. Observation

Observation is a method where events, situations, or human behaviors are watched and described as they naturally occur. This technique provides first-hand information in real-time settings. Observation can be:

- Direct Observation – where the researcher is physically present and actively watches the behavior or event.
- Indirect Observation – where observations are made through recordings, reports, or other means without direct involvement.

3.2 TARGET POPULATION

The target population for this study includes:

i. Estate Surveyors and Valuers in Kwara State, specifically those practicing within the study areas.
ii. Residents (dwellers) in the selected neighborhoods: Fate and Itakudimoh.
iii. The estimated total population is 10,022, which is broken down as follows:
iv. Itakudimoh: Approximately 6,500 residents
v. Fate Road: Approximately 3,500 residents

Estate Surveyors and Valuers: 22 professionals

This population forms the basis for sampling and data collection in this research.

3.3 SAMPLE FRAME

The sample frame for this research comprises two key groups:

i. Estate Surveyors and Valuers operating within the study location, Ilorin.
ii. Residents living in the selected neighborhoods, Fate and Itakudimoh, which serve as the study areas.

3.4 SAMPLE SIZE

The sample size for this study consists of a total of 85 printed questionnaires. These were distributed as follows:

i. 5 questionnaires were administered to Estate Surveyors and Valuers.
ii. 40 questionnaires were administered to residents in the study areas:
iii. 20 questionnaires to residents in FateFate Road
iv. 20 questionnaires to residents in Itakudimoh.

3.5 SAMPLING TECHNIQUES

There are various types of sampling techniques, but for the purpose of this research, simple random sampling was employed. This technique ensures that every member of the population has an equal chance of being selected, thus minimizing bias.

Respondents from the two residential areas (Fate Road and Itakudimoh) were selected randomly.

Estate Surveyors and Valuers were also selected at random from different locations within Ilorin.

3.6 DATA INSTRUMENTS

3.6.1 QUESTIONNAIRE

The primary instrument used for data collection in this study is the questionnaire. It consists of a series of printed questions designed to elicit information relevant to the objectives of the research.

A total of 45 questionnaires were prepared and distributed as follows:

i. 5 questionnaires to Estate Surveyors and Valuers.
ii. 40 questionnaires to the residents of Fate Road and Itakudimoh, equally divided with:
- 20 for Fate.
- 20 for Itakudimoh.

3.6.2 OBSERVATION

Observation involves the collection of physical data by directly examining conditions in the study area. This method allows for the assessment of real-life situations without relying solely on respondent feedback.

Examples of observations carried out include:

i. The frequency and duration of electricity supply in the study area.
ii. The availability and regularity of pipe-borne water.
iii. The condition and effectiveness of the drainage system.

This method helps provide supporting evidence to validate or contrast the responses obtained through questionnaires and interviews.

3.6.3 PERSONAL INTERVIEW

The personal interview method involved face-to-face interactions with selected individuals in the study area. During these interviews:

i. The interviewer introduced the purpose of the study to the respondent.
ii. Clarifications were provided on any part of the questionnaire when needed.
iii. Additional insights and detailed explanations were obtained that may not be captured in written responses.

This method was particularly useful in collecting qualitative data to complement the structured questionnaire responses.

3.7 DATA ANALYSIS

Data analysis refers to the process of systematically examining and interpreting the information collected through questionnaires, observations, and interviews.

In this research, data will be analyzed and presented using:

i. Tables
ii. Historical

3. 8 SUMMARY OF DATA ANALYSIS TECHNIQUE.

S/N	Objective	Data Requirement	Research Design	Method of Data Measurement	Method of Data Analysis
1	The objective of the Study is to investigate the impact of infrastructure on property value.	Value of properties in the study area.	Personal interview to gather additional information and clarity question.	Quantitative data.	Describe statistics: To summarize and describe the data.
2	It aims to examine how different types of infrastructure such as road, water supply, electricity and drainage affect property value in the study area.	Infrastructure availability and quality of infrastructure such as roads, water supply, electricity and drainage.	Questionnaires: To collect data from dweller in the study area and estate surveyor and valuer.	Quantitative data.	To present data in tables: To present data in pie chart and histogram.

CHAPTER FOUR

4.0 DATA PRESENTATION, ANALYSIS AND INTERPRETATION

4.1 INTRODUCTION

Following a thorough analysis of the selected areas—Itakudimoh and Fate Road—certain trends were observed in terms of rental values and availability of infrastructural facilities.

The findings revealed that Fate Road generally has better infrastructure compared to Itakudimoh. This includes more consistent electricity supply, better water flow, improved drainage systems, and overall urban planning.

One notable factor contributing to this difference is the socio-economic status of the residents:

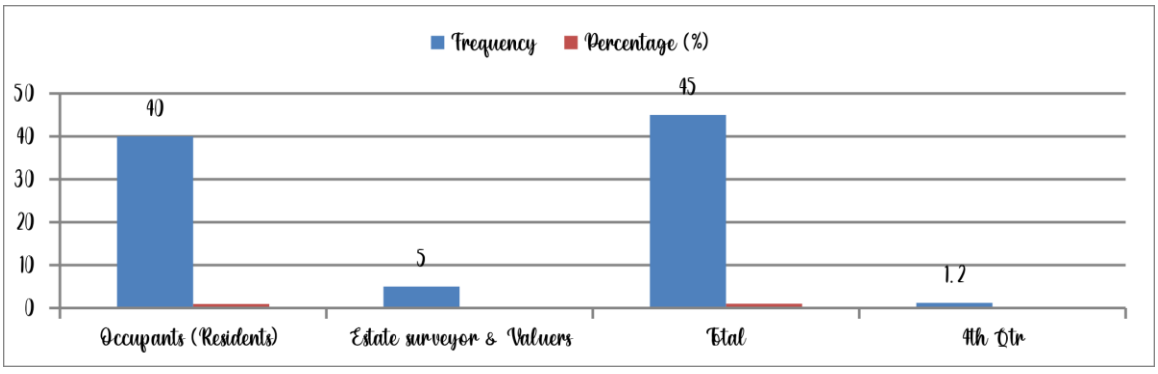
Fate road is predominantly occupied by elites and middle- to upper-income earners, who value and invest in quality infrastructure and are able to afford higher rents.

