

# **Real Estate Projects Design and Pattern in Akulemu and Ajegunle Areas of Oyo, Oyo State, Nigeria: An assessment of Key Contributing Factors<sup>1</sup>**

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## **ABSTRACT**

This work focused on the factors that conspired to determine the choice of design, pattern and types of real estate projects in the Akuleme and Ajegunle areas of Oyo State in Nigeria. Most real estate projects seem to be peculiar and follow almost a similar pattern which is mostly wing time and new real estate projects in the study area are mostly not different from what has been over the years. This study through observations and interview identified the types of real estate projects prevalent in the area, the factors which also conspired to determine the choice, pattern and types of such real estate projects. It determined the extent to which the identified factors contributed to the choice/patterns of most real estate projects within such study areas. Through Friedman non-parametric statistical (test) analysis done using SPSS version 21, it was also discovered that the identified factors have impact on the choice of design and real estate development in the study area. The work recommended that stakeholders should consider either conversion of already exiting real estate projects to self-contained to reflect the current design and demand, adding that new developments should feature more new real estate projects that are self-contained types.

**Key points:** *Real estate, Projects, Design, Pattern, and Factors.*

## **1.0 INTRODUCTION**

The real estate industry is one of the most active and influential sectors of the overall performance of the Nigerian economy. Globally investments in real estate projects are expanding rapidly, leading to expansion in job opportunities; this is particularly true as evidences abound even in emerging and developing economies. According to Ling and Archer, (2010), Real estate is one of the largest components of wealth in many economies, has continued to plays a crucial role in advancing the economic condition of individuals, families and firms; it has no doubt substantially influenced a family's ability to finance its education, health care and other critical needs. It has been described as the highest employer of labour when compared with other sectors of the economy, (Olajide, 2018). Real estate provides or serves as shelter for the teeming populace, while it provides shelter for the populace, it has been observed that various patterns feature in different communities, these real estate are peculiar in terms of their design and varies in shapes and sizes

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in relation to the nature of household, hence the need to look at the types or pattern in some localities especially in environment these peculiarity is more pronounced.

The presence of Federal School of Survey (FSS) and Ajayi Crowther University Oyo (ACU) both located within the study area has led to increase in demand for self-contained accommodations, both staff and students including occasionally corps members, finds it difficult to get the type of real estate projects that will give them the desired privacy. In Akulemu and Ajegunle areas of Oyo, the type/pattern of real estate project estate appears to be somewhat peculiar, while most of the real estate projects both developed and ones under development appears to be more of tenement buildings, bungalows and some that seems to be like flat are more of wings types. It is a common thing to see real estate projects in nature of “face me I face you apartment”. Again the issue of ventilation is also a call for concern as most of the rooms have one windows and always very small hence making it difficult for cross ventilations. This study considers it necessary to analyse the factors that could condition the choice of such of pattern of real estate projects or accommodation in some selected place in Oyo. Many factors are believed to have conspired to determine the choice of design, pattern and types of such real estate projects in Akulemu and Ajegunle area of Oyo.

The factors which ranges from location and nature of the environment, the culture and tradition, income and employment of the people, available infrastructure and social amenities, educational background, existing land use policies, social, political and economic factors which includes the cost of building materials. These factors the researcher believes have impact on the design, pattern and type of real estate projects in the study area.

## **1.1 STATEMENT OF THE PROBLEM**

The increased in demand for self-contained accommodation within Akulemu and Ajegunle areas of Oyo is one that has increased over the years, this could be as result of the presence of the tertiary institutions which are almost opposite each. Both students and lecturers including non-academic staffs as well as serving corps members have over the years desired a real estate projects (accommodation) which to a large extent are self-contained, but its seems these self-contained accommodations are not readily available. Most of the available ones to some extent do not give them the desired privacy they needed and the available ones seem to follow defined pattern in case of their designs. A lot of factors are believed to have conspired to contribute to the choice of architectural design and real estate development in the study area. These factors include: location and nature of the environment, the culture and tradition, income and employment of the people, infrastructure and social amenities available, educational background, existing land use policies, social, political and economic factors which includes the cost of building materials.

