

ASSESSING THE EFFECTS OF URBAN PLANNING ON RESIDENTIAL PROPERTY VALUES IN AGEGE, LAGOS

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Abstract

In urban centres the essence of land use planning is to ensure that urban activities are organised and developed in physical space with due consideration for protection of public interest which include health, safety, convenience, efficiency, energy conservation, environmental quality, social equity, social choice and amenity. With this background, the study examined the effects of land use planning on residential property values using a comparison of two neighbourhoods in Agege Local Government Council Area of Lagos Metropolis. Two groups of respondents were used for the study; the Estate Surveyors and Valuers (29) and residents of New Oko-Oba GRA (120) and Orile Agege (140). Both descriptive and inferential statistical tools were used in analysing the data collected through the questionnaire administered on the respondents. The study revealed that there is significant level of difference in residential property values between the planned and unplanned residential areas. It further revealed that there is a statistically significant relationship between land use planning and property values. The study therefore recommends that government should ensure proper land use planning, while the people

should be made to comply with such regulations. Necessary infrastructure should be provided to make conducive living, in the unplanned neighbourhoods possible.

Keywords: Lagos, Land Use, Property, Rental Values, Urban Area

Introduction

According to Wikipedia (2011) the Canadian Institute of Planners (2011) , defines land use planning as the scientific, aesthetic, and orderly disposition of land use resources, facilities and services with a view to securing the physical, economical , social efficiency, health and wellbeing of urban and rural communities. Land use or physical planning has also been described as a process aimed at achieving orderly physical development with the overall aim of evolving a functional and liveable environment where individual and common goals can be achieved (Adeagbo 1998). The American Planning Association (2011) states that the goal of land-use planning is to further the welfare of people and their communities by creating convenient, equitable, healthful, efficient, and attractive environments for present and future generations.

Nigeria with her numerous planning agencies both at federal and state levels has a number of planned residential land uses nevertheless there seemed to be a wide gap between the planned and unplanned or non-adherence to formal land use planning. What is on ground physically has not shown government enthusiasm about land use planning. Though land use planning is a service that provides a scheme to be used for physical development of a proposed neighbourhood, it does not necessarily result directly into a good(s), it is however, judged by its product that is, the outcome of its implementation (Jiriko 1998). The overall success of planning is measured by the attractiveness of the neighbourhood to land users which in turn impacts on the value of the properties therein.

It is important to examine the effectiveness of land use planning in relation to property values to establish the effects that adherence to land use planning has on residential property (rental) values. This study therefore examined the relationship between urban planning and residential property values in some selected neighbourhoods within Agege Local Government Council Area of Lagos metropolis.

Study Area:

Agege Local Government Council Area is one of the sixteen (16) Local Government Council Areas in Lagos metropolis and it has a land mass of about eighteen square kilometres (18km²). It is bounded on the north by Ifako/Ijaiye Local Government Area, on the west by Alimosho Local Government Area and on the east and south by Ikeja Local Government Area (see fig. 1). Agege, as a community, is older than the administrative unit known as Agege Local Government Area as it has existed since the seventeenth century by Awori Yoruba, whose dispersal point was at Isheri-Olofin. It was from there that some elements moved to Orile-Agege, the original homestead of Agege community. However, according to oral history, by the end of the nineteenth century, another settlement emerged near the railway station along the Lagos/Abeokuta rail line. However, the newer settlement took advantage of its strategic location to draw a steady influx of migrants and settlers till it became a much bigger community than the original homestead. As commercial opportunities around the railway station expanded, the settlement extended to and incorporated Orile-Agege itself. The new Agege that emerged has thus evolved its own political and administrative institutions with New Oko-Oba GRAs and some Estates as part of that structure.

Agege as a whole was predominantly designed as a commercial centre but with passage of time most of the original settlers (mostly traders) finally turn the area as a home base activity enclave. Similarly, New Oko-Oba GRA was majorly used for agricultural purposes but was later redesigned into residential area now known as Oko-Oba residential schemes I-VI. The redesigning of the area has further brought the government imputes in the provision of some basic amenities which has enhanced the liveable environment of the place compared to other areas in the neighbourhood.



