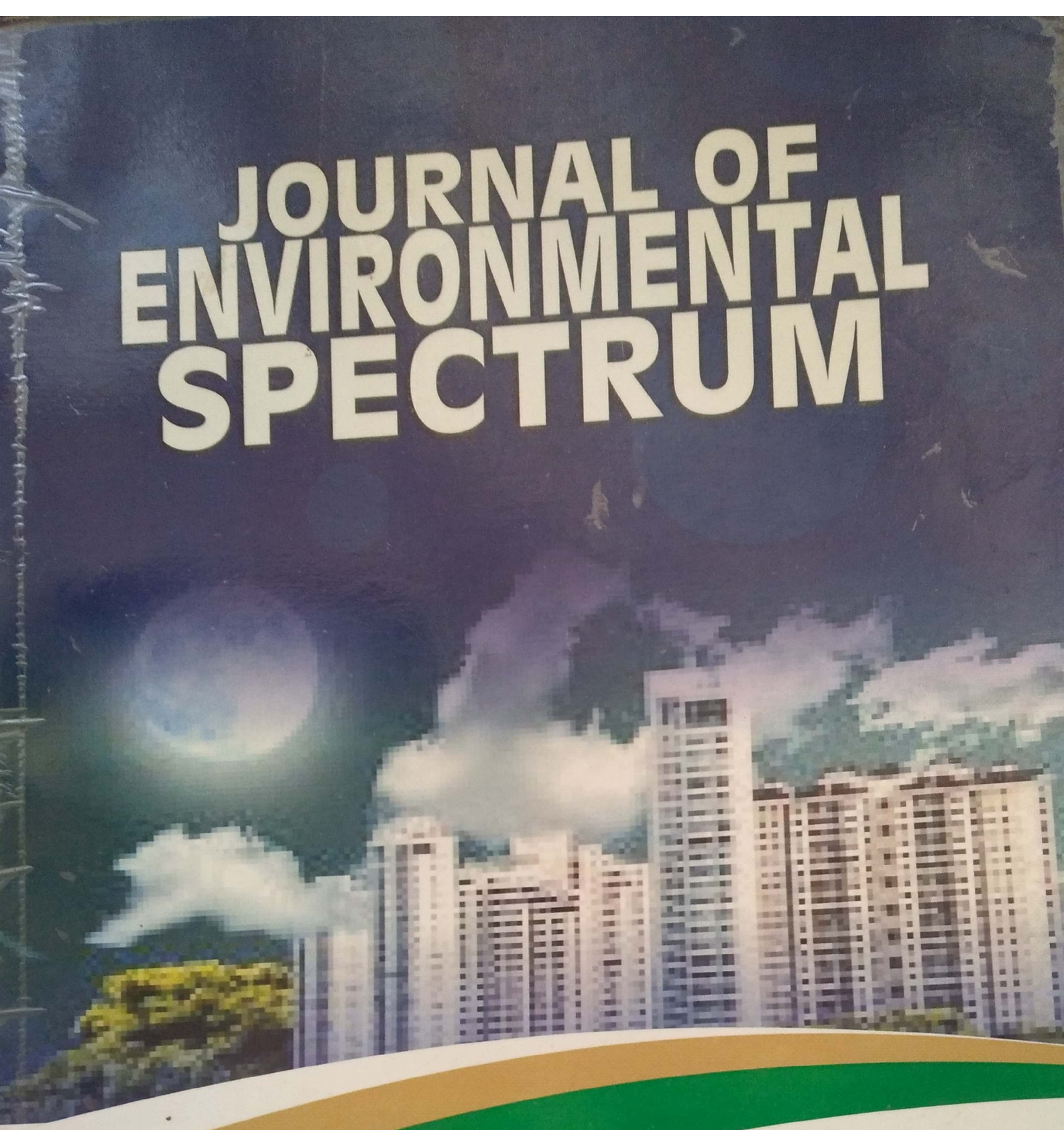


JOURNAL OF ENVIRONMENTAL SPECTRUM

The background of the cover features a city skyline at night. Several tall buildings are visible, with smokestacks emitting thick white smoke that rises into the dark sky. A large, bright full moon is positioned on the left side of the sky. The overall color palette is dark, with blues, greys, and whites, creating a somber and industrial atmosphere.

