

Assessment of the Impact of Development Control Measure on Residential Property Rental Values in Minna Metropolis

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Abstract

The study determined the impact of development control on the trend in rental of property in Minna. Data for the study were from residents of the neighbourhood, estate surveyors and valuers, town planners and personal observation through questionnaire. Cluster random sampling technique was adapted to divide the area into residential neighbourhoods; and furthermore, a purposive sampling technique was used because of the residential property characteristic. The data were analysed using inference statistical tools like Gini-co-efficient, correlation and multi-regression analysis among others. The resultant outcome showed that there is a strong positive relationship between development control measures and residential property rental values and also development control measures are not adequately enforced in the planned and unplanned neighbourhoods. It was recommended that estate surveyor and valuer's should advise their clients on the need and importance of investing in neighbourhood that have harmonious land use in order to easily recoup the huge capital outlay invested on residential property development and government should adopt new trends like the guided land development (GLD) and sustainable city programme (SCP). This will provide advancement in the frontier of investment in residential property development through proper execution of development control measures.

Keywords: *Development Control, Residential Property, Rental Value*

Introduction

Background to the Study

The phenomenal growth of Nigerian towns and cities have given rise to metropolitan areas where land is a key factor of production and, fundamental component in social economic development of a Nation (Olayiwola, Adeleye & Oduwaye, 2006; Federal Ministry of Housing and Urban Development, 2006; Akogun, 2011). Demand for land for different purposes results to competition, this requires sufficient planning and control to guarantee functional, efficiency and harmonious development of these land uses and settlements (Orekan & Atinuke, 2014). To realize this essential activity, layout of different land uses are undertaken to regulate and control physical development. Residential property developers have made it habitual to neglect securing of town planning development permit before the commencement of development on their plots.

However, professional estate surveyors and valuers according to Kauko (2003) as cited in Emoh, Oni and Egolum (2013) enumerated accessibility factor, neighbourhood level factor, public services, taxes, density factors, specific negative externalities, identification, description,

location and use of a property as the attributes commonly used in property valuation and in fixing price for these attribute, they are usually assessed to ascertain if they are in conformity with planning regulations because they are fundamentally taken into cognizance when carrying out valuation for any purpose because of their influence on the final value opinion. The rationale behind the land use planning is to make sure that metropolitan activities are organize and build up in physical space with concern for protection of public interest this comprises health, safety of lives and property, convenience, efficiency, conservation, environmental quality, social equality, social choice and amenity (Ajibola, Olaniyan and Simon, 2012).

The Land Use Act law of 1978, Urban and Regional Planning Law No. 88 of 1992, and also Housing and Urban Development Policy of 2012 are some of the laws put in place. It is the duties of government at all levels to provide planned and well serviced layouts and also monitor the growth of our town and cities to enhance value. Akogun (2011) postulated that the liveability of an environment has a significant influence on the property rental value receivable on the property that even when the rental value is

soaring high there is still high demand for the property, but alas, what we see today are escalating uncontrolled expansion, shanty town and slums in the major cities of Nigeria (Agbola, 2007; Fagbohun, 2007). Therefore the city of Minna is one the growing city the city is still plagued with predicament of ineffectual physical planning and inordinate housing development. and which has affected property investment. The study seeks to assess the extent to which development control has affected property investment in Minna. The study tends to answer the following two questions: What is the impact of development control measures on residential property rental value?; Does the difference in residential property rental values in planned and unplanned neighbourhoods in Minna metropolitan areas are statistically significant?

Conceptual Framework of Urban Planning

Development of planning law started in 1863 when Town Improvement Ordinance was enacted to have power control over development and sanitation in Lagos city, 1904 Cantonment Proclamation which became the actual first planning legislation, it was an attempt to protect the Europeans from the health hazard so prevalent at that time, Uthma (1999) Township Ordinance of

1917, gave strategy for the controlled of development and finance of land and established municipal administrative responsibility (Oyesiku 2007 and Omole, 2012).