Fig. 1: Map of Lagos Metropolis

Source: Bohr (2006) Barata and Silva (2006)

Literature Review

The concept of planning can be traced down to creation as some reaffirmed that God Himself was the first planner and the progenitor of zoning concept. Irrespective of His enormous powers He planned and implemented the creation of the earth in six days. In His planned process, He employed the concept of zoning various land uses in creation; land separated from water, birds in the Air, water animals and land animals. Indeed the story of creation exemplified the planning and zoning concepts. Town and country planning according to Keeble (1969), is ‘the art and science of ordering the use of land and citing of buildings and communication routes so as to secure the maximum practicable degree of economy, convenience, and beauty’ and as ‘an attempt to formulate the principles that should guide us in creating a civilized physical background for human life’ whose main impetus is thus’ foreseeing and guiding change’. Town planning aims at securing a sensible and acceptable blend of conservation and exploitation of land, as the background or stage for human activity.

In Nigeria for instance, town planning is interpreted in section 18 of TOPREC (Town Planners Registration Council) Decree No. 3 of 1988, as the theory and practise of town and country planning by the ordering and control of the citing and erection of buildings and other structures and the provision of open spaces and such similar use of

land, as the case may be, for the improvement of the human environment. Essentially, town planning is concerned with the spatial ordering of land use both in the urban and rural settings for the purpose of creating functionally efficient and aesthetically pleasing environment for living, working, circulation and recreation. Through town planning, the physical space is organised and managed in such a way that the environment created today will meet the demands of tomorrow (i. e sustainable development), satisfy the pluralistic values and attendant needs of identified groups of people, that all activities arising from needs (individually or collectively) expressed co-exist in harmony and investments, conveniences, functionality, living and working within the environment are maximized.

Cheshire and Sheppard (2001) were of the opinion that land use planning serves a variety of purposes: control of the spatial structure of residential development can reduce the cost of providing some local public goods and serve to isolate land uses which are likely to generate costly external effects; regulation of building types; regulation of land use can be a method of providing valued public goods and amenities such as planned neighbourhood and open space respectively. They further stated that Land use planning produces a variety of local amenities and regulates industrial land use and separates it from residential land use.

A Review of Some Planning Efforts in Lagos

Concerted efforts have been made in time past by the government and individual or corporate entity to improve the physical environmental condition of Lagos. Such efforts include the Lagos Central Planning Scheme (LCPS of 1951) involve the re-housing of about 200,000 persons over a period of 5-7 years. The 1961-1964 reports on Metropolitan Lagos stating that “under the Nigerian Federal Government’s Development Programme for the period 1962 -1963, it was proposed to spend 24.16 million pounds on the development of Lagos Metropolitan Area. It was the intention of the Government that all development projects relating to this area be considered in the context of the overall needs of the area. Every effort was therefore made to produce a fully coordinated development scheme for the area, irrespective of the fact that projects have been submitted by different ministries, departments and statutory corporation, this project has special significance in the field of urban development as it is an example of the team approach to the many problems that arise as a result of the rapid growth of urban areas. The Post Independence Era with Urban Renewal in Lagos Metropolis involved Lagos State government, within

the past 30 years taken decisive step at solving the numerous slum cases within the metropolitan areas like Maroko, Ajegunle, Bariga, Ijora-badiya, Okokomaiko. Lack of basic services and infrastructures that make for decent living condition in these areas, the substandard housing units, filthy and unplanned society and of course high rate of crime make it a great concern to Lagos State government. The consequence of this was the frequent demolitions of houses and properties of urban squatters on government land whenever such landed property is needed by the authority concerned. The Olaleye-Iponri Urban Renewal Scheme where the composite village of Olaleye and Iponri was settled on by different families for over a hundred years. The implementation of this scheme was unique as it involved the collaboration of Lagos State Government and an international agency, United Nations Centre for Human Settlements (Habitat). It also introduced new methods of consultation and community participation. Its approach was basically that of rehabilitation rather than of total clearance. The rehabilitation involved upgrading, renovation and provision of adequate facilities for the area in terms of financial costs, administrative responsibilities, social and physical costs, this proposal was preferred.

Determinants of Property Values

Real property has no value if it has no utility, if it is not scarce and if it is not effectively demanded. Real property has significance only as it satisfies man's needs and desires. It is this man's collective desire for real property that gives rise to value (Olusegun, 2003). Thus, the ability of a property to satisfy man's needs and desires together with its degree of scarcity and utility compared with others makes man to ascribe value to it. Property value, therefore, according to Millington (1981) is the money obtainable from a person(s) willing and able to purchase property when it is offered for sale by a 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.