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This is the maiden edition of the Journal of Environmental Spectrum and comprises of 13 research articles. These articles cover the full spectrum of the professions in the built environment. The articles contained in this journal are listed in the table of contents.

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Table

Tables should be located close to the first reference to table in the text and should be numbered in Arabic numerals in the order in which they appear in the article. Table heading should be left aligned single line spacing on top of the table, initial cap.

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PERCEPTUAL ANALYSIS OF THE IMPACTS OF URBAN INFRASTRUCTURE ON SUSTAINABLE REAL ESTATE DEVELOPMENT IN MINNA, NIGER STATE

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Absract

This study examines the residents' perceptual impacts of urban infrastructure on real estate development in selected residential neighbourhoods in Minna, Niger State. Several residential real estates were being developed without prior and corresponding attention to the provision of infrastructure despite its perceived importance as one of the basic agents of development. It is on this premise that the paper seeks to establish the relationship between urban infrastructure and on real estate development while analysing the impacts of the former on latter. The paper attempts to highlight the background of the study. Data were gathered from residents in the selected neighbourhoods of the study area and other stakeholders in real estate sector through questionnaire and personal interview through stratified random sampling technique. The sample size was determined a total of 145 samples were estimated inclusive of non-responses using. Data were analysed, using Mixed (Quantitative and Qualitative) methods. Computer aided Statistical Package for Socio Sciences (SPSS) was employed and responses were scaled using Likert Scale while other data were correlated to establish various relationships. The paper reveals a strong relationship between infrastructure and real estate development in the selected neighbourhood of Minna and the implication of this is that availability of infrastructure will relatively cause increase in residential real estate development.

Keywords: Urban Infrastructure, Residential Property, Real Estate Development

BACKGROUND TO THE STUDY

Infrastructure is recognised as underlying, being the foundation for sustaining an enabling environment for economic development, it is widely regarded as the key, and its deficiency is a major obstacle to development. (See Tomlinson, 2001).

From the perspective of what infrastructure does in economic growth and development process; infrastructure is conceived broadly as referring to all basic inputs into and requirements for the proper functioning of the economy" (Mendez, 2007). World Bank (1994) argued that the concept of infrastructure is an umbrella term for

scores of performances referred to as social overhead capital, the term or word infrastructure then, embraces two groups of services namely: social infrastructure and economic infrastructure, while regional/environmental has been added

Considering the modern day reality the interplay between real estate and infrastructure is of paramount importance. Infrastructure is not only a basic need for modern development but also opens up room for the development. It must be emphasised here that, the higher the number of people in an area, the higher the demand for infrastructure. The current realities of level of the Nigeria infrastructure in relation to real estate development entails large investments that cannot be left to the free interplay of economic forces and thus, devolves on the state to provide these public utilities.

Infrastructural facilities are also adjudged to have a profound influence on the health, welfare, social attitude and economic productivity of individuals. Infrastructures are necessary services, facilities, equipment and devices needed or desired for the physical and mental health, social well-being of a family and individuals. (World Health Organisation, 2009)

Yusuf, M. O. (2001). Economic development can be facilitated by the presence of infrastructure. If these facilities and services are not in place,

development will be very difficult and in fact can be likened to a very scarce commodity that can only be secured at a very high price and cost. The availability of efficient infrastructure services helps also in private investment development. Regular and adequate power supply, good transportation and port facilities, as well as efficient telecommunications services are all necessary to complement private sector initiative in the production and delivery of service. (see also Ajakaiye 2001, Stiegeler and Thomas 1973, Aigbokan 2002, Boye 2000)

Despite these recognised important impacts of infrastructure on real estate development, there exist several real estate developments that are carried out with less or no attention to availability and provision of basic infrastructure. It is on the above premise that, this study stands to illuminate and fully examine the inter-relationship between the availability of infrastructure and real estate development in Minna. This will be done to determine, mostly, the effects of infrastructure on the real estate development in terms of provision, financing and management of infrastructure in the selected neighbourhood of the study area. Also, insight of how availability of infrastructure influences the real estate development in the study areas would be explained.

It is on the above premise that the paper attempts to illuminate

through examination of the impacts of infrastructure on real estate development as perceived by residents in selected neighbourhood with the view to determining the relationship that exist between them in the study area.

