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URBAN NEIGHBOURHOOD QUALITY AND RESIDENTIAL PROPERTY VALUES IN ILORIN

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Abstract

The study aims at examining the impact of urban neighbourhood quality on rental values of residential buildings types in seven geographical neighbourhoods in Ilorin; the Kwara state capital. This is done by studying the quality of the environment and housing condition together with the facilities therein. A significant aspect of the study involve brief review of literature in line with conceptual framework, analysis of the collected data was done using descriptive and correlation statistical approach. The study builds a regression model to establish the contributions of the environmental factors in explaining the variation in rental values. The adequacy of the model was then tested by analysis of variance (F) which helped to determine the significant of the correlation between the determinant and the independent variable. Results of the analysis show that, there is strong significant relationship between rental value of residential properties and environmental quality in the selected neighbourhoods. The study proffers recommendations that bother on adequate improvement and giving priority attention by government and private individual so as to avoid slum development.

Keywords: *Urban neighbourhood, Property value, Residential property*

Introduction

The environment in which a man finds himself by nature and where a property is sited by decision of man is a composition of both natural and human artificial factors. Human beings by their activities through urbanization and civilization have been able to mould the environment through planning and provision of basic amenities. According to Cater (1981) the quality of a neighbourhood is determined by a number of factors, these include among others; availability of good road network, availability of water supply, availability of waste disposal system, good toilet facilities, good drainage infrastructure services and housing conditions to mention but a few.

The existence of the afore-mentioned has contributed to the rich texture of interesting urban diversity, while their absence has resulted in degraded neighbourhood. Everywhere in the world, there are several differences in environmental qualities of residential neighbourhood which is in turn affecting the rental values of properties. This study therefore intends to examine differences in rental values of residential properties and how these have been

influenced by differences in neighbourhood quality.

Statement of the problem

Generally speaking, the quality of neighbourhood in terms of housing conditions therein, provision of road network, water supply among others and value of properties are related. This invariably means that, the, neighbourhood in which a property is sited has a noteworthy influence on the value (Capital or Rental Value) of such property.

The discrepancy observed in Ilorin metropolis as regards rent attracts by similar properties in different location is enormous and course for concern.

Aim

The aim of the study is to examine the impact of neighbourhood environmental quality on rental values of residential properties in Ilorin.

Objectives

To achieve the above stated aim, the following objectives are set out; to

1. Study residential neighbourhood quality in the study area

2. Identify the housing condition and facilities within the selected neighbourhoods
3. Correlate indices of neighbourhood quality with residential property values in the selected areas.

Justification of the Study

This study is an effort at linking up property value and neighbourhood quality, deduce the disparity therefrom and make recommendation accordingly. And this makes it justified by being useful in the better management and effective planning of our urban centers especially by a wide spectrum of professional.

Scope of the Study

The research is precisely to the rental value of residential of blocks of flat, bungalows and tenement buildings in the selected areas in Ilorin. The selected neighbourhoods reflect difference residential densities, such as high density, medium density and low density area of Ilorin.

Literature review and conceptual framework

Urbanisation, according to chamber 20th century dictionary, refers to as to make (a district) town like as opposed to rural in character. The problem of identification of what urban has been made all more difficult by the fact that, the concept and indeed the reality of what is urban are not static but is continually being changed by new conditions. In early times, town means "market town" and the legal possession of a market virtually defined a town (carter, 2004).

Recency of Urbanisation

In historic terms, urbanization on any scale is essentially recent, a feature of the last one hundred and fifty years.

It has been estimated that, before the start of the 19th century, only some 3% of the world's population lived in town of over 5,000 cities. By the present, this has risen to near 40%. Expressed in a different way, the world urbanization level rose from 32.2% to 36.6% (Hoyt 1993).