Itakudimoh, on the other hand, is largely populated by lower-income earners and traditional families, many of whom live in inherited or family-owned properties. As a result, there is less demand for modern infrastructure and relatively lower rental values.

Table 4.1: Distribution of Questionnaires Administered.

Respondent	Frequency	Percentage (%)
Occupants (Residents)	40	94.1%
Estate surveyor & Valuers	5	5.9%
Total	45	100%

Source: Field Survey, 2025



Interpretation: A total of 40 questionnaires were distributed to occupants in the study areas (Fate and Itakudimoh), and 5 questionnaires were distributed to Estate Surveyors and Valuers. These were administered to gather relevant information related to the research topic.

Table 4.2: Questionnaires Distributed at Itakudimoh

Questionnaire Administered	Frequency	Percentage (%)
Questionnaire Retrieved	10	50%
Questionnaire not Returned	10	50%
Total	20	100%

Souce: Field Survey, 2025

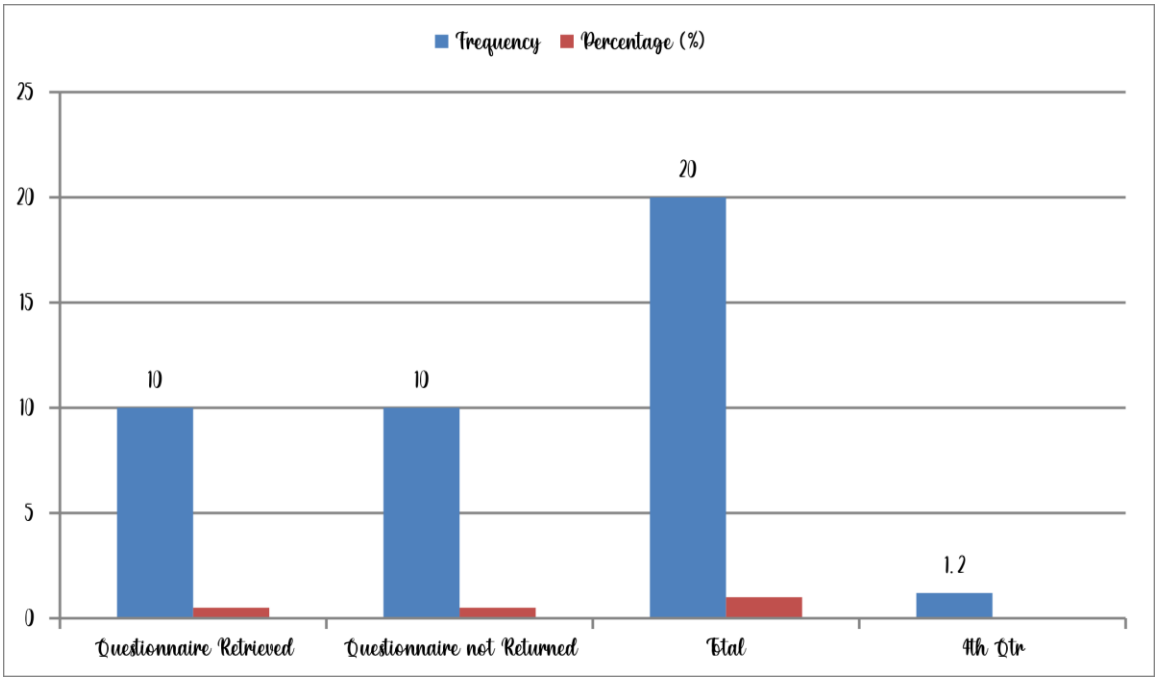


Table 4.3: Questionnaires Distributed at Fate Road Area

Questionnaire Administered	Frequency	Percentage (%)
Questionnaire Retrieved	10	50%
Questionnaire	10	50%