Real property is a heterogeneous good that is comprised of a bundle of unique characteristics reflecting not only its location, but equally affected by other amenities such as the quality of neighbourhood and infrastructure. Ge and Du (2007) opine that property value is an essential aspect of property markets worldwide and determined by a variety of factors and the determination of those factors is a significant part of property valuation. The list of the main factors determining property values from various studies is contained in Table 1. Kamali, Hojjat and Rajabi (2008) group the variables determining property

values into; environmental variables, neighbourhood variables, accessibility (location) variables and property variables (Fig 2).

Table 1 Main Factors Determining Property Values

Authors and Year	Country of Study	Determinant
Joslin, (2005)	UK	Age, Location, Size
Kauko, (2003)	Hungary	Location, Shopping Centres, Highways, Parks, Metro Neighbourhood Characteristics
Paz, (2003)	New Zealand	GDP, Level of Income, Migration, Construction Activity, Economic Activity, Purchasing Power
Wong, Hui and Seabrooke, (2003)	Hong Kong	Interest Rate
Case and Shiller, (2003)	United States	Number of Employment
Han, Yu, Malone-Lee and Basuki, (2002)	Singapore	Land Area, Parks, CBD Schools
McCluskey, Deddis, Lamont and Borst, (2000)	Northern Ireland	Location
Blackley,(1999)	United States	Changes in Tax Policy, Age Composition of the Population, Rate of Household formation
Meen and Andrew, (1998)	UK	Income, real interest rates, Nominal interest rates, General level of prices Household wealth, Demographic variables, Tax structure, Financial liberalization, Housing stock, Income, Interest rates, Demographic structure
Cheshire and	UK	Location, Level of Income, Population,

Sheppard, (1998)		Transport Policy, Neighbourhood Characteristics
Lenk, Worzala and Silva, (1997)	New Zealand	Number of bathrooms, Number of bedrooms, Age of House, lot Size, Basement area, Total area of house, Number of fire place, Number of car garages
Olusegun (2003)	Nigeria	Location, Accessibility, Number of Bedrooms, Plot Size, Income, Interest Rate, Inflation
Oyebanji (2003)	Nigeria	Location, Contemporary Uses ,Institutional Factors Population, Changes in Fashion & Taste

Source: Adapted from Ge and Du (2007), Olusegun (2003), Oyebanji (2003)

Generally, it is evident from Table 1 that the predominant factors determining property values are location, plot size, level of income, interest rates, age of the building, and neighbourhood characteristics. On country basis, the three studies carried out in UK showed that location, level of income, interest rates and population are the major factors determining property values. In United States, the studies conducted showed that the main factors influencing property values are: number of employment, age composition of the population and rate of household formation. On the other hand, the studies in New Zealand revealed that property values are mostly influenced by the level of income, construction activities, economic activities, lot size, age of the house and other property characteristics. The Nigeria situation is not too different from that of the UK because according to Olusegun (2003) and Oyebanji (2003), the major factors influencing property values, among others, are location, plot size, income, interest rate and population.

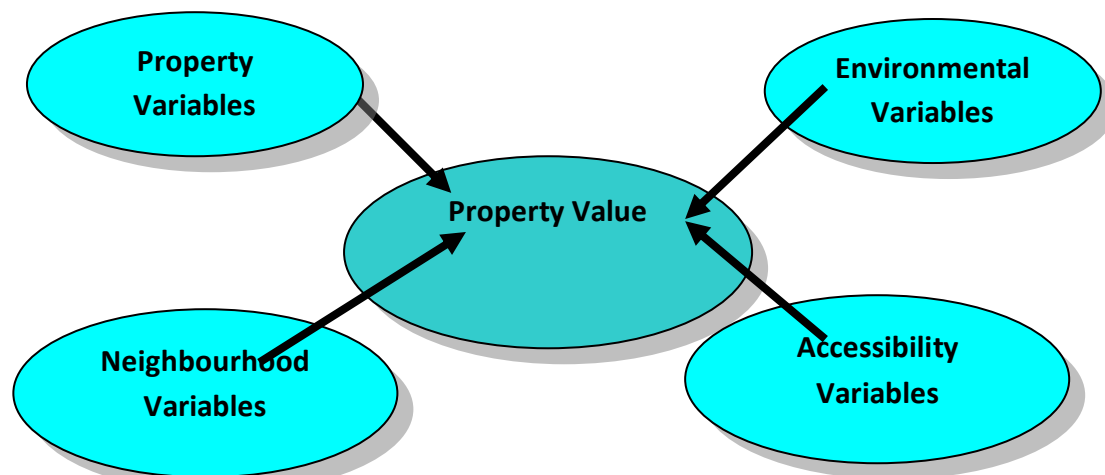


Fig. 2: Factors Determining Property Values

Source: Adapted from Kamali, Hojjat and Rajabi (2008)