Causes of Urbanisation

Tolulope (2007) highlighted the followings as the possible causes of urbanization among others:

The economic development deals with conception of the primary recognition to the differential ordering of occupations. Nweke (2000). The crux of this approach is a direct correlation of economic development with urbanization. An agglomeration economy is the second because it rests more on the argument that urban growth is cumulative and cyclical. Once a large city is created then the attraction it offers in terms of labour supplies and capital as well as the build-up of infrastructure will of promote growth, so that, a rising spiral of development is set in motion. Political and social change; these two have much impact and influence to cause the springing up of urbanization. Reissman (1990) postulated four urban variables. The first is urban growth itself which is measure by the percentage of population in cities. The second is industrialization which moves society from agricultural to industrial economy. The third variable is the restructuring of power relation within a society to begin industrialization. The fourth variable is the rise of nationalism.

Urban sprawl

According to Sanusi (2001) Urbanisation and the cities which gives rise to, could be perceived in its problematic terms, the overcrowdings, the slum and squatter conditions, garbage heaps, the poor sanitation, pollution and general environmental degradation culminating to diseases and high mortality, unemployment and rising of poverty. Urban sprawl is thus a product of urbanization. Urban sprawl tends to overshadow the positive sides of urbanization and this has forced some analysts to call for a halt to urbanization.

Urban Life in Nigerian Cities

The role of Nigerian cities and urban centers in social change and modernization provide, specific urban and city conditions vary according to particular historical legacies that led to the establishment of the urban centers. Nigerian towns are now clearly the "motors

of development,” the main agents of social change (Abiodun 2001). Town life is identified with the idea of progress, a rejection of the “totalitarian rural and village tradition.” Too many migrants who troop to the cities from rural centers, whether armed at times with high school or even college certification, or unskilled labour in search of almost non-existing jobs. As quoted by Garba Muhammed (1997), city life is seen as an “escape from the traditional rural life” which simultaneously absorbs, clutches and emasculates. To this set of migrants, the urban superstructure has real value as a refuge. What is less often discussed is that the cities have become bases for administrative and economic activities rather than centers of civilizing influence. Nowhere else, are the economic, political, and social distance between the rich few and the masses of the poor greater than in the cities.

Property Value and its Determinants

No real property (specifically, residential property) will possess attractive value if the neighbourhood or surroundings degenerates. Real property has significance only as it satisfies man’s needs and desires. It is this man’s collective desires for real property that give rise to value (Babatunde 2003). Thus, the ability of a property object to satisfy

man’s need together with its degree of scarcity and elegant milieu compared with others makes man to ascribe value to it. Property value, therefore, according to Babatunde (2003) is the money obtainable from a person(s) willing and able to purchase property when it is offered for sale by willing seller, allowing for reasonable time for negotiation and with the full knowledge of the nature and uses which the property is capable of being put. There are several factors that determine values of individual properties and those that affect property values collectively. Individual property value determinants as identified by Britton et al (1989) are location, state repair, accommodation details, services, property interest and time. Britton further stated that, the factors that dictates the prevailing level of collective property values in a neighbourhood at a particular point in time range from physical topography, and features of the surroundings, socio-political factors; infrastructural facilities and services, government presence, class or status of occupation, economic and legal factors. They all often affect the values of properties collectively rather than isolation, either to cause ‘appreciation’ or ‘depreciation’ in property values.

Table1: Most considered factors and their indices that affect residential property values in the selected neighbourhoods

FACTOR	INDICES
Sanitary	Pit latrine Water closet (WC) toilet Decent soak away and septic tank
Environmental condition	Refuse disposal which could be by: By burning Burying Illegal dumping By dumping into open drainage
Facilities and services	Water which could be (a) Tap water(b) Bore holes (c)Well (d) Water vendor 2. Drainage 3. Access Road 4. Electricity

Source: Researcher’s field survey (2011)

Urban Neighbourhood and Property Values

It has been identified that one of the determinants of property values is good and befitting environment of where the property locates, this leads to appreciation in property value. Dirty and stinking surroundings affect neighbourhood properties adversely. According to Britton et al (2000) provision of good and adequate infrastructure together with conducive and attractive surrounding are central to property values. A residential user may be prepared to pay a high value for a property depending on his consideration for basic facilities such as accessibility, water and electricity and above all environment void of dirty and stinkiness Garba and Muhammed(1997).