Review of Literature and Conceptual Framework

Several authors have ascribed different definitions, meanings and concepts to the word infrastructure right from the time of human creation and evolution of urban town and cities. Webster Dictionary states that infrastructure are works constructed for public use. Also, World Health Organisation (WHO) takes it to be the necessary service, facility, equipment and device desired for physical and mental health and social well-being of the family and individual.

Urban infrastructure can be broadly broken down to different types which include water supply, sewerage, sanitation, urban roads, electricity, telecommunication, financial infrastructure, drainage, waste disposal and other transport system. (Alausa *et, al*) 1997)

Donald (2007) looked at the infrastructure a little bit differently when he asserted that, infrastructure is the physical structure and facility that is developed necessary or acquired by public agencies to have government functions and provide necessary needs such as water supply,

waste disposal, transportation and similar services to facilitate the achievement of common social and economic objectives.

Infrastructure from the above assertion Dr. Donald is viewed as the necessity to provide the facilities and services essential to urban society and to economy in social development of an area and also the assertion is also view with the opinion to analyse that, infrastructure constitute the main fabric of what can be called urban physical system linked to national and regional systemic concepts. Infrastructure makes economy to grow; it facilitates regional and development and makes human settlement and nation possible. These aforementioned divergent views notwithstanding revealed some fundamental functions about infrastructure. In a nut shell, all the stated functions of the infrastructure indicate that, infrastructure is the bed-rock which the developments of any nation stand.

Aigbokanh (2002) states that "public infrastructure does three things:

1. It provides services that are part of the consumption bundle of residents
2. Large-scale expenditures for public works increase aggregate demand and provide short-run stimulus to the economy; and

3. It serves as an input into private sector production, thus augmenting output and productivity. Aigbokan (2002) concept of infrastructure is objected in the sense that, he only sees infrastructure based on the economic perspectives, but infrastructure is to be beyond the economic angle as it covers and fill large vacuum in the social and political aspect of life of individuals, government of any tier and corporate organisation. It can then be established here that, infrastructure has grown in popularity. It has increasing generality to suggest the internal framework discernible in any technological system or business organisation, because, it is the basic physical and organisational structure needed for an economy

Infrastructure is an umbrella term for many activities and basic structures and facilities necessary for country or neighbourhood to function efficiently; they are often refer to as "social overheads" in the economic parlance (Boye 2000). Infrastructure in this context includes building, transport, ports, waterways, airport, etc. It has been designed as the totality of basic physical facilities upon which all other economic activities in a system depend. In the same vein, Lemon (2006) affirmed that, social

infrastructure, such as health and education drive the economy, while physical infrastructure, which includes telecommunication, power, transport (roads, railways, seaport and airport) and water supply, facilitates economic activities. Nigeria as a developing country entered the new millennium with poorly maintained infrastructure and hence cannot meet existing demand. As a result of this, the challenge remained how to expand the quality and quantity of infrastructure in the least expensive manner possible, in order to revitalise and grow the Nigeria economy.

Boye (2000), Ajakaiye 2008 (2009), and Lemo (2006) agreed that, infrastructure is the basic and physical facility tha brings about the development of the nation's economy, because, educational, institutional and technological infrastructures and other categories of infrastructure drive the economy of the nation, facilitates economic activities and add to the economic output in terms of Gross Domestic Product (GDP). But it can also, be submitted here that, infrastructure is seen beyond surging up or forward the economic indicator but is seen as what can elevate both social and political display.

Relevance of Urban Infrastructure to Real Estate Development

Ratcliff (1995), in his classic rent theory conceptualises that, general improvement in access routes

(road) cum other necessary infrastructures have positive effects on land and landed property values. This indicates that, the provision of infrastructure in any socio-economic unit whether a nation, region or community, could either have positive or negative effects on the property values. For instance, the provision of incinerators on residential districts will have negative influence on the values of the properties within such neighbourhood, while the provision of infrastructure like good roads network, water, electricity, good drainage system and regular electricity supply will have positive effect on the property value. In another vein, the development of real estate is always spring up in an area where the infrastructure are already available, they will attract developer because the infrastructure will make the neighbourhood neat, suitable and acceptable for living. Boye and Allen (2001) in Denver studied the impact accessibility and amenities on the value of the properties. Selected areas were chosen using six criteria encompassing accessibility, (road) drainage, and electricity supply, availability of portable water, amenities and property characteristics. Then regression analysis was used to investigate twenty thousand and eighty two property transactions. It was finally identified that, a positive impact of value and development of real estate are as a result of good and functional infrastructure.