Town and Country Planning Ordinance of 1946 which was supported by the 1932 British Town and County Planning Act, it was enacted as a result of the planning problems of most cities in Nigeria. The Urban and Regional Planning Law no. 88 of 1992 was nationally promulgated to take into cognisance different culture, norms, climatic condition, topography and other factors that will meet local needs of the people (Agbola, 2007, Omole 2012). The Federal Environmental Protection Act (1988) and the harmful Waste Act, (1988) were enacted to monitor, reduce and possibly prevent environmental pollution to make the environment safe for habitation and thus lead to economic growth and development.

Alabi and Akinbode (2010) they viewed, Physical Planning as a way through which design, growth and management of the physical environment is in accordance with a predetermined guide and policy, its goal is to harmonize or co-ordinate all forms of development activities across different level

of a State or Nation. According to American Planning Association (2011), Ajibola *et al.*, (2012) that the purpose of land use planning is to advance the benefits of the people and their neighbourhoods by constructing convenient, unbiased, healthy, efficient, and good-looking environment to achieve sustainability for the overall interest of the society. In an attempt to realising the aim of Physical Planning Akinmoladun (1999) as cited in Adebayo (2005) identified five (5) ways by which public power can use in land use control which includes, prescribe the land use through zoning and building restriction; prevent the mis-use of land that might be injurious to the community that is to prevent slum formation; avoid the abuse of land; Prevent the disuse of land and directing the reuse of land for the most suitable purpose.

Kauko (2003) as cited in Emoh, Oni and Egolum (2013) enumerated accessibility factor, neighbourhood level factor, public services, taxes, density factors, specific negative externalities, identification, description, location and use of a property as the attributes commonly used in property valuation and in fixing price for these attribute, they are usually assessed to ascertain if they are in conformity with planning regulations because they are

fundamentally taken into cognizance when carrying out valuation for any purpose because of their influence on the final value opinion. Okpala (2008) opined that physical planning is the procedure of planning the management of trend, structure and guide of the growth, development and regulation of urban areas with a view that all basic land uses meet the need and aspiration of the socio-economic groups in the society and ensure harmony in the land use(s).

According to Sanusi (2006) development control is the process of attaining the goal and objectives of a plan through logical implementation of the development plan. Fagbohun (2007) viewed it as the exercise of statutory powers to control development by authority responsible for town planning. It involves the control of spatial growth, development and redevelopment of town and cities. Fagbohun (2007) gave two basic strategies for development control; direct strategy which implies the act of implementing the policy of development control; it encompasses the preparation and execution of the plans in the urban as well as the rural areas. Indirect strategies which are enabling laws and legislations to direct spatial planning by planning authority to exercise its statutory powers on development control.

Ogundele, Odewumi and Aigbe (2011) two tools for development control include enforcement notice and stop work notice which are issued to the defaulter for contravening any planning laws regarding development without the approval of the planning authority and an unauthorized development. Jinadu (2007) view Standard as the means by which planning authorities control construction activities for the sole rationale of ensuring safety and health in the built environment. The definitive objective of housing standard is to guarantee specified quality construction of product and improve the health and safety of the resident of the house in the neighbourhood.

Value as a concept of good, from the economics point of view it signifying the desirability and pecuniary sacrifice to get the goods and services needed. Also, value is seen as an action which is a product of an appraisal, and it value connotes the rules, goals, norms, and standard that gives out the yardstick for the appraisal judgement (Holbrook, 1999). Value mean transfer or trade-off between sacrifice and benefit: More so it means an interface between a consumer and a product (Payne and Holt, 2001). The forces that influence residential rental values are social forces, governmental forces economic forces, physical and

environmental forces.

Society operate essentially like a living thing that is dynamic in nature, property metamorphosis from pre-development stage to total obsolescence in which landed property's economic and other value diminishes as a result of social, economic, physical and administrative forces that influence the property structure and forms, Any natural or man-made disaster can cause social, economic and physical imbalance on the property causing damages and thus resulting to diminish in property value. Town planning techniques and principle allow for futuristic problem solving approach which recognises the connectivity between planning and potential increment in property value, (capital or rental value) (Dabara, et al. 2012).