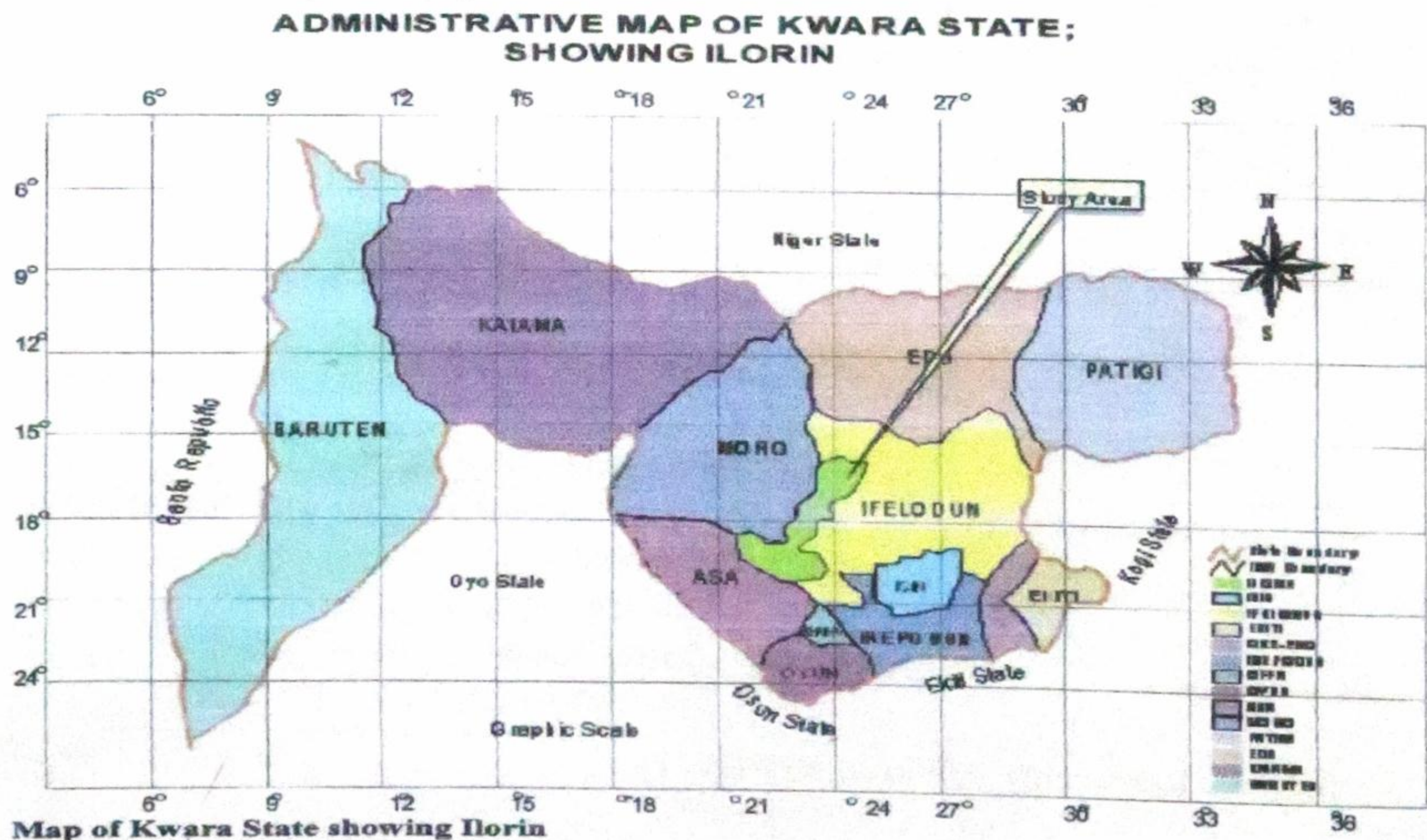
Urban Residential Neighbourhood and Environmental Qualities