Not Returned		
Total	20	100%

Source: Field Survey, 2025

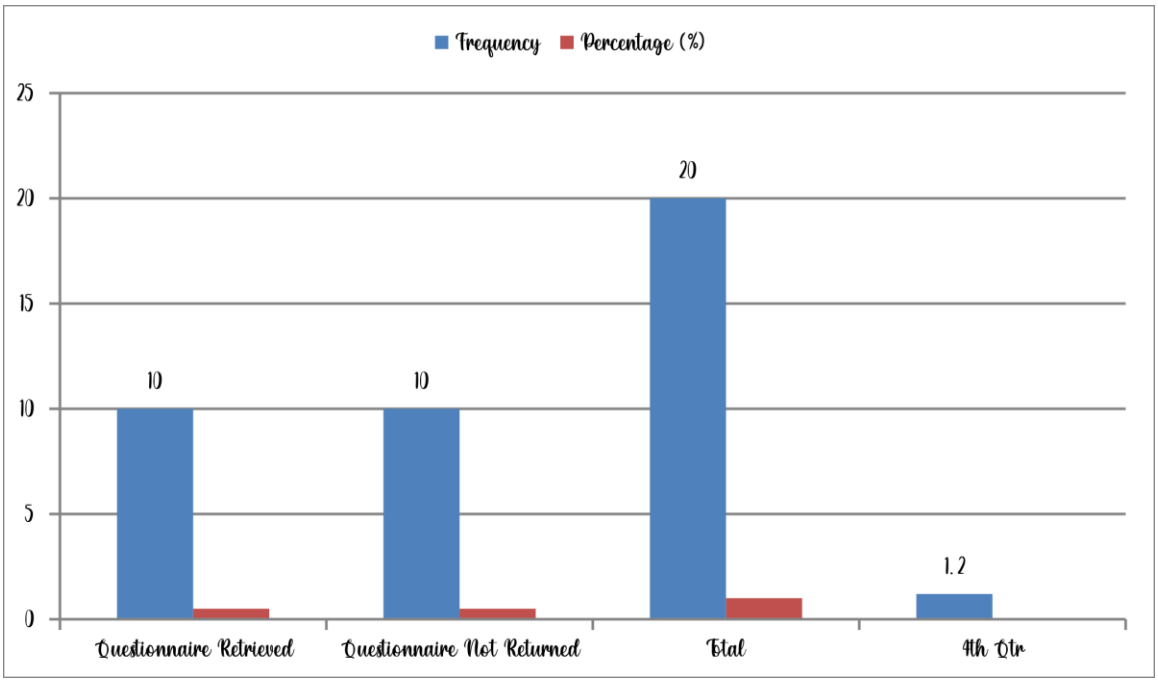
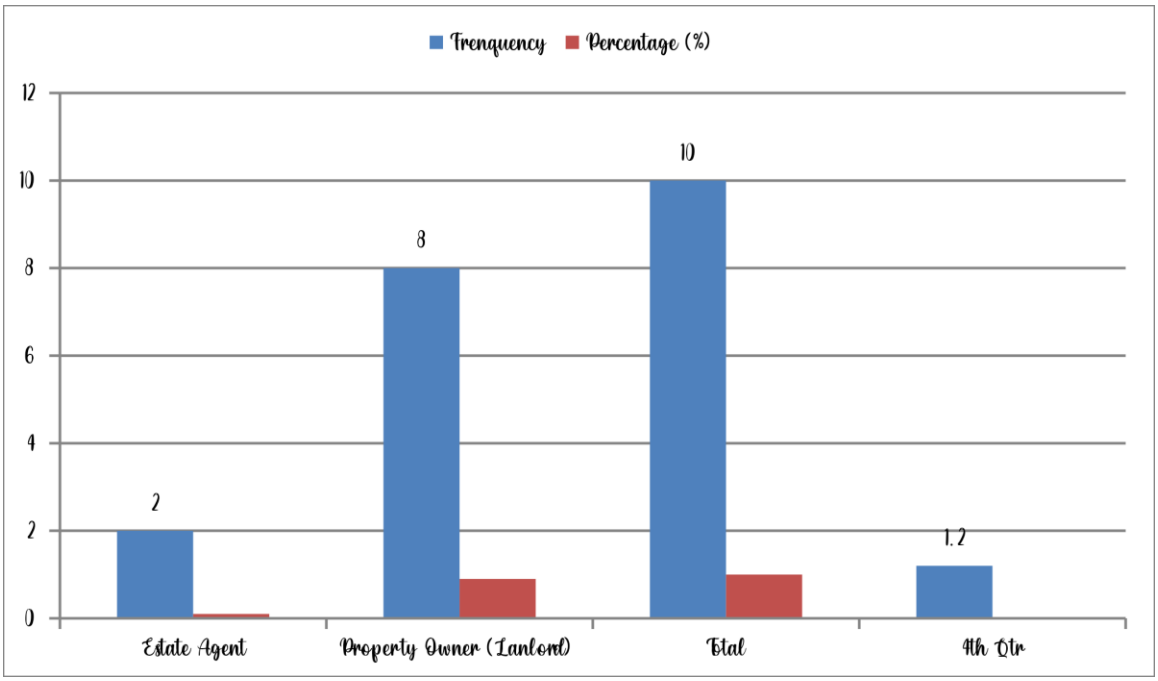


Table 4.4: Property Managers in Itakudimoh Area

Property Managers	**Frenquency**	**Percentage (%)**
Estate Agent	2	10%
Property Owner (Lanlord)	8	90%
Total	10	100%

