

**SUSTAINABLE PROPERTY MANAGEMENT PRACTICE IN SHOPPING
MALLS IN LAGOS, NIGERIA**

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JUNE, 2023

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BY

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**A PROJECT SUBMITTED TO THE DEPARTMENT OF ESTATE
MANAGEMENT, COLLEGE OF SCIENCE AND TECHNOLOGY,
COVENANT UNIVERSITY, OTA. IN PARTIAL FULFILLMENT OF THE
REQUIREMENTS FOR THE AWARD OF MASTER OF SCIENCE (M.Sc)
DEGREE IN ESTATE MANAGEMENT, OTA, OGUN STATE, NIGERIA**

JUNE, 2023

ACCEPTANCE

This is to attest that this Dissertation is accepted in partial fulfilment of the requirements for the award of a Master of Science (M.Sc.) Degree in Estate Management from the Department of Estate Management, College of Science and Technology, Covenant University, Ota.

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Signature and Date

DECLARATION

I, **NYIRENDA, LUMBANI BONDERA (21PCL02304)** declare that the research was carried out entirely by me under the supervision of Prof. Caleb A. Ayedun of the Department of Estate Management, Covenant University, Ota, Ogun State. I attest that the dissertation has not been presented either wholly or partially for the award of any degree elsewhere. All sources of data and scholarly information used in this thesis are duly acknowledged.

NYIRENDA, LUMBANI BONDERA

Signature and Date

CERTIFICATION

We certify that this dissertation titled “**SUSTAINABLE PROPERTY MANAGEMENT PRACTICE IN SHOPPING MALLS IN LAGOS, NIGERIA**” is original research carried out by **NYIRENDA, LUMBANI BONDERA (21PCL02304)** in the Department of Estate Management, College of Science and Technology, Covenant University, Ota, Ogun State, Nigeria under the supervision of Prof. Caleb A. Ayedun. We have examined and found this work acceptable as part of the requirements for the award of Master of Science (M.Sc) degree in Estate Management.

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DEDICATION

This work is dedicated to God for his abundant grace and unfailing love on my life to be able to complete the M.Sc. programme and to my supportive parents Mr W.B Nyirenda, Miss Janet Nyirongo and my lovely siblings Florence, Pamela, Chimwemwe and Moses.

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TABLE OF CONTENTS

CONTENTS	PAGES
ACCEPTANCE	III
DECLARATION	IV
CERTIFICATION	V
DEDICATION	VI
ACKNOWLEDGEMENTS	VII
TABLE OF CONTENTS	IX
LIST OF TABLES	XII
LIST OF FIGURES	XIV
ABSTRACT	XV
ABBREVIATIONS AND ACRONYMS	XVI
CHAPTER ONE	1
INTRODUCTION	1
1.1 Background of the Study	1
1.2. Statement of the Research Problem	3
1.3. Aim and Objectives of the Study	4
1.4. Justification of the Study	4
1.5. Scope of the Study	5
1.6. Study Area	6
1.6.1. Ikeja City Mall	8
1.6.2. Purple Maryland	8
1.6.3. Jara Mall	9
1.7. Operational Definition of Terms	10
CHAPTER TWO	11
LITERATURE REVIEW	11
2.1 Preamble	11
2.2. Conceptual Review	11
2.2.1. Shopping Mall Concept	11
2.2.2. History of Shopping Malls	14
2.2.3. Emergence of Shopping Malls in Africa	16
2.2.4. Shopping Malls in Nigeria	16
2.2.5. Sustainability Concept and the Built Environment	18
2.2.6. Sustainability in Design and Construction	19
2.2.7. Property Management	20
2.2.8. Sustainable Management	20
2.2.9. Sustainable Property Management	21
2.3. Theoretical Review	22
2.3.1. Modernisation Theory	22
2.3.2. Ecological Modernisation Theory	24
2.4. Empirical Review	25
2.4.1. The Need for Sustainable Property Management	25
2.4.2. Sustainable Features of Shopping Mall	26