## **1.2 AIM AND OBJECTIVES OF THE STUDY**

The aim is to identify the keys factors responsible for the choice of architectural design and real estate development in Akulemu and Ajegunle areas of Oyo with a view to assessing the extent they contribute to such pattern and type of development in the study area. The objectives includes: to identify the type of real estate projects prevalent in the area of the study, to identify and examine the key factors responsible for the choice of design and types of the real estate projects in Akulemu

and Ajegunle area of Oyo and to know the extent by ranking the identified factors affect the pattern/choice of design and type of real estate project in the study area.

### **1.3 RESEARCH QUESTIONS**

- i. What are the types of real estate projects prevalent in the area of the study?
- ii. What are the key factors responsible for the choice of design and types of real estate projects in Akulemu and Ajegunle area of Oyo?
- iii. To what extent has the identified factors affected the choice/pattern of design and type of real estate projects in the study area?

### **1.4 RESEARCH HYPOTHESIS**

Identified factors: Location and nature of the environment, the culture and tradition, income and employment of the people, infrastructure and social amenities available, educational background, existing land use policies, has no significant impact on the choice of design and type of real estate project in the study area.

### **1.5 SIGNIFICANCE OF THE STUDY**

The study has intimated the real estate developers, real estate project managers on the pattern/choice of real estate design and development prevalent in the study area. In addition, it helped them to identify the factors that are actually responsible for the pattern/choice of design and type of real estate in the study area and has opened their eyes to areas of choice of real estate projects they can invest in.

## **2.0 REVIEW OF LITERATURE**

According to Smersh, Smith and Schwartz (2003), the pattern/choice of real estate design and development in different places appears to follow a peculiar pattern. This may be because of the peculiarity and nature of each environment. The pattern of residential development within the context of metropolitan growth and development has been the subject of an extensive literature. In their work, factors affecting residential property development patterns they observed that pattern of development has been influenced by the presence of a large-scale development in Alachua County, also size of the county and the attractiveness of living in the planned community environment explains growth of the development in Haile Plantation, main employment node is also importance in the pattern of growth. Xifilidou, Mangina and Kaimaris (2015), in their study; which factors influence the choice of real estate in 2014: a case study on Thessaloniki, noted that properties are made up by numerous components which influence - additionally or deductively - their value.

These components can be classified in five major categories, which refer to internal or external characteristics in each case: social (external), economic-fiscal (external), environmental (external), physical (internal), governmental (external) and location. According to the research location was and remains in some cases the most influential and critical factor on the choice of

property. According to Smersh, *et al* (2003), (Miles et al., 2000; and Kone, 1994) of site selection suggested that factors that are important in locating a residential development include: physical suitability for development: slopes, soils, hydrology, land availability, legal restrictions, government regulations (zoning and other land use controls), existing land use patterns and location of other residential development, access, including proximity to interstate highways, distance to employment sources, distance to shopping, availability of amenities (water, restaurants and shopping, golf, parks), and neighborhood factors: age of surrounding housing stock, schools, crime. Smersh, *et al* (2003), explored the role of transportation, large-scale development, employment nodes, existing residential development and regulation on the spatial pattern of development while Xifilidou, *et al*, (2015) was specific on the factors influence the choice of real estate on Thessaloniki. Abidoye and Chan (2016) study focused at identifying and examining the significant factors that influence property value adopting Lagos, Nigeria, from the questionnaires gathered by the Nigerian Institution of Estate Surveyors and Valuers and subsequent analysis six factors were seen to highly significant to real estate investment value in the Lagos metropolis which include location, neighbourhood characteristics, state of repair the property, property size, and security level in the neighbourhood and property age.

The literature above where unique in their respective place of studies, that by Abidoye and Chan (2016) was more on issues relating to property value, though in respect to real estate project but was not on issues which this present study tends to address. Also, while the identified factors are peculiar in their respective areas, some of them may not really apply to area where this current study is domiciled, that is not to say that some of the identified factors in their study are not similar to the present study.