The conceptualization of this study is founded on the variables that are used as development control measures(see Figure 1), These control measures when enforced have a positive impact on the land use (Harmonious land use) or negative impact on land use (Obnoxious land use), in either ways the enforcement of development control measures have an influence on residential land use choices by households because of the utilities derivable (Madu &

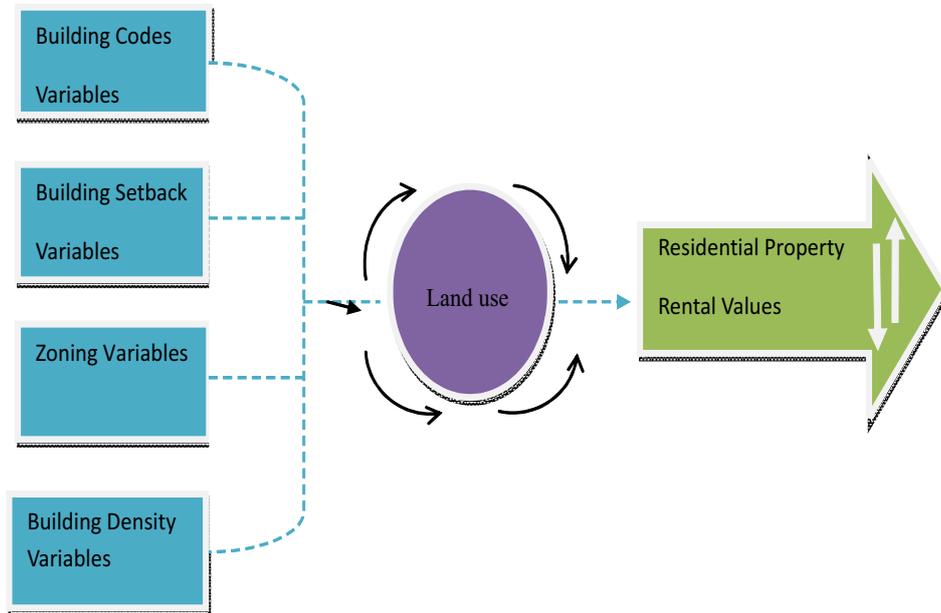


Figure 1. Conceptual Framework
 Source: Aluko (2011b) and (2011c), Madu and Innocent (2013).

Study Area

Minna derived its name from ceremony perform annually by the Gbari people who are the first settlers and founders that is “Min” connotes my and “Na” connote “Fire” that is my Fire. Minna became state capital of Niger State on 1st of Aprill 1976, and translated to urban centre.

It is located on Latitude 9° 37' North and Longitude 6° 33' East, based on the Master Plan, (MP) the topography is mostly covered by gentle sloping plain to the central, southern and western section

traverse railway lines and multiple road networks.

Minna has a mean annual rainfall of 1334 mm (52 inches) with the peak monthly rainfall in August and peak monthly temperature in March and lowest in August, Minna has a projected population 438, 827; rural-urban migration and proximity to Federal Capital Territory influence the population growth. Minna is blessed with some natural resources and small scale industries. However, there are a lot of financial institution like Banks, Insurances

Infrastructure unplanned Neighbourhood. To determine the adequacy of the distribution of infrastructure (access roads, education, health and electricity infrastructure) the use of Gini-coefficients derivations was adopted. The table above depicts the distribution and grouping of the availability of roads, education, health and

electricity facilities in terms of percentage of households in unplanned neighbourhoods of Minna urban (Maitunbi, Shango, Anguwan Biri, Barkinsale and Kpakungu).. It was observed that the total response of the households is seen to be analogous to the availability infrastructural facilities in these 5 unplanned

Table 4.1: Quintile and Percentage of Distribution of Infrastructural Facilities in the Selected Unplanned Residential Neighbourhoods.

Quintile/ Percentage of Household	Access Road	Education	Health	Electricity
Lowest Quintile/20% of Households	41 (0.204)	41 (0.200)	41 (0.373)	41 (0.201)
Second Quintile/40% of Households	39 (0.194)	41 (0.200)	1 (0.009)	41 (0.201)
Third Quintile/ 60% of Households	41 (0.204)	41 (0.200)	36 (0.327)	40 (0.196)
Fourth Quintile/80% of Households	39 (0.194)	40 (0.195)	13 (0.118)	40 (0.196)
Fifth Quintile/100% of Households	41 (0.204)	42 (0.205)	19 (0.173)	42 (0.206)
Total No. Responses	201	205	110	204

Source: Authors field survey, (2015).