Source: Field Survey, 2025

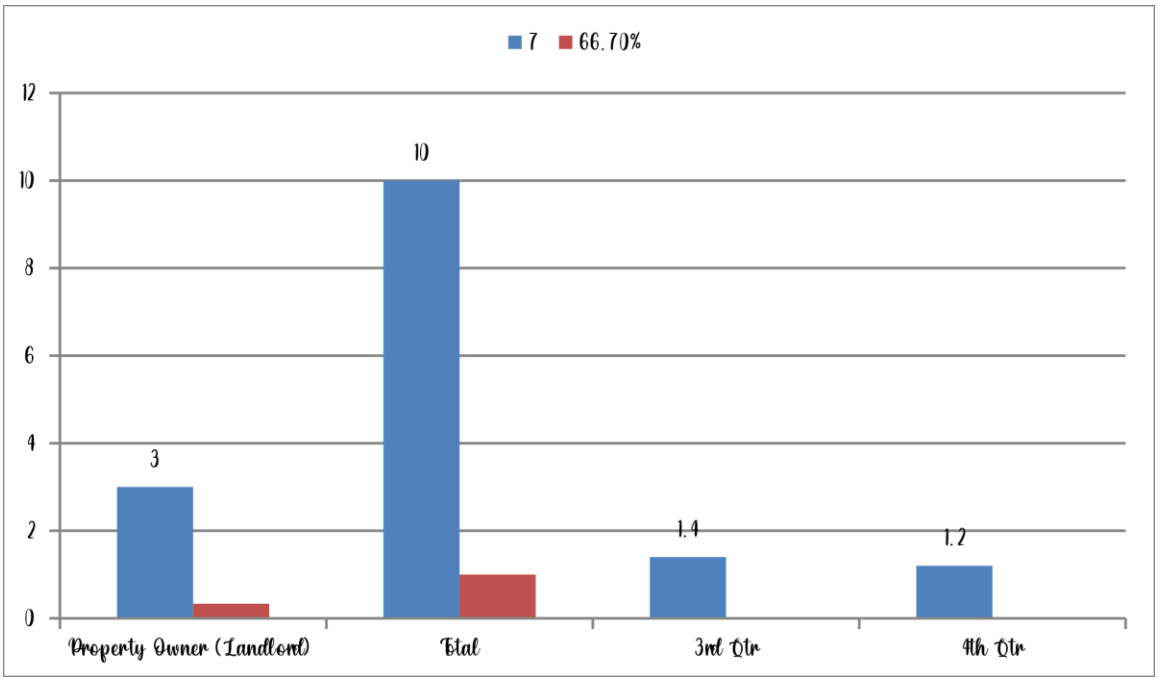


Interpretation: The table above shows that properties in the Itakudimoh area are not professionally managed by Estate Surveyors and Valuers. Instead, most of the properties are self-managed by the property owners, i.e., landlords or landladies.

Table 4.5: Property Managers in Fate Road Area

Peoperty managers	**Frequency**	**Percentage (%)**
Estate Suveyor & valuer	7	66.7%
Property Owner (Landlord)	3	33.3%
Total	10	100%

Source: Field Survey, 2025

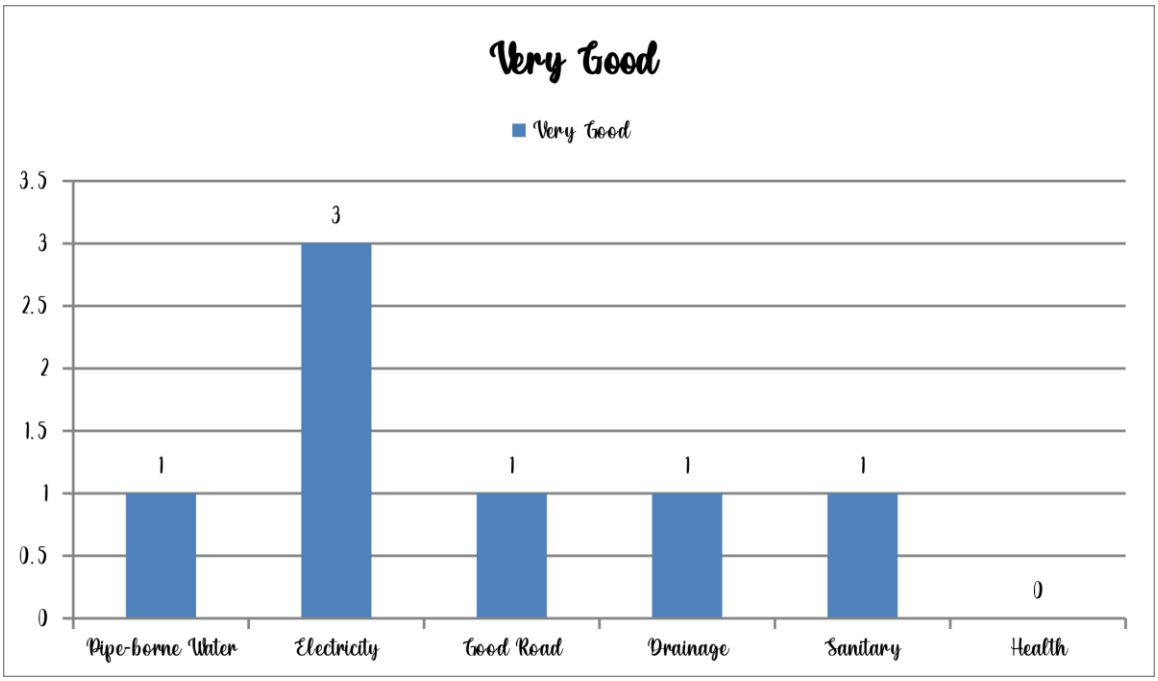


ITERPRETATION: The table above shows that properties located in the Fate Road area are mostly managed and maintained by professional Estate Surveyors and Valuers.

Table 4.6: Condition of Infrastructural Facilities in Itakudimoh

Facilities	Very Good	Good	Poor	Very poor	Total
Pipe-borne Water	1	2	8	4	15
Electricity	3	6	4	2	15
Good Road	1	4	6	4	15
Drainage	1	5	5	4	15
Sanitary	1	9	2	3	15
Health	0	2	4	9	15