This work was about the factors that conspired to the determine pattern and types of real estate projects in Akulemu and Ajegunle, the study area. This study however highlighted those factors to include culture and tradition, income and employment of the people, infrastructure and social amenities available, educational background, existing land use policies, social, political and economic factors.

### **3.0 RESEARCH METHODOLOGY**

#### **Research Design**

The research employed field survey approach which took researchers to residents within the study area, questionnaires were distributed to the literate members of the community, observations and interview were also part of the survey which help the researcher identify the factors. The identified factors were also analysed using simple tables, percentages, charts as well as relative important index.

#### **Study population**

A total of 108 residents formed the population, which included the literate members of the community who were available and willing to volunteer useful information for the study.

## **Data Sources**

Data sources were basically primary and secondary data sources. The primary data refers to first-hand information obtained from the surveys they involves distribution of questionnaire, observations and interview while the secondary data refers to already published information which was further applied to the research. Secondary data sources included journals articles.

## **Instruments for Data Collection**

An Objective Evaluation Questionnaire (OEQ) was used in primary data collection. The total number of questionnaires used was one hundred and eight (108) which was administered on the willing and literate members of the community.

## **Structure of the Questionnaire**

The questionnaire format was in the “5-Point Likert-Scale of Responses”. This has advantage of flexibility for several choice responses. The responses were of: Strongly agree – 5, Agree – 4, Undecided – 3, Disagree – 2 and Strongly Disagree – 1 and A great deal – 5, A lot – 4, A moderate amount – 3, A little – 2 and None – 1.

## **Operationalization of variables.**

Factors identified were operationalized into variables and were utilized in this study. In the first part, the analysis fit into one dependent variable i.e. the key contributing factors of pattern and types real estate projects in Akulemu and Ajegunle areas of Oyo which are culture and tradition, income and employment of the people, infrastructure and social amenities available, educational background, existing land use policies, social, political and economic factors

## **Method of data analysis/statistical method**

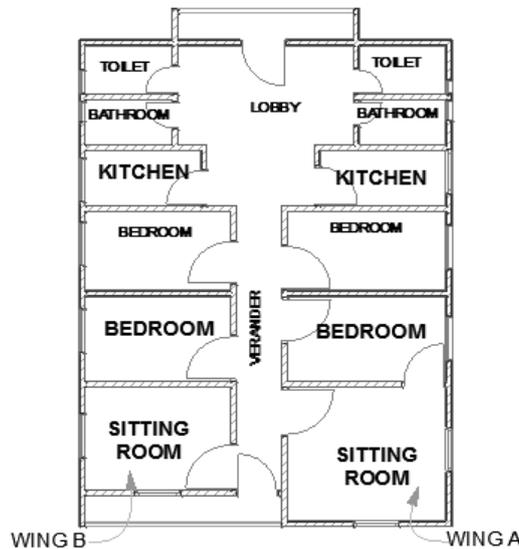
Descriptive and inferential analyses were adopted. Structured questionnaires were designed to show the key contributing factors of pattern and types real estate projects in Akulemu and Ajegunle areas of Oyo. Respondents were required to scale the variable options based on 5 points likert scale. Mean item score(MIS) =  $\frac{5m_1+4m_2+3m_3+2m_4+m_5}{N}$ , Where N represents the number of sampling units that responded and  $m_i$  represents number of times an option was selected or marked by respondents. Ranking were used in determine the extent the identified factors affected the choice/pattern of design and development in the study area. Also Friedman non-parametric test statistics testing hypothesis using SPSS (Statistical Package for the Social Sciences) version 21, also known as IBM SPSS Statistics, is a software package used for the analysis of statistical data.

## **4.0 DATA PRESENTATION, ANALYSIS, FINDINGS AND INTERPRETATIONS.**

### **4.1 Presentation of data on interview and observation – Types of real estate projects prevalent in the area of the study**

The interview section of this study offered the opportunity to interact with some members of the community on the factors responsible for the pattern/choice of their real estate design, it was discovered however that culture, income and employment including literacy were responsible for the pattern/choice of real estate projects within the study area.