Table 2 shows the distribution of Infrastructure planned Neighbourhood. To determine the adequacy of the distribution of infrastructure (access roads, education, health and electricity infrastructure) the use of Gini-coefficients derivations was adopted. Above illustrate the distribution and grouping of the availability of education, electiricity, roads and health facilities in terms of fraction of households in planned neighbourhoods of Minna urban

(Farm Centre/ Old NECO Area, M.I wushishi, Tunga Top Medical, Tunga Netico, Okada/ Dutsen Kura). the proportion of each quintile/household in the neighbourhood to their total response is however given in parenthesis. It should observe that the total response from the households to be parallel to the availability of infrastructural facilities in these 5 selected planned neighbourhoods.

Table 2 Quintile and Percentage of Distribution of Infrastructural Facilities in Selected Planned Residential Neighbourhoods.

Quintile/ Percentage of Household	Access Road	Education	Health	Electricity
Lowest Quintile/20% of Households	35 (0.178)	38 (0.194)	19 (0.151)	39 (0.196)
Second Quintile/40% of Households	40 (0.203)	39 (0.199)	24 (0.190)	39 (0.196)
Third Quintile/ 60% of Households	40 (0.203)	37 (0.189)	18 (0.143)	40 (0.201)
Fourth Quintile/80% of Households	40 (0.203)	40 (0.204)	25 (0.198)	39 (0.196)
Fifth Quintile/100% of Households	42 (0.213)	42 (0.214)	40 (0.317)	42 (0.211)
Total No. Responses	197	196	126	199

Source: Authors field survey, (2015).

Table 3 shows that Okada area and Dutsen-Kura Hausa neighbourhood have the highest mean rent of 173636 in the planned area while the least mean rent are 102272 in M.I Wushishi/Kaffin Tella neighbourhood of Minna, interestingly in the unplanned area of Shango neighbourhood command the

highest rent 109090, Barkin Sale and Kpakungu are commanding same mean rent 105000 while Anguwan Biri command the least mean rent 90000 in the area under study. A graphical representation of the trends is design and presented Figure 2 and 3.

Table 3 Descriptive Statistics for Property Rents (2 Bedroom) in Planned and Unplanned Neighbourhoods

Neighbourhoods	N	Mean	Std. Deviation
PLANNED			
Farm Centre/Old NECO	11	149545	36294
MI Wushishi/ KafinTela	11	102272	38037
Tunga Top Medical	11	145909	31290
Okada/Dutsen-Kura Hausa	11	173636	49045
Tunga/NITECO	11	126818	39323
UNPLANNED			
Shango	11	109090	33824
Anguwan Biri	11	90000	18973
BarkinSale	11	105000	30983
Kpakungu	11	105000	30983
Maitunbi	11	92727	23702
Total	110	120000	42160

Source: Authors field survey (2015).

Table 4 show the result of pairwise correlation between development control measures and rental value in planned neighborhood, building code, setbacks and density maintained strong significant relationship with rental value at 0.75, 0.7 and 0.65 respectively. This indicates that the

more people are complying with building code, setback and density the more the increase in rental value of property. Building code and density are dispensable measures and jointly have strong relationship in increasing rental value (0.85).

Table 4 Pairwise Correlation of Development Control Measure in Planned Neighbourhoods with Residential Property Rents

	Building Code	Setback	Zoning	Density	Rent
Building Code	1				
Setback	0.83	1			
Zoning	0.44	0.45	1		
Density	0.85	0.78	0.43	1	
Rent	0.75	0.70	0.46	0.65	1

Table 4 show the result of pairwise correlation between development control measures and rental value in planned neighbourhood. Density maintained strong significant relationship with rental value at 0.63 respectively. This indicates that the

more people are complying with building code, setback and density the more the increase in rental value of property. Building code and density are dispensable measures and jointly have strong relationship in increasing rental value (0.67)

Table 5 Pairwise Correlation of Development Control Measure in Unplanned Neighbourhoods with Residential Property Rents

	Building Code	Setback	Zoning	Density	Rent
Building Code	1				
Setback	0.62	1			
Zoning	0.34	0.27	1		
Density	0.67	0.65	0.37	1	
Rent	0.33	0.24	0.19	0.63	1

Source: Author’s field survey (2015).