Various studies had been conducted on the effects of Land Use Planning on property values. They include Eves (2006) in Sydney, Australia who examined the long term capital return investment performance of residential property in planned, themed and gated residential housing developments compared to the investment return for housing in adjoining residential areas that have not been based on an overall planning basis. The study was set to determine whether the residential market was prepared to pay a premium to purchase in a planned residential estate and whether the premium is maintained over time or reverts to the average return for that particular area. However, in carrying out his research the author examined four planned residential estates in Sydney, Australia to determine if: planned residential community developments sell at price differentials over time to the surrounding residential properties; Any price premiums are maintained over time; planned residential community estates have a positive or negative impact on the price of surrounding residential property; the capital return performance of the non planned and planned residential property in these areas is similar over time. Although this research only compares sale transaction prices and does not consider control for other variables that may cause price differentials to move at different rates, the results still provide a valuable insight into the market perceptions of these planned residential community developments. The author concluded that property surrounding the planned residential estate can actually benefit from the development, with the average price of the surrounding houses and units increasing significantly as the planned residential development establishes and matures.

Grout, Jaeger, and Plantinga (2009) examined how Oregon's land use planning system affects land prices in the Portland metro area. Since Oregon's land regulations are intended to guide and control the location of development rather than to limit the supply of developable land, they should not produce scarcity-induced price increases as has been suggested in much of the prior literature. Using data on land values for vacant parcels in and around the Portland Urban Growth Boundary (UGB), they employ a regression discontinuity design. The researchers concluded that, Oregon's landmark land use planning system was designed to influence the location of development, but not to constrain the amount of development. The urban growth boundaries that every city in Oregon is required to create, monitor and amend as needed, are aimed at protecting high-value farmland and other natural resources and to guide development in directions that will minimize harm to those resources and also limit the extent of fragmented, sprawling expansion.

Jaeger (2006) states that one of the effects of the planning system is that it can have a significant impact on land values. He stated that for example, a piece of property can be worth a few thousand pounds before the grant of planning permission and millions afterwards. According to the study conducted by Jaeger (2006) land-use regulation can affect the market value of property in a variety of ways. In particular, it has been assumed that land-use regulations invariably reduce property values when, in fact, they often have positive effects. The researcher stated that the positive effects of land-use regulations on property values can occur in two ways. One way is an amenity effect- when land-use regulations protect, enhance, or create amenities or services that benefit property owners. According to the author the most transparent example of this is the property tax: many communities use property tax to finance public services like police and fire protection, public schools and infrastructures such as roads and utilities. On the negative part, Jaeger (2006) stated that land-use regulations can cause a reduction in property value where the supply of land for an allowed use is higher than it would have been without the land-use regulation, and additional supply causes a drop in the market price due to downward sloping demand. He further stated that another situation where a land-use regulation will reduce property values is where the regulation was intended to generate neighbourhood or local external effects, but the regulations where so

onerous, or the positive external effects so small, that the net effect was a reduction in property values in the zoned area.

Research Methods

The study was carried out using both primary and secondary data. While questionnaire was used to collect primary data, secondary data was collected by reviewing past studies in the area of the research interest. The primary data collected was from Estate Surveying and Valuation firms and residents of both New Oko-Oba GRA and Orile-Agege while personal interviews were conducted on the Officers of Lagos State Physical Planning and Development Authority. According the Nigerian Institution of Estate Surveyors and Valuers (NIESV, 2009) there are two hundred and sixty-seven (267) Estate Surveying and Valuation firms in Lagos Metropolis, however only thirty-five (35) of them have management properties within the study area and these are the ones used for the study. For the residents, random sampling approach was adopted in the selection of one hundred and twenty (120) respondents for the planned area and one hundred and forty (140) respondents for the unplanned area. In analysing the primary data collected, the study used both descriptive and inferential statistical tools. Descriptive tools used include: frequency tables and percentages, Pie and bar Charts, while inferential tool used is the Linear Regression