According to Abdulateef (1997), one of the major dimensions of the housing commodity can be given the long but descriptive name environment amenities. Urban services such as parks, playgrounds and hospitals influence the relative desirable of housing. The orchard in the neighbourhood, the view obtained from the house in question and the peculiarities of the neighbourhood climate, (temperature, wind, fog etc) are also part of the housing package. One very objective kind of Environmental Quality which can nevertheless plays a most important role in housing is the social characteristics of the people in the neighbourhood. As reported by Environmentalist Association of Nigeria (2003). Environmental quality can be influenced to a significant degree by community programmes of land use control. If small factories

and eating places are mixed up with residential uses, the resulting noise, congestion and visual appearances may make housing in the area less attractive and enjoyable. The placement of utility lines and traffic control devices may be beneficial or harmful depending upon the skill and authority exercise by public officials.

Brief Description of the Study Area

Ilorin, the focus of this study is the capital of Kwara State, It lies geographically on Latitude 8° 28'N and Longitude 4°33'E. Ilorin was some years ago one of the settlement in the Western Province of the defunct South Western state. Ilorin was still in a status of rural set-up when it became the state capital of Kwara State on 27th May 1967. This exercise marked the beginning of the departure of Ilorin from rural settlement to a glowing urban settlement. The eventual status of Ilorin as a state capital soon started to witness the influx of people both from the rural area of the state and from other parts of the country. The influx of people in large numbers provoked a massive expansion of the town in order to make accommodation available for the people coming in. As increasing population led to the physical expansion of Ilorin, business, agriculture and domestic activities were also expanding. In the early year Ilorin being the state capital, problem of wide disparity in the rental value of similar properties in different neighbourhood was not noticeable. Now that the physical and human growth had occurred, this has now become problem.



Map of Kwara State showing Ilorin

Source: - Survey Division; Ministry of Lands and Housing, Ilorin

Methodology

The sampling frame in this study was the total population of the residents in the developed real estate in the selected areas in Ilorin which was four hundred (400) and 26% of the total population of the sampling size was drawn out by considering only those residential properties that were connected to pre-paid electricity meters of Power Holding Company of Nigeria (PHCN) in Ilorin

business district and the total of one hundred and five (105) were chosen by percentage adopted. Stratified random sampling technique was employed to access information from the neighbourhoods; it was assumed that the population is not so homogenous because of the difference in location. Data collected were analysed with simple computer aided statistical package for social sciences (SPSS).

Table 2: Response rate from questionnaire administered on seven selected neighbourhoods.

Neighbourhood	No of Questionnaire Administered	Response	Percentage %
GRA	15	12	80
Adewole H/E	15	10	67
Agbo-Oba	15	11	73
Tanke	15	11	73
Baaboko	15	8	53
Okeelele	15	10	67
Olojee	15	9	60
Total	105	71	

Source: Researcher's field survey (2011)

Findings

The data for the study were collected via questionnaire administered to respondents of

seven (7) selected neighbourhoods within Ilorin metropolis.