METHODOLOGY

The descriptive survey research method was adopted for this study work since the data required could only be obtained by means of inquiries, interviews and questionnaires. One on one interview was conducted and respondents offered answers to the respective questions. The questionnaires for users were distributed to the residents in the selected neighbourhood and the developers; both private and corporate developers. The sampling frame in this study was two hundred and thirty-two (232) and 69% of the total population of the sampling size was drawn out which give hundred and sixty (160) that represents questionnaires administered on four neighbourhoods, dividing this among

four neighbourhoods meant of the study area and 145 were that 40 questionnaires were successfully returned representing administered in each neighbourhood 91% success.

Result and Discussion

Table 1: Motivating factors for developing residential real estate in preferred area.

Motivating Factors	Frequency	Percentage (%)
Infrastructure	117	80.7
Neighbourhood preference	2	1.4
Layout planning	26	17.9
Total	145	100

Source: Authors field survey (2012)

According to Table 1, infrastructure is the major motivating factor influencing people to live in the neighbourhood as eighty one percent (80.7%) of the respondents confirmed it. This is followed by layout planning with eighteen percent (17.9%) respondents' neighbourhood preference with approximate of two percent (1.4%).

Table 2: Rating of infrastructure provision

Rating Pattern	Frequency	Percentage (%)
Good	34	23.4
Average	66	45.6
Fair	45	31.0
Total	145	100

Source: Author's field survey (2012)

Table 2 shows that, the rating of the infrastructure provision is highly on the average level with forty five percent (45.6%) while twenty-three and thirty one percent (23.4%) and (31%) of the respondents rated the provision of infrastructure in the neighbourhood to be good and fair respectively. It can be deduced that, the provision of the infrastructure is average since it carries higher percentage.

Table 3: Condition of Infrastructural Facilities in Minna

Infrastructure	Excellent	Very Good	Good	Fair	Poor	Total
Pipe Borne water	1	3	7	45	20	76
Electricity Supply	2	5	21	47	1	76
Access Road	5	18	41	10	2	76
Drainage Infrastructure	5	18	35	15	3	76
Educational Infrastructure	47	11	16	2	0	76
Financial Infrastructure	49	17	10	0	0	76
Telecommunications	51	20	5	0	0	76
Hospital	2	5	17	50	2	76
Sport Complex	0	2	8	20	46	76
Transportation Infrastructure	5	19	39	12	1	76
Tourist and Relaxation Infrastructure	0	0	14	47	15	76

Source: Author's field survey (2012).

Table 4: Overall Assessments and Mean Scores of the Condition of Infrastructural

Infrastructure		Excellent (5)	Very Good (4)	Good (3)	Fair (2)	Poor (1)	Sum Total	Mean	Remarks	Rank
Pipe water	Borne	5	12	21	90	20	148	1.95	Fair	10 th
Electricity Supply		10	20	63	94	1	188	2.47	Fair	7 th
Access Road		25	72	123	20	2	242	3.18	Good	5 th
Drainage Infrastructure		25	72	105	30	3	234	3.09	Good	6 th
Educational Infrastructure		235	44	48	4	0	331	4.36	Very Good	3 rd
Financial Infrastructure		245	68	30	0	0	343	4.51	Excellent	2 nd
Telecommunications		255	80	15	0	0	350	4.61	Excellent	1 st
Hospital		10	20	51	10	2	183	2.41	Fair	8 th
Sport Complex		0	8	24	40	46	118	1.55	Fair	11 th
Transportation Infrastructure		25	76	117	24	1	243	3.20	Good	4 th
Tourist and Relaxation Infrastructure		0	0	42	94	15	151	1.99	Fair	9 th

Source: Computed from Table 5

Table 5: Infrastructural Index and Parameters for Ranking and Remark

Index	Parameters	Ranking/Remark
1.00 – 1.49	Existing but not in use, not functional, scrap condition and all forms of obsolescence	Poor
1.50 – 2.49	Frequent break down in function, use intermittently due to functional obsolescence, poor maintenance	Fair
2.50 – 3.49	Functioning, but inadequate maintenance and affected by physical obsolescence	Good
3.50 – 4.49	Well-functioning, highly reliable, well maintained but not with modern standard materials.	Very good
4.5 – 5.00 & above	Well-functioning, well-constructed and up to modern standard materials.	Excellent