Data Analysis and Discussion

In this section the data collected were collated and analysed with the discussion of the each of the table following. Statistical Package for Social Sciences (SPSS) version 17.0 was used for coding and analysis. One hundred and forty (140) and One hundred and twenty (120) questionnaires were administered on residents in Orile Agege and New Oko-Oba GRA respectively, while thirty-five (35) questionnaires were administered on the firms Estate Surveyors and Valuers managing properties within the study area. In addition, personal interview was conducted on Officers of Lagos State Physical Planning and Development Authority to get more information relating to planning issues in the study area.

Table 1: Questionnaires Administration and Retrieval

Respondents	Questionnaires	Questionnaires	Percentage
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	Administered	Retrieved	Achievement
Estate Surveyors and Valuers	35	29	82.5
Residents in Oko-Oba GRA	120	100	83.3
Residents in Orile-Agege	140	100	71.4

Source: Field Survey, 2011.

The responses gotten from the questionnaires administered were as shown in Table 1. The Table reveals that 83.5% (i.e. 29) of the questionnaires administered on the Estate Surveyors and Valuers were retrieved. On the other hand, the response rate from New Oko-Oba GRA was 83.3% while that of Orile-Agege was 71.4%. The responses gotten from the different group of respondents were considered appropriate for the study.

Table 2: Professional Qualification of Estate Surveyors and Valuers

Professional Qualification	Frequency	Percentage
Probationer	2	6.9
Associate	20	69.0
Fellow	7	24.1
Total	29	100.0

Source: Field Survey, 2011.

Table 2 contains the professional qualification of respondent Estate Surveyors and Valuers. The table shows that 6.9% of the respondents are Probationers. Respondents who are Associates and Fellows of the Institution of Estate Surveyors and Valuers are 69.0% and 24.1% respectively. It could therefore be deduced that 93.1% of the respondents are Corporate members of the Institution and their professional opinions can be relied upon.

Table 3: Estate Surveyors and Valuers Opinion on the Planned State of Study Area

Planned State	New Oko-Oba GRA		Orile Agege	
	Frequency	Percentage	Frequency	Percentage
Excellent	15	51.7	0	0
Very well	7	24.2	1	3.4

Considerable	5	17.2	7	24.2
Not well	2	6.9	21	72.4
Planned				
Total	29	100.0	29	100.0

Source: Field Survey, 2011.

Estate Surveyors and Valuers opinion on the planned state of study area was analysed as shown in Table 3. The table reveals that 75.9% considered New Oko-Oba GRA to be in very good state while only 3.4% considered Orile-Agege to be in a good state. On the other hand, only 24.1% of the respondents were of the view that New Oko-Oba GRA is not in good state, while 96.6% considered Orile-Agege to be in poor state. The result is not unexpected taking into consideration the fact that New Oko-Oba GRA is a residential neighbourhood planned and developed with consideration for standard planning requirements.

Table 4: Effects of Planned Environment on Property Values

Effects	New Oko-Oba GRA		Orile-Agege	
	Frequency	Percentage	Frequency	Percentage
Increase in Value	23	79.3	16	55.2
Decrease in Value	4	13.8	10	34.5
No impact	2	6.9	3	10.3
Total	29	100.0	29	100.0

Source: Field Work, 2011.

Literature has established that land use planning has effects (positive/negative) on property values, therefore the data collected in respect of the effects of land use planning on property values in the study area was collated and analysed in Table 4. The table shows that planning results in increased property values in both neighbourhoods however with a greater percentage (79.3%) in New Oko-Oba GRA compared to 55.2% in Orile-Agege. The negative effect (decrease in value) experienced in New Oko-Oba GRA is minimal (13.8%) contrary to 34.5% experienced in Orile-Agege.