Source: Field Survey, 2025

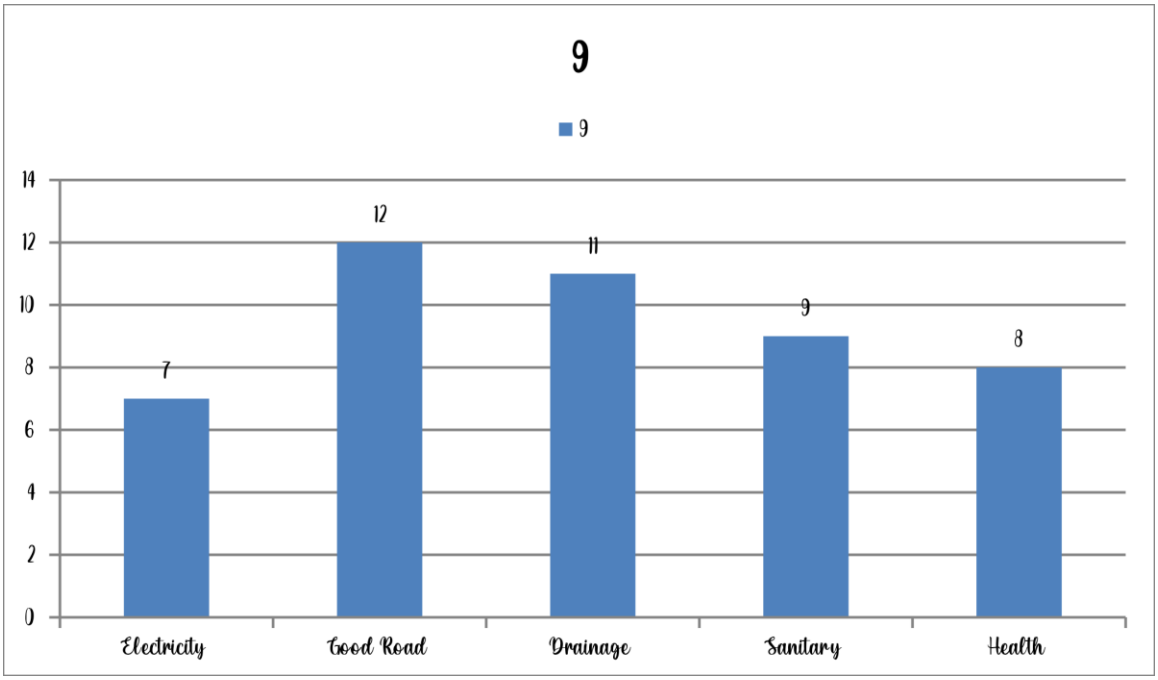


ITERPRETATION: The table above reveals that the infrastructural facilities provided in the Itakudimoh area are generally poor, i.e., below average. These facilities play a vital role in enhancing property values; therefore, the lack or poor state of such infrastructure is likely to reduce property values in this area.

Table 4.7: Condition of Infrastructural Facilities in Fate Road Area

Facilities	Very Good	Good	Poor	very poor	Total
Pipe-borne Water	9	5	1	0	15
Electricity	7	5	2	1	15
Good Road	12	2	1	0	15
Drainage	11	2	1	1	15
Sanitary	9	3	2	1	15
Health	8	4	2	1	15

Source: Field Survey, 2025

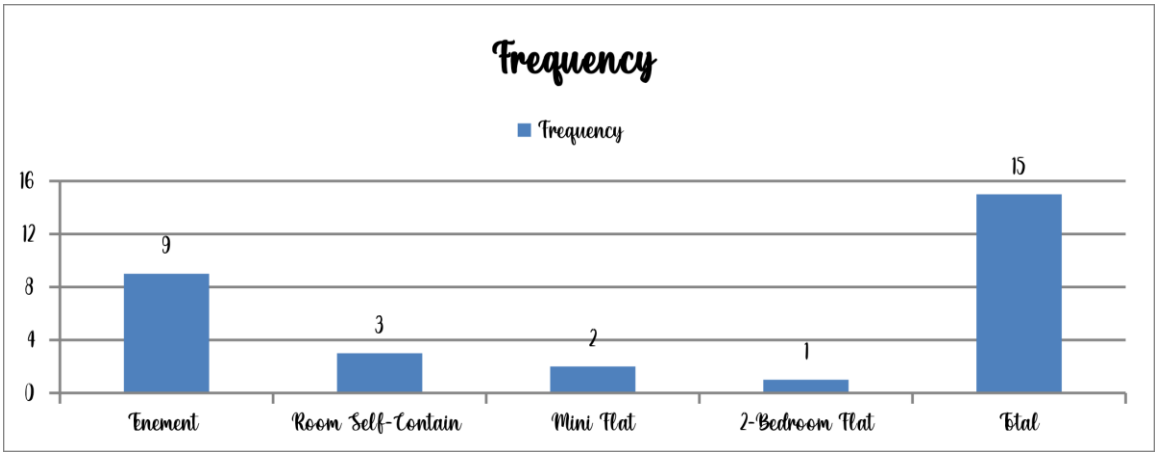


Interpretation: The table above shows that infrastructural facilities in the Fate area are of very good standard, i.e., above average. The availability of these facilities enhances the quality of life and contributes significantly to the appreciation of property values in the area.

Table 4.8: Types of Residential Properties in Itakudimoh Area

Type of Building	**Frequency**	**Percentage (%)**
Tenement	9	70.0%
Room Self-Contain	3	13.3%
Mini Flat	2	10.0%
2-Bedroom Flat	1	6.7%
Total	15	100%