Table 3: Socio-Economic characteristics of the people (respondents)

OCCUPATIONAL STATUS	GRA		ADEWOLE ESTATE		TANKE		AGBO OBA		BAABOKO		OLOJEE		OKEELELE	
	Fq	%	Fq	%	Fq	%	Fq	%	Fq	%	Fq	%	Fq	%
Pensioner	1	8.33	2	20	0	-	2	18.1	0	-	1	11.1	3	30
Civil Servant	4	33.3	5	50	3	27.2	3	27.2	2	25	3	33.3	1	10
Private Sector	7	58.0	3	30	8	72.9	5	45.5	6	75	5	55.5	6	60
Total	12	100	10	100	11	100	11	100	8	100	9	100	10	100

Source: Researcher's field survey (2011)

From table 3, the bulk of the respondents are private sector group, and one can refer to them as micro-sect which constitutes 58%, 72.9% and 75% in GRA, Tanke and Baaboko respectively. Civil servant followed private sector while pensioner have the least. The

implication here is that, the private sector respondents are not making meaningful economic progress and thus, the poverty level is high and this will reflect on the quality of the neighbourhood.

Table 4: Rankings of the quality of the sanitary and environmental condition in the selected neighbourhoods by the residents

RANKING	GRA	ADEWOLE ESTATE	TANKE	AGBO OBA	BAABOKO	OLOJEE	OKEELELE
	Fq %	Fq %	Fq %	Fq %	Fq %	Fq %	Fq %
Excellent	0 -	0 -	0 -	0 -	0 -	0 -	0 -
Very Good	4 33.3	2 20	1 9.1	0 -	0 -	0 -	0-
Good	6 50	4 40	6 54.5	8 27.2	225	2 22.2	4 40
Fair	2 16.7	4 40	4 36.4	3 72.7	5 62.5	6 66.7	5 50
Poor	0 -	0 -	0 -	0 -	1 12.5	1 11.1	1 10
Total	12 100	10 100	11 100	11 100	8 100	9 100	10 100

Source: Researcher’s field survey (2011)

From table 4, it can be seen that, that perception of the respondents towards sanitary and environmental condition are fair and a bit poor especially in Baaboko and Olojee with 12.5% and 11.1% respectively. Larger percentages of the respondents see the environmental condition as being poor and hygienically deteriorated. But the respondents in GRA ranked the sanitary and environmental condition very good with 33% and 50 % respectively.

Table 5: Reasons for Choice of Location by the Respondents

Reasons for choice of Location	GRA	ADEWOLE ESTATE	TANKE	AGBO OBA	BAABOKO	OLOJEE	OKEELELE
	Fq %	Fq %	Fq %	Fq %	Fq %	Fq %	Fq %
Low Rent	0 -	1 10	-	2 18.1	3 37.5	4 44.4	2 20
Nearness to place of work	2 16.7	2 20	2 18.1	6 54.5	0 -	1 11.1	2 20
Influence of Relation	2 16.7	3 30	2 18.1	0 -	4 50	4 44.4	5 50
Infrastructure and Facilities	8 66.6	4 40	7 3.6	3 27.3	1 12.5	0 -	1 10
Total	12 100	10 100	11 100	11 100	8 100	9 100	10 100

Source: Researcher’s field survey (2011)

Table 5: low rent and influence of relation accounts for major reason for the choice of location in medium and high density neighbourhoods like Baaboko and Olojee with 37.5% and 44.4% respectively, while 66% and 63.6% of respondents in GRA and Tanke chose their location based on the availability of basic infrastructure such as regular supply of water, electricity and good waste disposal system, drainage and an improved neighbourhood. This will go a long way to influence the value of the property.

Table 6: The waste disposal method within the selected neighbourhood by the respondents.

DISPOSAL METHOD	GRA		ADEWOLE ESTATE		TANKE		AGBO OBA		BAABOKO		OLOJEE		OKEELELE	
	Fq	%	Fq	%	Fq	%	Fq	%	Fq	%	Fq	%	Fq	%
Government Agency	7	55.3	3	30	4	36.3	0	-	0	-	0	-	0	-
Private Collector	4	33.3	5	50	5	45.5	6	54.5	1	12.5	2	22.2	1	10
Burnt Outside the house	1	8.3	2	20	2	18.1	2	18.2	3	37.5	3	33.3	6	60
Disposal to illegal point	0	-	-	-	-	-	1	9.1	2	25	1	11.1	1	10
Disposal into drainage	0	-	-	-	-	-	2	18.1	2	25	3	33.3	2	20
Total	12	100	10	100	11	100	11	100	8	100	9	100	10	100

Source: Researcher’s field survey (2011)

Table 6 reveals that 55.3%, 30% and 36.3% of the respondents patronized Government agency and organized private collector in GRA, Adewole Estate and Tanke while respondents in Baaboko burnt their waste

outside the house with 37.3% and another set of 25% and 33% disposed theirs at illegal points and opened drain respectively in Baaboko and Olojee.