Source: Author's field survey (2012)

Table 4 and 5 above revealed the overall condition, mean score of infrastructure as well as parameters for infrastructure ranking in Minna with Telecommunications and Financial infrastructure rated excellent depicting well-functioning, well-constructed and up to modern standard materials adopted for infrastructure, Educational infrastructure rated very good depicting well-functioning, highly reliable, well maintained but not with modern standard materials;

Transportation, Road network, and Drainage infrastructure were rated good, depicting functioning, but inadequate maintenance and affected by physical obsolescence; and Electricity supply, Hospital, Tourist and Relaxation Center, Pipe Bourne Water and Sport Complex were also rated fair depicting frequent break down in such infrastructure and was being used intermittently due to functional obsolescence, and poor maintenance.

Correlations between Infrastructure and Real Estate Development

Table 6
ACCESS ROAD

		Access Road	Does the increase in good access road has positive effect on the neighbourhood
Access road	Pearson correlation	1	.702**
	Sig. (2-tailed)		.000
	N	145	145
Does the increase in good access road has positive effect on the neighbourhood	Pearson correlation	.702**	1
	Sig. (2-tailed)	.000	
	N	145	145

**. Correlation is significant at the 0.05 level (2-tailed).

Table 7
WATER SUPPLY

		Water Supply	Does the availability of portable water have any effect on the neighbourhood
Water supply	Pearson correlation	1	.890**
	Sig. (2-tailed)		.000
	N	145	145
Does the availability of portable water has any effect on the neighbourhood	Pearson correlation	.890**	1
	Sig. (2-tailed)	.000	
	N	145	145

**. Correlation is significant at the 0.05 level (2-tailed).

Table 8
ELECTRICITY

		Electricity	Does the supply of electricity has effect on the neighbourhood
Electricity	Pearson correlation	1	.900**
	Sig. (2-tailed)		.000
	N	145	145
Does the supply of electricity has effect on the neighbourhood	Pearson correlation	.900**	1
	Sig. (2-tailed)	.000	
	N	145	145

** . Correlation is significant at the 0.05 level (2-tailed).

Table 9
GOOD DRAINAGE SYSTEM

		Good Drainage	Does good drainage system has any effect on the neighbourhood
Good drainage	Pearson correlation	1	.216**
	Sig. (2-tailed)		.000
	N	145	145
Does the increase in infrastructure has positive effect on the neighbourhood	Pearson correlation	.216**	1
	Sig. (2-tailed)	.000	
	N	145	145

** . Correlation is significant at the 0.05 level (2-tailed).

The table 6 above shows that access road has a positive, strong and significant effect on real estate development with a strong significant level of .702. Meanwhile table 7 shows that water supply has a positive, strong and significant effect on real estate development with a strong significant level of .890. Similarly, there exists a positive, strong and significant effect of Electricity on real estate development with a strong significant level of .900. table 8. Table 9 also established that good drainage has a positive, weak but significant effect on real estate development with a weak significant level of .216.

From the series of the tables above, it can be deduced that, the availability of these infrastructures has a positive effect on the real estate development. The more the provision of these infrastructure in the neighbourhood the more the development of real estate and hence the more the quality and convenience of the neighbourhood.

Summary of Findings

It was discovered from respondents' perceptions that, the quality of infrastructure in areas such as Farm Centre, 'F' Layout and GRA in Minna support real estate development.

It was also discovered that, there existed positive significant

relationship between the infrastructure availability and real estate development. Inadequacy of these infrastructures may discourage people from being a resident in a neighbourhood. (See Table 6, 7, 8 and 9)

It was further found out that, governments were the major and main provider of infrastructure due to huge capital outlay for their procurement. That is, Public-Private Partnership (PPP) arrangement for infrastructural provision is yet to be fully embraced in Minna.

The relationship between different types of infrastructures and real estate development was discovered linear. This means that any enhancement in different types of infrastructure led to an increase in estate development.