2.4.3.	Current Sustainable Property Management Practices	27
2.4.4.	Role of Stakeholders in Sustainable Property Management	28
2.4.5.	Drivers of Sustainable Property Management Practice	29
2.4.6.	Sustainable Performance Management	31
2.4.7.	Barriers to Implementation of Sustainable Property Management	32
2.5.	Conceptual Framework	32
2.6.	Gaps in Literature	33
2.7.	Summary of Literature Reviewed	34
2.8.	Chapter Summary	37
CHAPTER THREE		38
METHODOLOGY		38
3.1.	Preamble	38
3.2.	Research Design	38
3.3.	Types and Sources of Data	38
3.4.	Study Population	39
3.5.	Sampling Frame	39
3.6.	Sample Size	40
3.7.	Sampling Techniques	40
3.8.	Data Collection Instrument	40
3.9.	Methods of Data Analysis	41
3.9.1.	Frequency Distribution Tables	41
3.9.2.	Arithmetic Mean	41
3.9.3.	Mediation Analysis	42
3.9.4.	Factor Analysis	42
3.10.	Kruskal-Wallis Test	42
3.11.	Chapter Summary	42
CHAPTER FOUR		43
RESULTS AND DISCUSSION		43
4.1.	Preamble	43
4.2.	Analysis of Rate of Response	43
4.3.	Reliability Test	44
4.4.	Analysis of the Demographic Variables	44
4.5.	The Knowledge of Sustainable Features in Shopping Malls	47
4.5.1.	Assessment of the Knowledge Level	47
4.5.2.	Sustainable Features in the Shopping Malls	50
4.5.3.	Discussion of Results on the Sustainable Features of Shopping Malls	53
4.6.	Sustainable Property Management Strategies Being Adopted in the Management of Shopping Malls	54
4.6.1.	The Level of Sustainable Property Management Strategies Being Adopted in the Management of Shopping Malls	54
4.6.2.	Perceived Impact of Sustainable Property Management Strategies by the Tenants in the Management of Shopping Malls	59
4.6.3.	Correlation Between the Sustainable Property Management Strategies and the Perceived Impact of Applying the Strategies	61
4.6.4.	Correlation Between the Two major SPM Strategies and Impact	61

4.6.5.	Relationship Between the Impact of the Sustainable Strategies and the Location of the Shopping Mall	62
4.6.6.	Predictors of the Positive Impact of Sustainable Property Management Strategies on the Environment	63
4.6.7.	Logistic Regression	64
4.6.8.	Performance Metrics of Predicting the Impact Using the Two Major Strategies	65
4.6.9.	Individual Conditional Expectation (ICE) Plot	66
4.6.10.	Discussion of Results on the Sustainable Property Management Strategies in Shopping Malls	69
4.7.	Drivers Motivating Implementation of SPM in the Study Area	69
4.7.1.	Perceived Drivers that Motivate the Implementation of SPM	69
4.7.2.	Correlation Between Strategies and Drivers that Motivates their Implementation	74
4.7.3.	Correlation Between Impact of Adopting SPM Strategies and Drivers that Motivates their Implementation	74
4.7.4.	Predictors of the Two Major Drivers that Motivate the Implementation of SPM	75
4.7.5.	Discussion of Results on Drivers for Implementing SPM	77
4.8.	Barriers to Implementation of SPM	77
4.8.1.	Mean Ranking of Barriers to Implementing SPM Across the 3 Shopping Malls	77
4.8.2.	Correlation Across the Barriers Using Confirmatory Factor Analysis (CFA)	79
4.8.3.	Discussion on the Barriers to Implementation of SPM	86
4.9.	Mediating Relationships Among the Barrier Factors	86
4.10.	Suggested Targets for SPM Implementation	89
4.11.	Interview Section	91
4.11.1.	Demographic Characteristics of the Interviewees	91
4.11.2.	Knowledge of Sustainable Features in Shopping Malls	91
4.11.3.	Sustainable Property Management Strategies	91
4.11.4.	Efficiency of the Deployed Sustainable Property Management Strategies	92
4.11.5.	Drivers for Implementing Sustainable Property Management Strategies	92
4.11.6.	Barriers to Implementing Sustainable Property Management Strategies	92
4.12.	Model Application to the Result	92
CHAPTER FIVE		94
CONCLUSIONS AND RECOMMENDATIONS		94
5.1.	Preamble	94
5.2.	Summary of Findings	94
5.3.	Conclusion	95
5.4.	Contribution to Knowledge	95
5.5.	Recommendations	96
5.6.	Limitations of The Study	96
5.7.	Areas of Further Research	97
REFERENCES		98
APPENDIX 1		105
APPENDIX 2		106
APPENDIX 3		107
APPENDIX 4		112