Source: Field Survey, 2025

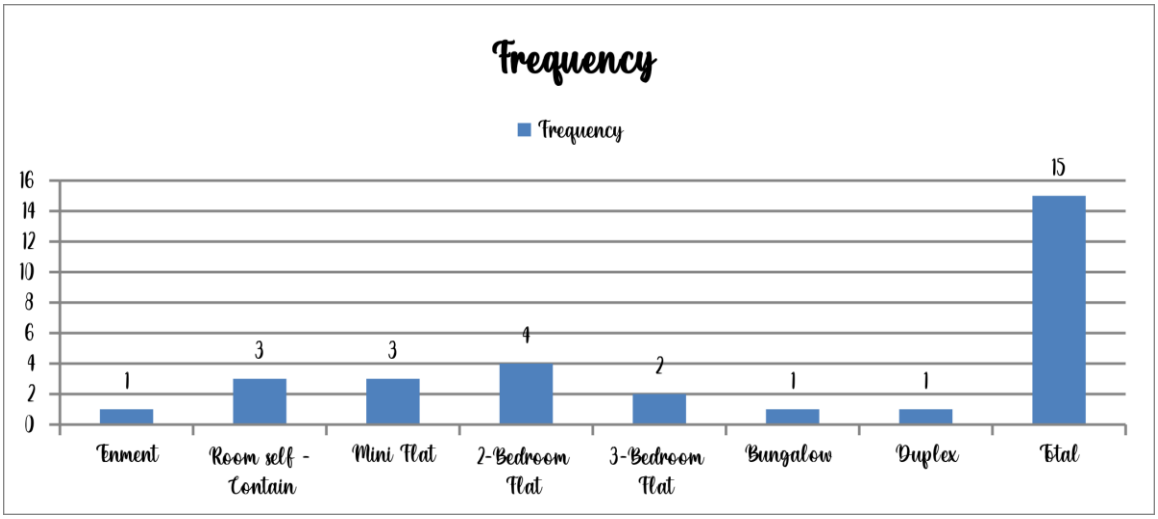


INTERPRETATION: The table above shows that most residential properties in the Itakudimoh area are tenement buildings. Two-bedroom flats are rare in the area. This indicates a dominance of low-cost, multi-tenant housing types.

Table 4.9: Types of Residential Properties in Fate Road Area

Type of Building	**Frequency**	**Percentage (%)**
Tenment	1	6.7%
Room self - Contain	3	15.5%
Mini Flat	3	15.5%
2-Bedroom Flat	4	26.7%
3-Bedroom Flat	2	20.0%
Bungalow	1	8.3%
Duplex	1	8.3%
Total	15	100%

Source: Field Survey, 2025



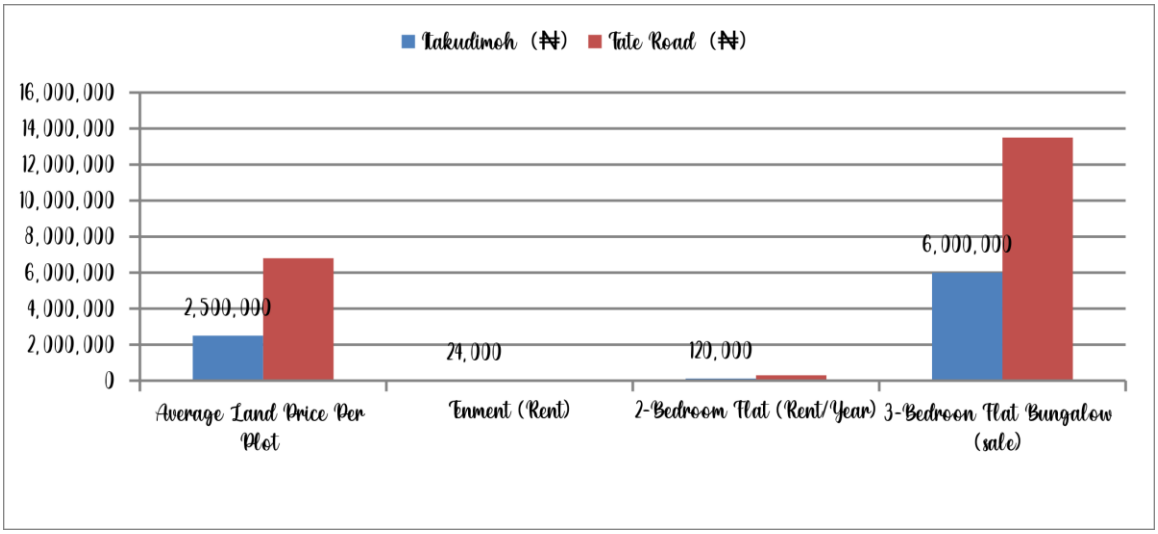
INTERPRETATION: The table above shows that the Fate Road area features a wider variety of residential property types. Two-bedroom and three-bedroom flats are more common, indicating a higher standard of living and housing diversity in comparison to Itakudimoh.

Table 4.10: Property Values in Itakudimoh and Fate Road

Field data on property sales and rental prices was collected from estate agents and surveyors.

Property Type	**Itakudimoh (₦)**	**Fate Road (₦)**
Average Land Price Per Plot	2,500,000	6,800,000
Tenment (Rent)	24,000	36,000
2-Bedroom Flat (Rent/Year)	120,000	300,000
3-Bedroon Flat Bungalow (sale)	6,000,000	13,500,000

Source: field survey, 2025



INTERPRETATION: Fate Road commands higher property values across all types, which can be attributed to better infrastructure and neighborhood quality.

4.11: DISCUSSION Of FINDINGS

The data analyzed from the study areas—Itakudimoh and Fate Road—demonstrate a clear relationship between the availability of infrastructure and property values. In terms of infrastructure condition, Fate Road shows a markedly better situation, with an average of 73.3% of respondents rating infrastructure such as pipe-borne water, electricity, roads, drainage, sanitary services, and health facilities as Very Good or Good. In contrast, only 35.6% of respondents in Itakudimoh gave such ratings, while a significant 64.4% considered the infrastructure Poor or Very Poor. This disparity indicates a higher standard of infrastructural development in Fate Road.

Property management practices further reinforce this divide. In Itakudimoh, the majority of properties (90%) are managed directly by landlords, with only 10% under the care of professional managers. On the other hand, Fate Road shows a more modern trend, with 66.7% of properties professionally managed, suggesting better maintenance practices and increased potential for value appreciation.

The types of residential properties also reflect socioeconomic differences. Itakudimoh is dominated by tenement houses, which constitute 70% of the housing stock. These are generally low-cost and densely populated. In Fate Road, only 6.7% of properties are tenements, while 73.3% consist of modern residential units such as mini flats, two- and three-bedroom flats, bungalows, and duplexes.