CONCLUSION

This study is set out to ex-ray a perceptual analysis of the impact of urban infrastructure on real estate development in Minna with a view to instituting the influence that infrastructure have on real residential estate development. Considering the collected data, the analyses, interpretations and inferences drawn, it is without reservation certain that, one of the major factors that can prompt the residential real estate development in a particular location at a particular period of time putting

together other necessary resources, is urban infrastructure. Infrastructure lays the basic foundation for economic growth and development. It has a very great and positive impact on real estate development, if infrastructure is properly put in place, it will attract real estate development because, it serves as motivating factor for the real estate development. Analyses showed the response of people's opinion about the infrastructure that, wherever it is available, people show interest in such places and ready to develop there, as it boosts real estate investment, especially for real estate investors. Government, developers (both private, cooperate developers) and community based organizations should be working together in the provision of infrastructure and management so as to advance real estate development and thereby influence the real estate investors.

Conclusively, the state of urban infrastructure in the study area can best be described as being fair and leaves much to be desired for any purposeful economic growth and development.

Recommendations

1. Government, being the major infrastructure provider, should ensure that an acceptable level of quality of infrastructure is available to facilitate business activity, as well as enhance the

quality of life of the citizenry as a whole.

2. There is need for members of the professional bodies in the field of environmental industry to affiliate with international professional bodies such as the Institute for Infrastructure Asset Management (IFAM) so that they will be able to update their skills in management and acquire new strategies for infrastructure asset management.
3. The role Estate Surveyors and Valuers must not be left out, they can advise their clients on the need and importance of infrastructure in the neighbourhood as it affects property values.
4. Nigerian private sector has taken remarkable initiatives in infrastructural services delivery over the years, particularly in the last one decade. There are even much more prospects and opportunities to advance the frontiers of private investment in the infrastructural services sector.
5. Lastly, there is also the need for government to provide modern institutional and legal framework for the maintenance and management of infrastructure asset in Minna so that the available

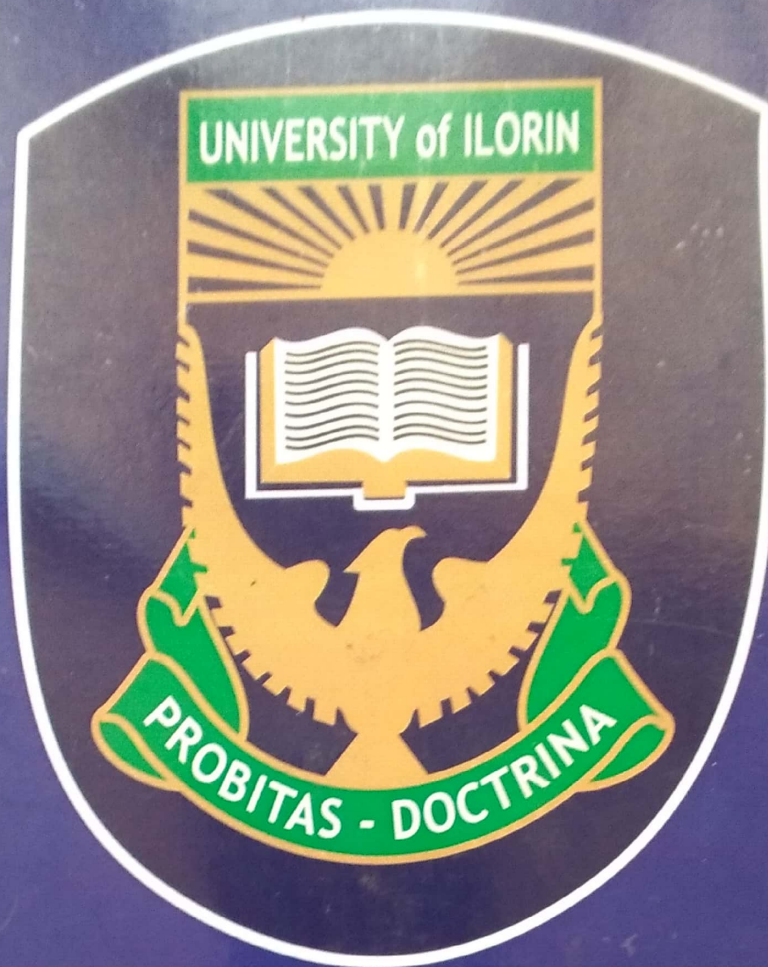
ones can last long for the use of the people.

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