Table 6 shows the result of regression coefficients for the neighbourhoods that is planned and unplanned thus, 71.2% of the variation in rent is explained by the development control measures (town planning regulation regulations) in the neighbourhoods. In the overall, building-code is significant in the study, as it increases rental value in the neighbourhoods by 60.7%, Set back also predicted rental value by 41.6%. Location as a major

determinant of rental value in any neighbourhoods predict rental value by 21.5%. Density variables in the unplanned neighbourhoods decrease rental value by 72.3%. Thus it shows that there is a strong relationship between rent payable in neighbourhoods that are planned and the rent payable in neighbourhoods that are unplanned, the greater the compliance to planning laws the higher the rent payable and vice versa.

Table 6. Regression of Development Control Variables

Predictors	Coefficients of Regression Model for all Neighbourhoods	Coefficients of Regression Model for Planned Neighbourhoods	Coefficients of Regression Model for Unplanned Neighbourhoods
Bldcode	0.60737* (5.81)	0.6484* (2.109)	0.3901 (1.064)
Setback	0.4161* (6.23)	0.8054* (1.034)	0.1558 (1.184)
Zoning	0.21508* (3.44)	0.7046* (1.551)	0.5354 (1.23)
Density	0.7236* (4.32)	0.0814 (2.555)	0.6559* (-1.43)
Constant	26.5618 (-10.39)	17.4395 (3.065)	49.934 (2.135)
R Square	71.2%	60.1%	53.7%
F Statistic	10.23	7.43	4.36
Durbin Watson (DW)	1.87	2.12	2.02
No. of Observation	400	205	195

Figure 1 shows the trends in rental value of 2B/R across the selected planned areas . Okada/Dutse kura overlapped all other areas and farm centre also showed trend from behind to overlapped others and Tunga Niteco parallel trend and gentle upward to

other two areas. This further indicates that Okada/dutse kura, farm centre and tunga niteco experienced better trend in rental value which suggested the development in the areas were regulated and controlled.

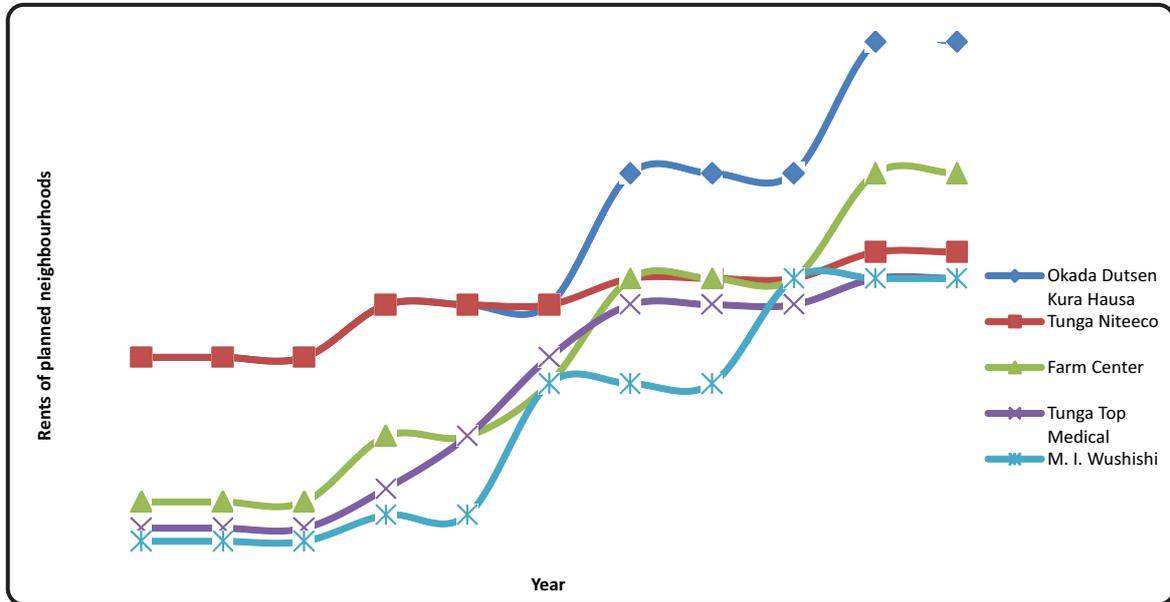


Figure 2 Trends in Property Rents (2 & 3 Bedroom) for Planned Neighbourhoods, 2004-2015.