The study also revealed that in most of the real estate project available, the type prevalent are the **wing type** – this is a type of real estate project where the sitting, bedroom(s) and kitchen toilet and bathroom are accessed through passage, what this implies is before one can access kitchen, toilet and bathroom and in sometimes the bedroom he must come out to the passage/veranda in order to access them, **flats of 3 bedrooms** with one toilet and one bathroom servicing the entire flat and **the face-me-I-face-you (Brazilian type)**. Below is example - the floor plan of wing type, and which in most time appears to be the face-me-I-face-you type.



**Figure 1:** Floor plan for sample of wing type/face-me-I-face-you type of real estate project in the study area

**4.2 Table 1: Factors and frequencies**

S/N	Factors	Scales and frequencies				
		1	2	3	4	5
1	Location and nature of the environment.	0	0	10	44	54
2	Income and employment.	0	0	3	48	55
3	Infrastructure and social amenities available.	0	0	10	88	10
4	Educational background and literacy level	10	32	0	33	33
5	Existing land use policies, social, political and economic factors.	0	10	0	55	43

**Table 2: Test of Hypothesis - NPar Tests**

Descriptive Statistics					
	N	Mean	Std. Deviation	Minimum	Maximum
Location	108	4.3981	.66893	3.00	5.00
Income and Employment	108	4.4630	.58686	3.00	5.00
Infrastructure and Social Amenities	108	4.0000	.43234	3.00	5.00
Educational Background and Literacy Level	108	3.4352	1.42260	1.00	5.00
Existing Land use Policy, etc.	108	4.2130	.85436	2.00	5.00

**Table 3: Friedman Test**

Ranks		Test Statistics <sup>a</sup>	
	Mean Rank		
Location	3.55	N	108
Income and Employment	3.66	Chi-Square	159.682
Infrastructure and Social Amenities	2.55	df	4
Educational Background and Literacy Level	2.08	Asymp. Sig.	.000
Existing Land use Policy, etc.	3.15	a. Friedman Test	

A non-parametric Friedman test of differences conducted as indicated in the table 3 above this rendered a chi-square value of 159.682 which was significant ( $P < .01$ ). Because the p-value on the identified factors: Location and nature of the environment, the culture and tradition, income and employment of the people, infrastructure and social amenities available, educational background, existing land use policies, is less than the significance level of 0.05, the null hypothesis rejected and alternative hypothesis accepted thus; Identified factors: Location and nature of the environment, the culture and tradition, income and employment of the people, infrastructure and social amenities available, educational background, existing land use policies, has significant impact on the choice of design and type of real estate project in the study area.

**4.3 Table 4: Presentation of data on factors responsible for the choice/pattern of real estate project in the study area.**

		Statistics				
		Location	Income and Employment	Infrastructure and Social Amenities	Educational Background and Literacy Level	Existing Land use Policy, etc.
N	Valid	108	108	108	108	108
	Missing	0	0	0	0	0
Mean		4.3981	4.4630	4.0000	3.4352	4.2130
Std. Deviation		.66893	.58686	.43234	1.42260	.85436
Sum		475.00	482.00	432.00	371.00	455.00

**Frequency Table**

**Table 5: Location**

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Undecided	11	10.2	10.2	10.2
Valid Agree	43	39.8	39.8	50.0
Valid Strongly Agree	54	50.0	50.0	100.0
Total	108	100.0	100.0	

**Table 6: Income and Employment**

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Undecided	5	4.6	4.6	4.6
Valid Agree	48	44.4	44.4	49.1
Valid Strongly Agree	55	50.9	50.9	100.0
Total	108	100.0	100.0	

**Table 7: Infrastructure and Social Amenities**

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Undecided	10	9.3	9.3	9.3
Valid Agree	88	81.5	81.5	90.7
Valid Strongly agree	10	9.3	9.3	100.0
Total	108	100.0	100.0	

