

NAME: ANEKE AMUCHECHUKWU PATIENCE

REG NO: IMT/ESM/H2016/050

LEVEL: HND 1 (ESTATE MANAGEMENT)

TOPIC

IMPACT OF SLUM ON VALUE OF RESIDENTIAL PROPERTIES IN NIGERIA.

(A CASE STUDY OF CROSS RIVER)

STATEMENT OF THE PROBLEM

Residential properties in Cross River is meant to be affordable and accessible in both quantity and quality to avoid congestion which result to slum.

But residential propertie in the area is suffering from dilapidation due to overcrowding and too much pressure on the infrastructure which result to decrease in the aesthetic nature of the environment and decrease in value of properties in the area.

If something is not done, the properties that are still in their early stage of life cycle won't take time to reach it's old age, then to obsolescence, making the buildings loose its value and also making the envi inhabitable, people will loose their homes.

The government should make policies that will guide a proper and effective maintenance culture of which the managers of those properties should reach the standard. Also, proper environmental impact assessment of projects before approval should be checked.

AIM/OBJECTIVES OF THE STUDY

To determine the impact of slum on value of residential properties.

. To determine easy access to safe water in sufficient amount at an affordable price on investment buying and selling decisions.

. To identify access to adequate sanitation in the form of a private or public toilet shared by a reasonable number of people for an objective assessment.

. To determine security of tenure that prevents forced evictions to understand the difference between price and value.

. To determine the durable housing of a permanent nature that protects against extreme climate conditions prevent any financing shocks.

. To determine sufficient living space which means not more than three people sharing the same room.

RESEARCH QUESTION

. what are the essay access to safe water in sufficient amount at an affordable price on investment buying and selling decision.

. what are the access to adequate sanitation in the form of a private or public toilet shared by a reasonable number of people for an objective assessment.

. Why should security of tenure that prevents forced evictions to understand the difference between price and value?

. Why are we determining the durable housing of a permanent nature that protects against extreme climate condition prevent any financing shocks.

. What are the sufficient living space which means not more than three people sharing the same room.