Both areas recorded an equal questionnaire response rate of 50%, ensuring balanced data representation. Property values further highlight the contrast. The average land price in Fate

Road stands at ₦6.8 million, which is 172% higher than the ₦2.5 million average in Itakudimoh. A 2-bedroom flat in Fate commands an annual rent of ₦300,000—150% more than the ₦120,000 per year in Itakudimoh. Similarly, a 3-bedroom flat bungalow in Fate is valued at ₦13.5 million, representing a 125% increase over the ₦6 million value in Itakudimoh.

The resident profile plays a significant role in shaping these dynamics. Fate Road is predominantly inhabited by middle- to high-income earners, which drives demand for quality infrastructure and modern housing types. Conversely, Itakudimoh is largely occupied by low-income families living in inherited or family-owned homes, resulting in less demand for infrastructural improvement and minimal property investment.

CHAPTER FIVE

5.0 SUMMARY OF FINDINGS, RECOMMENDATIONS AND CONCLUSION

5.1 SUMMARY OF FINDINGS

Following a thorough comparative analysis between the two study areas — Fate Raod and Itakudimoh — the following key findings were made:

1. Infrastructural Facilities

There is a significant disparity in the availability and quality of infrastructural facilities between Fate Road and Itakudimoh. Fate Road is better equipped with essential amenities such as:

i. Electricity: Although electricity remains a national challenge, Fate Road experiences a more stable supply compared to Itakudimoh. This may be attributed to the presence of government institutions, private businesses, and a higher standard of living in the area. In contrast, the electricity supply in Itakudimoh is irregular, adversely affecting small-scale businesses like the sale of cold drinks and frozen foods.
ii. Water Supply: Fate Road enjoys a consistent supply of pipe-borne water, while Itakudimoh largely depends on well water and manually operated boreholes due to inadequate water infrastructure.
iii. Drainage System: Fate Road has a well-structured and maintained drainage system. However, in Itakudimoh, drains are often blocked due to the indiscriminate dumping of refuse, especially during the rainy season, leading to flooding and erosion.
iv. Waste Disposal: In Fate Road, refuse and sewage are properly disposed of through incineration, burial, or designated refuse bins. Conversely, in Itakudimoh, waste is often dumped in open spaces or on roadsides, causing pollution and health hazards.
v. Healthcare Services: Medical facilities, including access to first aid and hospitals, are more accessible in Fate Road. In Itakudimoh, healthcare centers are distant, and basic first aid services are lacking.

2. Land Use and Development Control

Land use patterns and adherence to development control policies differ markedly between the two areas:

In Fate Road, most property owners are educated and aware of urban planning regulations. As a result, buildings follow approved plans, and proper setbacks are provided, ensuring space for future infrastructure expansion. The environment is clean and orderly.

In Itakudimoh, there is a lack of awareness regarding development control. Buildings are constructed without regard for standard planning regulations, resulting in overcrowded structures with poor ventilation and insufficient setbacks. This disorganized development negatively impacts both the residents' quality of life and property values.

3. Building Quality

Fate Road boasts well-constructed and aesthetically pleasing buildings, with proper architectural designs and finished surfaces (internally and externally).

In contrast, Itakudimoh features predominantly old and poorly constructed buildings, many of which are built with substandard materials like mud blocks. These buildings often lack proper maintenance.

4. Population Density

Itakudimoh has a higher population density compared to Fate Road. Many residential properties in Itakudimoh are shared by multiple extended families, resulting in congestion.

Fate Raod is less populated and more residentially organized, with most properties occupied by single families, enhancing privacy and comfort.

5. Government Presence and Policy Implementation

Fate Road is home to several government administrative centers, including the Ministry of Health, the Federal Secretariat, and the FRSC office. This government presence contributes to better infrastructural development and increased property value.

In contrast, Itakudimoh has little or no significant government presence, limiting its access to public services and infrastructure upgrades.

5.2 RECOMMENDATIONS

Based on the findings of this research, the following recommendations are proposed to enhance residential development, infrastructure provision, and property value in the study areas — particularly in Itakudimoh.

1. Provision of Infrastructural Facilities

The importance of adequate infrastructural facilities cannot be overemphasized, especially in underdeveloped or rural areas such as Itakudimoh. It is recommended that:

The government should prioritize the provision of essential facilities such as electricity, pipe-borne water, functional drainage systems, proper sewage disposal, and accessible healthcare services.

Electricity supply should be improved and made stable to support residential and small-scale commercial activities.

There should be frequent and reliable pipe-borne water supply to reduce reliance on unsafe water sources and improve public health.

The drainage systems must be well constructed, maintained regularly, and free from refuse blockage. Public awareness campaigns on proper waste disposal should also be encouraged.

Healthcare facilities, including hospitals and first aid centers, should be established closer to rural communities to ensure prompt medical attention during emergencies.

2. Land Use and Development Control

To ensure orderly development and enhance the quality of living in rural areas:

The government should intensify awareness campaigns on land use regulations and the importance of development control in communities like Itakudimoh.

Regular inspections and enforcement should be carried out on buildings under construction to ensure compliance with approved building plans and the master plan of the area.

Local authorities should collaborate with urban planning professionals to provide technical guidance and monitoring during construction processes.

3. Redevelopment of Dilapidated Buildings

The government should formulate and enforce redevelopment policies for obsolete and unsafe buildings in areas such as Itakudimoh.

Incentives such as low-interest loans or redevelopment grants can be introduced to encourage property owners to upgrade or rebuild their houses in line with modern standards.