Figure 2 shows the trends in rental value across the selected planned areas. Shango overlapped all other areas and Barike sale and Kpakungu also showed trend from behind to overlapped both Angwan biri and

Maitunbi areas. This further indicates that Shango Kpakungu and Barike-sale showed prospective and better trend in rental value than other unplanned areas.

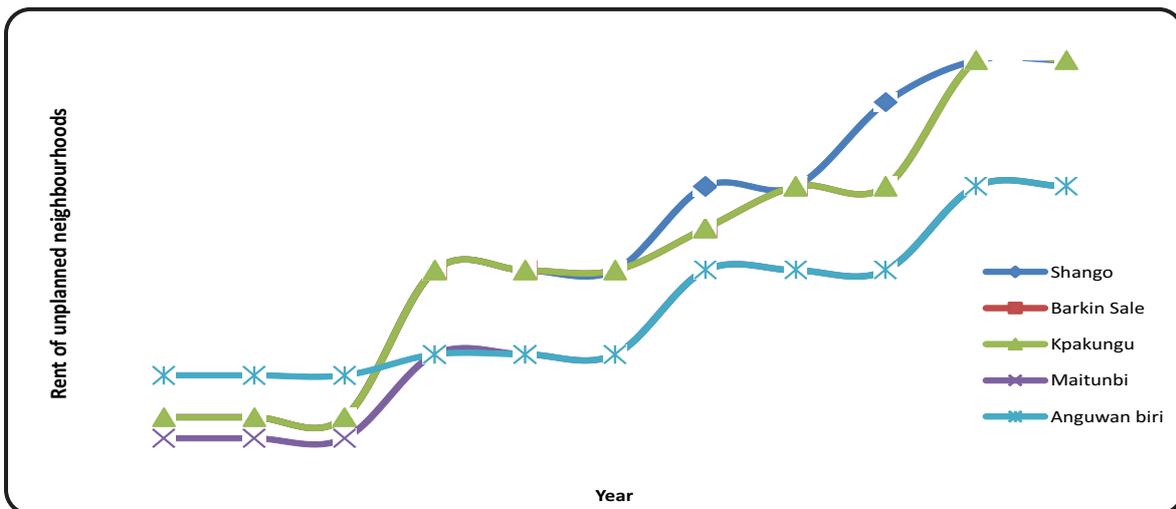


Figure 2 Trends in Property Rents (2 & 3 Bedroom) for Unplanned Neighbourhoods, 2004-2015.

Findings and Recommendation

There exist wide difference in-terms of infrastructural provision in both planned neighbourhoods and unplanned neighbourhoods of Minna with Gini-coefficient of 0.64-0.66 for planned and 0.63-0.64 for unplanned neighbourhood. It was discovered that both planned and unplanned neighbourhood are being deprived adequate provision of basic infrastructure. Development control measures are poorly enforced in areas like Maitumbi, Shango, Anguwan Biri and Barkin-Sale, making the settlement degenerate into slum neighbourhood. It was found that there was continuous increase in rent payable between 2004-2014, and evident that there is a significant variation in residential property rent receivable/payable across the planned and unplanned settlements.

It is therefore recommended that Government should increase the source of funding infrastructure provision by partnering with international organisation for equitable distribution of infrastructural facilities in the entire residential neighbourhood of Minna. Also the development control should be thoroughly enforced to create an enabling environment for residential property investment. There is

need for government to shift from the old master plan approach in town planning and adopt new trends like the guided land development (GLD), sustainable city programme (SCP) etc

Conclusion

This study sought to assess the impact of development control measures on residential property rental values in Minna metropolis. If development control is strictly implemented it will motivate both the residential property investors to invest and tenants to get better residential accommodation. Conclusively, it is undoubtedly convinced that, if all the recommendation outlined above are well attended to there is to be a harmonious and peaceful environment that will anchor sustainable real estate growth and development.

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