Table 5: Rental Values in the Study Area between 2006 and 2010

RENTAL VALUES FOR NEW OKO-OBA GRA				
YEAR	2BR FLAT (‘000)	3BR FLAT (‘000)	BUNGALOW (‘000)	DUPLEX (‘000)
2006	170	250	500	500
2007	180	300	600	550
2008	200	350	750	800
2009	280	450	850	900
2010	350	550	1,200	1,150
RENTAL VALUES FOR ORILE-AGEGE				
YEAR	2BR FLAT (‘000)	3BR FLAT (‘000)	BUNGALOW (‘000)	DUPLEX (‘000)
2006	130	150	250	270
2007	150	170	300	300
2008	170	200	320	350
2009	200	250	400	400
2010	250	300	500	500

Source: Field Work, 2011

Further test conducted on the effects of planning on property values produced the results contained in Table 5. The table shows a comparison of the trends of property values for a period of five years between the two neighbourhoods. The composite table reveals that even though property values show upward movements (trends) in the two neighbourhoods, there is a significant difference in the property values over the period of five years between the study areas. The table shows that property values for New Oko-Oba GRA have been significantly higher than that of Orile-Agege.

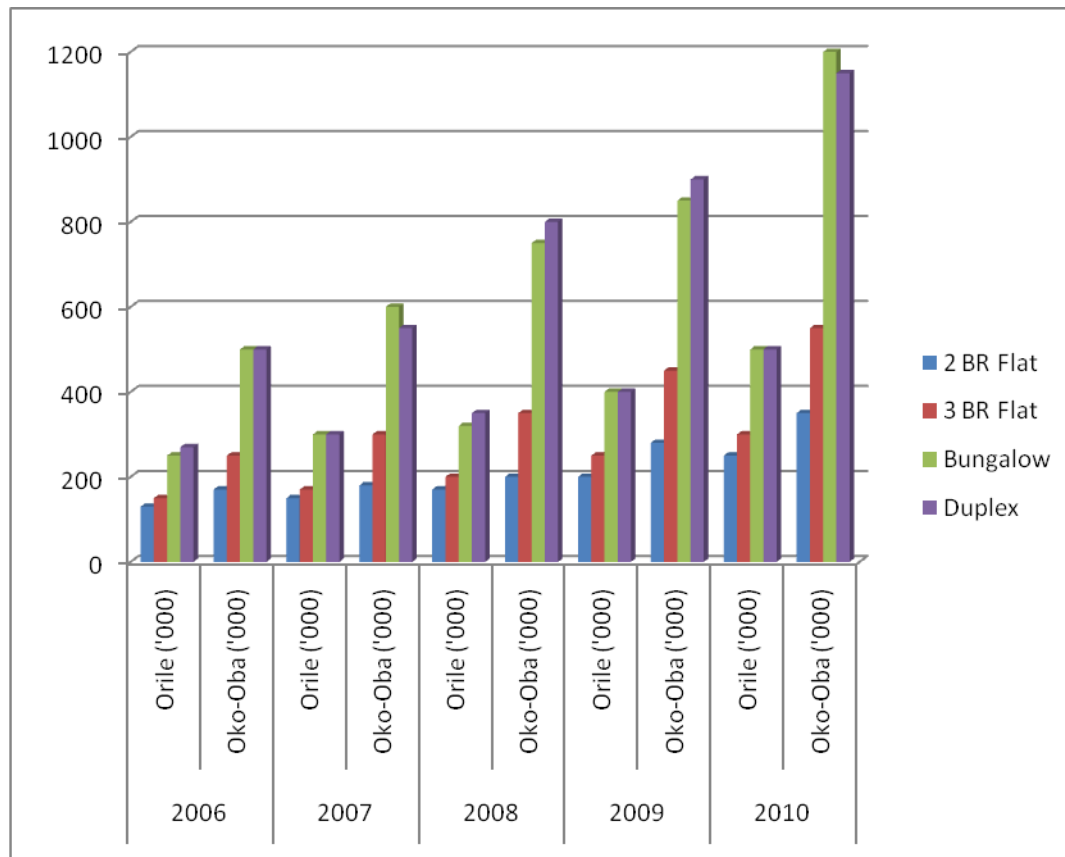


Fig. 3: Trends in Property Values between 2006 and 2010.

Source: Field Work, 2011

The composite bar chart further confirms (pictorially) that property values are increasing faster in Oko-Oba GRA than that of Orile-Agege.