Table 7: Electricity Supply in each of the selected Neighbourhoods

Level of Supply	GRA		ADEWOLE ESTATE		TANKE		AGBO OBA		BAABOKO		OLOJEE		OKEELELE	
	Fq	%	Fq	%	Fq	%	Fq	%	Fq	%	Fq	%	Fq	%
Very Regular	2	16.7	3	30	2	18.2	0	-	1	12.5	0	-	0	-
Regular	4	50.0	2	20	3	27.2	2	18.2	0	-	0	-	1	10
Fairly Regular	6	33.3	5	50	5	45.5	5	45.5	4	50	3	33.3	3	30
Not Regular	0	-	0	-	1	9.1	3	27.2	3	37.5	6	66.7	6	60
	12	100	10	100	11	100	11	100	8	100	9	100	10	100

Source: Researcher’s field survey (2011)

Table 7 above revealed that, only low and medium density neighbourhoods have high percentage of very regular and regular supply of electricity with 16.7%

and 30% very regular in GRA and Adewole Estate, while Baaaboko, Olojee and Okeelele have fairly supplied of electricity and sometimes no supply at all.

Table 8: Water supply in each of the selected Neighbourhood

Sources of Water Supply	GRA		ADEWOLE ESTATE		TANKE		AGBO OBA		BAABOKO		OLOJEE		OKEELELE	
	Fq	%	Fq	%	Fq	%	Fq	%	Fq	%	Fq	%	Fq	%
Tap	4	33.3	3	30	3	27.2	2	18.2	1	12.5	0	-	0	-
Borehole	5	41.7	2	20	5	45.5	2	18.2	2	25	1	11.1	3	30
Well	3	25	4	40	2	18.2	6	54.5	4	50	4	44.4	4	40
Water Vendor	0	-	1	10	0	-	1	9	1	12.5	0	-	1	10
Other	0	-	0	-	1	9	0	-	0	-	4	44.4	2	20
Total	12	100	10	100	11	100	11	100	8	100	9	100	10	100

Source: Researcher’s field survey (2011)

Table 8 shows that, GRA and Adewole Estate enjoy tap water with 33.3% and 30% while Olojee and Okeelele are not enjoying public tap water at all except water and other forms of sources of water

supply. To a large extent this could have negative effects on the both the rental and capital values of the residential properties in the neighbourhood.

Table 9: Status of the Quality the Selected Neighbourhoods

Evaluation	GRA		ADEWOLE ESTATE		TANKE		AGBO OBA		BAABOKO		OLOJEE		OKEELELE	
	Fq	%	Fq	%	Fq	%	Fq	%	Fq	%	Fq	%	Fq	%
Very Satisfactory	7	58.3	3	30	4	36.3	0	-	0	-	0	-	0	-
Satisfactory	4	33.3	5	50	6	54.5	2	18.2	2	25	1	11.1	1	10
Fairly Satisfactory	1	8.3	2	20	1	9.2	7	63.6	4	50	3	33.3	5	50
Not Satisfactory	0	-	0	-	0	-	2	18.2	2	25	5	55.5	4	40
Total	12	100	10	100	11	100	11	100	8	100	9	100	10	100

Source: Researcher’s field survey (2011)

Table 9 above, indicates that, the residents in high density neighbourhood do not see their environment as quality one with 55.5% and 40% not satisfactory in Baaboko and Olojee respectively. This is as a result of the poor environmental condition, insufficient and 58.3%, 30%

and 36.3% confirmed that their neighbourhood is very satisfactory in GRA, Adewole Estate and Tanke respectively, due to availability of neat and hygienic environment coupled with adequate and highly effective facilities and services.