LIST OF TABLES

Table 2. 1: Classification of shopping malls	12
Table 2. 2: List of works reviewed in literature	34
Table 3. 1: Total population sample	40
Table 4. 1: Response rate of respondents (Tenants)	43
Table 4. 2: Summary of respondents' demographic information	45
Table 4. 3: Kruskal-Wallis test for knowledge and understanding of sustainability in	48
Table 4. 4: Factors that comprises the knowledge of sustainability in buildings	48
Table 4. 5: Sustainability factors in buildings factored into the 3 shopping malls	49
Table 4. 6: Kruskal Wallis test of the factors that comprises the knowledge of sustainability	50
Table 4. 7: Summary of the sustainable features in buildings	51
Table 4. 8: Sustainable features in buildings grouped into the 3 shopping malls	52
Table 4. 9: Kruskal-Wallis test of the sustainable features in buildings	53
Table 4. 10: Summary of Sustainable property management strategies being adopted	55
Table 4. 11: Mean and Kruskal-Wallis test of sustainable property management strategies	56
Table 4. 12: Communalities for the sustainable property management strategies	57
Table 4. 13: Total variance explained for the sustainable property management strategies	57
Table 4. 14: Component matrix for sustainable property management strategies	58
Table 4. 15: Summary of respondents' demographic information	59
Table 4. 16: Ranking of perceived impact of sustainable property management strategies	60
Table 4. 17: Correlation between SPM strategy and their corresponding impact	61
Table 4. 18: Correlation between two major SPM and their respective impact	62
Table 4. 19: Relationship between impact of SPM and shop location	63
Table 4. 20: Performance metrics for impact using the two major strategies	65
Table 4. 21: Ranking of perceived drivers that motivates the implementation of SPM	70
Table 4. 22: Mean and Kruskal-Wallis test for the perceived drivers of SPM	70
Table 4. 23: Communalities for the perceived drivers of SPM	71
Table 4. 24: Total variance explained for the perceived drivers of SPM	72
Table 4. 25: Component matrix for the perceived drivers of SPM	73
Table 4. 26: Summary of inferential tests between drivers and demographic variables	73
Table 4. 27: Summary of inferential tests between drivers and demographic variables	74
Table 4. 28: Correlation between the impact SPM strategies and the drivers	75
Table 4. 29: Coefficients of the regression model of predicting direct SPM drivers	76
Table 4. 30: Collinearity test of the regression model of predicting direct SPM driver	76
Table 4. 31: Mean ranking of the five major barriers of SPM	78
Table 4. 32: Mean and Kruskal-Wallis test for barriers of SPM	79
Table 4. 33: Loadings and validity status of the latent variables that measures barriers	81
Table 4. 34: Covariance of the latent variables that measures the barriers of SPM	82
Table 4. 35: Correlation of the factor variables that measures the barriers of SPM	83
Table 4. 36: Variance estimates of the latent and factor variables of the barriers	84
Table 4. 37: Model fit of the CFA that measures the barriers to SPM	85

Table 4. 38: Mediation models summary	88
Table 4. 39: Mediation models summary continued	89
Table 4. 40: Suggested targeted areas for SPM implementation	90
Table 4. 41: Suggested targeted areas for SPM implementation	90

LIST OF FIGURES

Figure 1. 1: Map of Lagos state	7
Figure 1. 2: Map of Lagos showing the spread of shopping malls across the state	7
Figure 1. 3: Ikeja City Mall	8
Figure 1. 4: Purple Maryland Mall	9
Figure 1. 5: Jara Mall	9
Figure 2. 1: Green lease formation	28
Figure 2. 2: Stakeholder blame circle	29
Figure 2. 3: Drivers of sustainable property management	31
Figure 2. 4: Conceptual framework of the study	33
Figure 4. 1: Knowledge and understanding of sustainability in buildings	47
Figure 4. 2: Scree Plot for the Sustainable property management strategies	58
Figure 4. 3: Perceived opinion on overall impact of SPM strategies	64
Figure 4. 4: Feature importance of predicting the impact using the two major strategies (precision)	65
Figure 4. 5: Feature importance of predicting the impact using the two major strategies (CA)	65
Figure 4. 6: Classifying No for Optimising Resource Usage	66
Figure 4. 7: Classifying No for Minimising Environmental Impact	66
Figure 4. 8: Classifying Maybe for Optimising Resource Usage	67
Figure 4. 9: Classifying Maybe for Minimising Environmental Impact	67
Figure 4. 10: Classifying yes for Optimising Resource Usage	68
Figure 4. 11: Classifying yes for Minimising Environmental Impact	68
Figure 4. 12: Scree plot for the perceived drivers of SPM	72
Figure 4. 13: Relationship among barriers to implementation of SPM CFA model	80
Figure 4. 14: Mediation Model	87
Figure 4. 15: Revised conceptual framework	93

ABSTRACT

Sustainability awareness in the real estate sector has increased since the built environment has been identified as being responsible for most of the worldwide greenhouse gas emissions and other environmental impact. Commercial buildings such as shopping malls which have shaped the modern urbanised cities through globalisation are among the major contributors due to their varying and complicated demands. Much of this environmental impact is done during the operation phase of these buildings. However, much emphasis in literature on sustainability in the built environment has focused on building design and construction phases whilst neglecting the operation phase. This research, therefore, sought to investigate sustainable property management practice adopted in the management of shopping malls. Questionnaires were distributed among shopping mall tenants and interviews were held with centre managers for the selected shopping malls. Data was analysed using SPSS through mean ranks, factor analysis and mediation analysis. The results revealed that energy saving bulbs, waste recycling bins, natural lighting and digital metering devices are the most common sustainable features in shopping malls. Use of environmentally friendly cleaning procedures was considered the most used strategy across the shopping malls followed by water conservation, energy saving and waste reduction. In terms of drivers for implementing the strategies, it was revealed that health and wellbeing of occupants is the most common driver. Implementation of sustainable strategies is however affected by financial, knowledge and technical barriers. The study therefore recommends that landlord and centre managers should consider introducing more efficient sustainable features such as green leases to positively benefit from sustainable strategies. Further recommendations include government providing incentives to promote implementation of SPM and, increased training of practitioners and other key stakeholders on issues pertaining to sustainability in the management of shopping malls.

Key words: Shopping Mall, Sustainable Property Management, Sustainability