Table 6: Residents' Reasons for Choice of Neighbourhood in the Study Area

Reason	New Oko-Oba GRA		Orile Agege	
	Frequency	Percentage	Frequency	Percentage
Closeness to work	31	31	35	35
Affordability	14	14	48	48
Planned Environment	55	55	7	7
Others	0	0	10	10
Total	100	100.0	100	100.0

Source: Field Work, 2011

Respondents' (residents') reasons for choosing the neighbourhood were probed into and Table 6 shows that 55% of respondents chose New Oko-Oba GRA because of the planned environment. On the other hand 48% of respondents chose Orile-Agege due to their ability to afford the rent. The issue of affordability was not a paramount reason for choosing New Oko-Oba GRA. Closeness to work is of importance to respondents in both New Oko-Oba GRA and Orile-Agege (31% and 35% respectively).

Regression Analysis

A sample probe on the relationship between land use planning and residential property values was conducted using 2-bedroom flats. This was done in the bid to establish whether there is statistically significant relationship between land use planning and property values in the study area. The same test could equally be conducted for other types of properties.

Table 7a: Model Summary (2-bedroom flats)

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.819	.672	.666	.29164

Source: Field Work, 2011

Table 7a reveals that the correlation coefficient “R” (Linear Relationship) is 0.819 while the coefficient of determination “R²” (i.e. the strength or magnitude of the relationship) is 0.672. With R value of 0.819 and R² value of 0.672 it is evident that there is statistically significant relationship between land use planning and property values. In other words, 67.2% of the variation in the dependent (property values) variable can be explained by variations in the independent variable (level of planned or unplanned nature of the environment).

Table 7b: Coefficients of Determination (2-bedroom Flats)

Model	Unstandardized Coefficients	Standardized Coefficients	t	Sig.
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		B	Std. Error	Beta		
1	(Constant)	4.589	.291		15.757	.000
	Planning2BR	-.015	.001	-.819	-	.000
					10.700	

Source: Field Work, 2011

This takes the equation form $Y = a + bX$ where Y is the dependent variable, 'a' is a constant, 'b' is the beta coefficients that indicate the degree of influence the corresponding independent variable has on variations in the dependent variable (the higher the value of 'b' the more influential the independent variable) and the sign (positive/negative) indicates the nature of the relationship (whether the independent variable and the dependent variable move together or in opposite directions). The 'X' is the independent variables. The significant levels should all be below .05 which means that there is only a 5 percent probability that the independent variable does not influence the dependent variable in the reported fashion. From 'Table 7b it could be concluded that the value of Y variable will be determined by the value of X and by changes in the value of X accordingly. So, for every one unit change in X, Y will change by 4.589X. Below is a simple linear formula to represent it.

$$Y = a + bX$$

$$Y = (-0.15) + 4.589X$$

Where Y= dependent variable i.e. property values

X= independent variable i.e. Planning

The above implies that for every unit change in X that is the independent variable Y will change by 4.589.

Table 7c: ANOVA (2-bedroom flats)

Mode		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	9.737	1	9.737	114.481	.000
	Residual	4.763	56	.085		

Total	14.500	57
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Source: Field Work, 2011

Table 7c shows that the between-group mean square (the variation explained by the model or regression) is 9.737 (i.e. $9.737 \div 1$), and the within-group mean square (the variation unexplained or residual) is 0.085 ($4.763 \div 56$). The F-ratio is 114.481 ($9.737 \div 0.085$) and the P-value < 0.05 .

Conclusions and Recommendations

The art of Urban Planning today is very essential and should not be undermined especially for an environmentally conscious nation like Nigeria. In most advanced countries, the issue of land use planning is often taken more seriously. It is therefore important to look at the aspect of Urban Planning in relation to property values especially considering the fact that research in this area is rare in Nigeria. The study reveals that land use planning results in increased property values. In other words, the study establishes that there is a statistically significant relationship between land use planning and property values in the study area. There is a significant level of difference in residential property values between the planned (New Oko-Oba GRA) and unplanned (Orile-Agege) residential areas. Over half of the residents living in the planned environment chose the environment because of the planned state of the environment. In the light of the conclusions drawn from the study the following recommendations are put forward for consideration. While more effort should be put, by government, at ensuring proper land use planning, the people should be made to comply with such regulations. Necessary infrastructure should be provided to make conducive living, in the unplanned neighbourhoods possible. The Nigerian Institution of Estate Surveyors and Valuers should organize trainings and workshops that would enlighten the professionals in the built environment and the general public on the importance of urban planning and adhering to the set down planning regulation by the authority and property developers.

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