Neighbourhood and Mean Rental Value

Table 10: Mean rental value per annum of four categories of properties that are common in theselected neighbourhood

NEIGHBOURHOOD	ROOM PARLOUR	ONE BEDROOM	TWO BEDROOM FLAT	THREE BEDROOM FLAT	MEAN RENTAL VALUE
GRA	60, 000	75, 000	150,000	200,000	121.25
Adewole Estate	50, 000	55, 000	120,000	150,000	93.75
Agbo-Oba	35, 000	50,000	100,000	140,000	81.25
Tanke	50, 000	70000	140,000	175,000	108.75
Baaboko	25, 000	50000	80,000	120,000	68.75
Okeelele	30, 000	40,000	70,000	100,000	95.00
Olojee	20, 000	45,000	70,000	70,000	51.25

Source: Researcher’s field survey (2011)

It could be observed from table 10 that rent varies from neighbourhood to neighbourhood. For instance, the lowest means is found in Olojee(51.25), while the highest means rental value is found in GRA (121.25), followed by Tanke with (108.75).

Relative higher housing and environmental standards observed in Tanke and GRA are likely to have influence on the rental value of the properties as opposed to others high density neighbourhood like Olojee with (51.25).

Relationship between Mean Rental Value and Neighbourhood Indices

Table 11: The result of paired correlation analysis of the mean annual rental value against neighbourhood quality indices

Factors	Factors Description	Mean annual rental values for all categories of properties per neighbourhood
1.	% of houses with access road	0.740
2.	% of houses that burn waste	0.868
3.	% of houses with open drain	0.383
4.	% of houses that use illegal refuse dump	0.616
5.	% of houses that use organized waste collector	0.704
6.	% of house with a pit latrine	0.815
7.	% of houses perceived as poor	0.773
8.	% of houses with public tap	0.52
9.	% of houses with WC	0.815

Correlation analysis shows that, there are relationships between mean rental (index of property value) and the indices of neighbourhood quality. Such relationships are found to be strong between mean rental and all factors except factor 3% of houses with open drain.

For example, it is 0.868, 0.815, and 0.773 in case of percentage that burn waste, with pit latrine perceived as poor. The relationship between rent and those factors are also found to be significant. This relationship is found to be negative with respect to percentage of houses that

burn wastes, with open drains, that use illegal refuse dump with pit latrine, perceived as poor. The implication of this is that, the neighbourhoods that do possess infrastructure attracts low rental vale. In other words, the more deplorable the conditions of infrastructure are in the neighbourhood, the lesser the neighbourhood quality and the lower the property values.

Cross Tabulation of Indices of Neighbourhood Quality as Found in Each Location.

Cross tabulation of indices of neighbourhood environmental quality as found in each neighbourhood was conducted. Table 12 below shows that, the result of the cross tabulation as related to each selected neighbourhood.

Table 12: The result of cross tabulation of indices of neighbourhood environmental quality as found ineach location.

	Olojee	Okeelele	Baaboko	Agbo Oba	Tanke	Adewole	GRA
% of houses perceived as poor	50	60	0	50	0	0	0
% of houses with pit latrine	100	51.1	40	55	0	0	0
% of houses with WC toilet	0	20	15	35	100	100	100
% of houses with waste burning	37.5	30.1	0	40	25	0	0
% of houses with public tap	50	45	50	45	90	90	100
% of houses without public tap	50	70.9	50	25	10	10	10
% of houses with open drain	80	100	45	50	80	70	10
% of houses with access road	37.5	100	100	40	90	70	10
% of houses with illegal refuse dump	60.5	88.9	60	0	27.3	27.3	0
% of houses with organized waste disposal	0	0	50	0	72.7	72.7	100