Slum clearance and urban renewal programmes should be considered to promote a safer and more appealing residential environment, which in turn will increase property values.

4. Decentralization and Government Policy Implementation

Establishing government administrative centers in rural areas will significantly boost infrastructural development and improve the standard of living.

For instance, the relocation of Ilorin West Local Government towards Asojina along Hajj Camp and Olorunsogo led to the provision of good roads and other infrastructural developments. Similar decentralization efforts should be implemented in underdeveloped areas to stimulate growth and enhance the value of properties.

5.3 CONCLUSION

From the study, it is evident that the location, situation, and condition of infrastructural facilities significantly influence the land and property values in an area. The comparison between Fate Road and Itakudimoh clearly demonstrates that areas with better infrastructure tend to have higher property values and a more organized development pattern.

Furthermore, the socioeconomic status, class, and occupation of the residents in these study areas also play a vital role in shaping the development and upkeep of their environments.

Therefore, it is crucial to establish well-organized community development associations within these areas, comprising representatives from local authorities and residents. Such organizations would be instrumental in advocating for the provision and maintenance of essential infrastructural facilities, ensuring sustainable community development and improved property values.

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QUESTIONNAIRE ON THE COMPARATIVE ANALYSIS ON THE IMPACT OF INFRASTRUCTURAL FACILITIES ON PROPERTY VALUE.

(A CASE STUDY OF FATE AND ITAKUDIMOH).

There is an on going research on the above subject aimed at knowing professional opinion and their impact on the infrastructural facilities on property value mostly in Fate and Itakudimoharea.

Please complete the space appropriately insection A and tick in the appropriate box in section B as provided below.

SECTION A

1. Name of the firm……..

2. Address of the firm…….....

3. Name of respondent……

4. Sex……

5. Post head in the firm……..

6. Marital status…….

SECTION B

1. In what year was the firm registered (started operation)?

1-5 years ( ),6-10years( ),11-16years( ),16yearsandabove( )

2. What major role of estate management profession does the firm practice most?

Valuation ( ),Agency( ),Management( ),Consultancy( ),Others( )

3. Is the firm familiar with the rental value of Fate and Itakudimoh properties?

Yes ( ),No( )

4. If "Yes" what is the rental value of there residential properties for the years below

<u>Rental value of residential properties in Fate area</u>

Type of residential property	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**	**2208**	**2009**	**2010**	**2011**	**2012**
Tenement											
Selfcontain											
MiniFlat											
2bedroom Flat											
3bedroom Flat											
Bungalow											
Duplex											

Rental value of residential properties Itakudimoharea

Types of residential property	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**	**2208**	**2009**	**2010**	**2011**	**2012**
Tenement											
Selfcontain											
Mini Flat											
2bedroom Flat											

5.What are the infrastructural facilities available in the study area? Please tick below.

InfrastructuralFacilities	**Present**	**Absent**		**Present**	**Absent**
Pipebornewater					
Electricity					
Borehole					
Drainage					
Sanitationfacilities					
Medicalfacilities					
Goodroad					

6. What is the condition of these infrastructural facilities for the past 10 years? Please tick below.

FATE AREA

Conditions	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**	**2208**	**2009**	**2010**	**2011**	**2012**
Very poor											
Poor											
Fair											
Good											
Very good											

ITAKUDIMOH AREA

Conditions	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**	**2208**	**2009**	**2010**	**2011**	**2012**
Very poor											
Poor											
Fair											
Good											
Very good											

QUESTIONNAIRE ON THE COMPARATIVE ANALYSIS ON THE IMPACT OF INFRASTRUCTURAL FACILITIES ON PROPERTY VALUE.

(A CASE STUDY OF FATE AND ITAKUDIMOH).

There is an on going research on the above subject aimed at knowingbpeoples opinion and their impact on the effect of infrastructural facilities on property value mostly in Fate and Itakudimoh area.

Please complete the space appropriately in SECTION A and tick in the appropriate box in SECTION B as provided below.

SECTIONA

1.Name of property owner……

2. Address of property……..

3. Name of respondent……

4. Sex……

5. Marital status……

SECTION B

1. What is the type of your property?
Bungalow[ ]Tenement[ ]Duplex[ ]Detached[ ]Semi-detached[ ]

2.Type of wall finish?
Mud block[ ]Sand crate block wall[ ]

3. What is your sourceb of water supply?
Tap[ ]well[ ]collectionofrainwater[ ]stream[ ]

4. Do you have private water supply?
Yes[ ]No[ ]

5. Do you have regular supply of water?
Yes[ ]No[ ]

6. How do you dispose your refuse?
Dustbin or collection van[ ]open space[ ]in the bush[ ]in the gutter[.]

7. Do you have toilet in your house?
Yes[ ]No[ ]

8. If "Yes" what type of toilet?
Water closet[ ]pit[ ]open space[ ]

9. How do you dispose your sewage tank?
Septic tank[.]bucket[ ]open space[ ]

10. Do you have hospital in your area?
Yes[ ]No[ ]

11. If "Yes", at what distance?

10meters[ ]15meters[ ]20metersandabove[ ]

12. Do you have school in your area?
Yes[ ]No[ ]

13. If "Yes", what type?
Nursery and primary[ ]secondary[ ]higher institution[ ]

14. What are the access roads in your area?
Road[ ]street[ ]footpath[ ]

15. What is the condition of the access road?
Tarred[ ]untarred[ ]pothole[ ]

16. What types of recreational facilities are provided?

Playing ground[ ]general sport ground[ ]club[ ]garden[ ]

17. What is the condition of infrastructural facilities provided ingeneral?
Verygood[ ]good[ ]fair[ ]poor[ ]verypoor[ ]

18. What are the likely solutions to the problem sencountered in your area?