**Table 8: Educational Background and Literacy Level**

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Strongly Disagree	10	9.3	9.3	9.3
Valid Disagree	32	29.6	29.6	38.9
Valid Agree	33	30.6	30.6	69.4
Valid Strongly Agree	33	30.6	30.6	100.0
Total	108	100.0	100.0	

**Table 9: Existing Land use Policy, etc.**

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Disagree	10	9.3	9.3	9.3
Valid Agree	55	50.9	50.9	60.2
Valid Strongly Agree	43	39.8	39.8	100.0
Total	108	100.0	100.0	

The tables 5,6,7,8 and 9 shows factors responsible for the choice/pattern of real estate project in the Akulemu and Ajegunle areas of Oyo area, their frequencies and percentages, the total number of respondents, the scale 1,2,3,4 and 5 represents, Strongly Disagree, Disagree, undecided, Agree and Strongly agree. It could be observed that there were no representations for disagree and strongly agree in all the five factors identified, this means that respondents only went for options of Strongly disagree, disagree and undecided. The presentation is also in line with that carried by Xifilidou *et al* (2015) which also identified social and economic factors among others that influence the choice of real estate projects in Thessaloniki

#### 4.4 Table 10: Presentation of data on the extent the identified factors responsible affects the choice/pattern of real estate project in the study area.

S/N	Factors	Scales					Sum	Mean	Rank
		1	2	3	4	5			
1	Income and employment.	0	0	10	44	54	476	4.41	1 <sup>st</sup>
2	Existing land use policies, social, political and economic factors.	0	0	43	43	22	411	3.81	2 <sup>nd</sup>
3	Infrastructure and social amenities available.	0	20	20	48	20	392	3.63	3 <sup>rd</sup>
4	Educational background and literacy level	21	11	20	13	43	370	3.43	4 <sup>th</sup>
5	Location and nature of the environment.	10	20	33	12	33	362	3.35	5 <sup>th</sup>

The table 3 above showed the extent to which the identified factors affect the design, choice, pattern and type of real estate project in the study area. 5 point likert scale were used to scale these factors which are; 1 – None, 2 – A little, 3 – A moderate amount, 4 – A lot and 5 – A great deal. Also from the table 3, we can deduce that the Income and employment as well as existing land use policies, social, political and economic factors ranked the first and second respectively followed by infrastructure and social amenities available, educational background and literacy level, location and nature of the environment, in that order. In all Income and employment is ranked the first in the factors assessed and could be seen as the first in the list of the factors which affects Real estate projects design, pattern and types in Akulemu and Ajegunle areas of Oyo, Oyo State.

## 5.0 CONCLUSION AND RECOMMENDATIONS

With the presence of the two tertiary institutions within the study area there were noticeable increases in the demand for self-contained real estate projects (accommodations) in the study area hence the study of the factors. It was however discovered that a lot of factors conspired to determine the pattern and types of real estate developments in the study hence leading to the shortfalls in supply of the most desired self-contained real estate projects (accommodation). Notable amongst these factors and which are ranked first in the study are the income and employment of the locals. The locals may not meet in providing the much-desired self-contained accommodations, this is where most real estate developers should come and invest and fill the gaps especially as it concerns the choice of modern types of real estate projects. Private real estate developers may not do more in helping the income of the locals but can invest by either developing new real estate projects that will be majorly of self-contained in order to meet the ever increasing

demand. Also it was found that using the A non-parametric Freidman test of differences conducted as indicated in the table 3, Identified factors: Location and nature of the environment, the culture and tradition, income and employment of the people, infrastructure and social amenities available, educational background, existing land use policies, has significant impact on the choice of design and type of real estate project in the study area.

It based on the findings that research is recommending that real estate developers should do more by investing in self-contained accommodations, to meet with ever increasing demand noting that privacy is of utmost concern for the people seeking for these self-contained types of real estate projects, also converting the older accommodations to self-contained accommodations is another area both professional real estate developers and stakeholders should look consider.

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