Source: Author’s field survey 2011

As seen in table 12, 50% each of the residents in Olojee and Agbo-Oba picked-up their environment as poor, 60% in Okeelele. On the other hand, neighbourhoods like GRA and Adewole Estate have good quality compared with Olojee, BAaboko and Agbo-Oba.Houses with pit latrine are common in Olojee (100%), Okeelele (51%), Agbo-Oba (55%) and this brings about their lowew standard and lower rental values.High percentage of houses with water closet (WC) toilet are found in GRA, Adewole Estate and Tanke (100%). This shows that, they have edge over neighbourhoods such as Olojee, Okeelele, Baaboko among others in terms of less dependence on waste burning, enjoying public taps, access roads as deduced from

table 12 above. All these in a nut shell have significant influence on the rental value of the properties in those neighbourhoods and their influence on the rental values of the properties in the neighbourhood is ascertained.

Testing for means Rental Value with the Variables of Neighbourhood Quality.

Means rental value is considered is an independent variables, while indices of environmental quality are considered as dependent variable. The result is shown in table 13 below. The table shows F-Value, significant of F and R² values of the test with respect to each of the variables.

Table 13: Showing the Result of F and R² Values of the Test with Respect to each of the Variables.

VARIABLES	F-Value	Significant F	R	R ²
% of houses that burn waste	6.838	0.74	-0.868	0.753
% of houses that use illegal refuse dumps	15.959	0.660	-0.616	0.379
% of houses that use organised waste disposal	19.056	0.019	0.704	0.496
% of houses with pit latrine	13.542	0.017	-0.815	0.664
% of houses perceived as poor	7.435	0.041	*	*
% of houses with public tap	17.085	0.056	0.052	0.003
% of houses with WC	13.542	0.017	0.815	0.664
% of houses adequate supply of electricity	1.329	0.472	0.744	0.547
% of houses with open drain	5.624	0.095	-0.383	0.147

Source: Author's field survey (2011).

The F value is seen to be significant with respect to four variables, percentage of houses that use waste disposal (0.019), percentages of houses with pit latrine (0.017), percentages of houses perceived as poor (0.041), and percentage of houses with WC (0.017). Regression of rent with each of the variables also shows that in each case the environmental factors indicate high variation in the mean rental value. For example, houses that burn waste account for 75% variation in rent, houses with pit latrine account for 66% variation in rent, houses with water closet account for 66% and houses with access roads account for 55% variation in rent.

Recommendations

There is no doubt about it that, availability of social amenities exerts much influence on the property values. The following workable recommendations among others are proffered to correct the abnormalities.

1. Proper attention should be given to the quality of the neighbourhood even, in terms of infrastructural provision by government in order to build quality neighbourhood in the areas that lacked good quality neighbourhood with good quality can also improve as well.
2. Public-Private Partnership should be encouraged to give way to the provision of site and services on the potentially developable land.

3. Management and maintenance of urban infrastructure should be carried out in partnership with private company. This is essential, because not all the areas tagged as high density has no infrastructure, only as result of inadequate management and maintenance, they have become obsolete and unfashionable, (so revealed through personal interview with some respondent).
4. Each neighbourhood should be seen as unique as GRA and other recognized neighbourhoods so that provision of social amenities will be evenly provided.
5. Urban Development Board should be empowered to monitor the respected neighbourhood.

Conclusion

This research was set out to determine the influence of urban neighbourhood quality on residential property values. It is convincing that, the extent at which the quality of urban neighbourhood influence the value of residential property value has been established; also that rich and well-to-do people in the society are living in the neighbourhoods that command high rental value by virtue of their affordability of the rent. Poor and less privilege people of the society live in the areas of the town with deplorable environmental condition. These disproportion and inequality could be removed to a barest minimum by the provision of basic amenities by government in less developed environment.

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