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EVALUATING THE DETERMINANTS OF LAND USE SUCCESSION IN ILE-IFE, NIGERIA

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ABSTRACT
Land use succession (LUS) plays a very important role to supplement the ability of cities to accommodate with development. Nevertheless, the impacts of LUS are significant, which give rise to grave concerns at all spatial levels. If not properly managed could lead to cities inefficiencies and properties rigidities that could hasten diminishing returns and cause broken down capacities. This study therefore, identified and assessed the types and characteristics of LUS in Ile-Ife, examined factors influencing LUS in the study area with a view to formulating policy on LUS in Nigeria.

Both primary and secondary data were used for the study. Primary data on LUS types and characteristics and factors influencing LUS were obtained through the use of a questionnaire. The questionnaires were administered to landlords or tenants, Estate Surveyors and Valuers and official of Ife Central Town Planning and Land Services Department. Data were collected from the respondents on the three major roads where LUS was prevalent. Four hundred and fifty buildings were identified out of which 50% were selected for the sample. Seven Estate Surveyors and Valuers were identified in Ile-Ife and total enumeration was carried out. In addition, questionnaire was administered to the Head of Town Planning and Land Services Department. Data collected were analyzed using descriptive analysis frequency table, charts and percentages.

The results showed that 79.4% of the LUS types were from the residential-commercial type, 2.9% were residential-recreational, and 9.8% were residential cum commercial and others (3.9%). The characteristics of LUS comprise: change in physical characteristics, change in building design, environmental characteristics and change in percentage of property occupier. The result also showed the main factors influencing LUS include: need to upgrade the property, need to meet up with the current trend, optimizing investment return and pressure from economic activities in the neighbourhood with

corresponding positive mean deviation of +0.52, 0.42 0.38 and 0.12 respectively.

In conclusion, the study calls for review of policies of Town Planning Authority and Land Services Department procedures on LUS and the need for strict compliance with Town Planning Laws and Building Codes. Also, there is need to establish a monitoring units for controlling the activities of the properties owners, landlords and tenants.

1.0 INTRODUCTION

Virtually all human activities require land. Being an important natural resource, every activity of man on earth as of necessity takes place on land. As such, land plays an essential role in the world in supporting human existence (Li, 2016 and Bowo, 2016). In Nigeria, as other parts of the world, the land takes up significance as an item for daily use for many purposes. For many years, land has continued to play an important part in the lives of Nigerians economically, socially and politically (Famoriyo, 2007). Because of the various human needs, there is often intense competition for land. Nevertheless, land is virtually limited in supply and the understanding of land as an irreplaceable limited resource (Agbola, 2004; Farinmade, 2007, Akakandelwa, 2012 and Zhao et al. 2016).

Human use of land as resources gives rise to land use which varies with the purposes and principles it serves (Nwanekezie, Iroegbu, Alozie and Okorocha, 2010). Briassoulis (2015) viewed land use as the manner in which human beings employed the land and its various resources for different purposes. These land uses are classified as residential land use, commercial, industrial, recreational, agricultural, institutional, animal husbandry, grass field, forest-mine land, transportation land, recreation, among others (Susilo, 2017 and Zhao et al. 2018). These various land uses can succeed one another due to growth and development (Raharjo, 2005), a situation that seems to be obvious in Ile-Ife.

One land use tends to succeed another; LUS therefore, is the changes in the predominant usage of a specific area or neighbourhood over a period of time. Specifically, LUS occurs when a particular land is changed from the use that was originally allocated as a result of invasion and conversion (Su, 2016 and You, 2017). Especially in a situation where commercial functions replace residential functions and when this land-use competition is successful on a wide scale, succession had occurred (Galadima, Abdulazeez and Abdullahi, 2015). Whereas change in use of land or buildings for a purpose different from which the land or building was originally zoned and intended for could be noticed in Ile-Ife, the type and characteristics of such succession require investigation.

Change in land use is caused by numerous human activities competing for scarce land in an area. In addition, LUSs can be as a result of various developments taking place in the cities. The most important force responsible for the changes is the rapid growth which in recent years constituted a major problem facing many cities of the world (Bowo, 2016 and Zhao et al. 2016), while Nigeria cities are not exempted. LUS emanates more significantly, particularly because of an increase in population, economic reasons, Individual and social reasons (Ogungbemi, 2012 and Zhao et al. 2016). This growth has resulted in competition between the limited land resources with the numerous uses to which it is being put (Akakandelwa, 2012 and Makinde, 2017). However, one of the effects of such growth is LUS.

As such, an understanding of the reasons for change will serve as useful indicators in predicting uses to which a given piece of land will be put within the cities. Some areas of land are more suitable

for some types of uses relative to others, while some uses tend to have negative effect on the environment. Understanding the LUS is dominated by simplifications of that LUS characteristic such as physical, environmental, socio-economic and institutional characteristics which varies from one area to another and often has great effect on property value. Since, according to Ajibola, Awodiran and Salu-Kosoko (2013) viewed that property value relates to the money received from a person(s) ready and able to acquire property as soon as it is offered for sale by a willing and enthusiastic seller, bearing in mind the realistic time for negotiation and with the full awareness of the character and uses which the property is capable of being put. This calls for studies to ascertain the likely level of this rent behaviour during LUS in the study area. More so, since the value of property is often dependent on the type of use to which a given piece of land is being put and current economic situation.

Land use succession can transpire in any place at a point in time, which can be in developed or underdeveloped countries, urban or rural and town or cities (Akakandelwa, 2012 and Bowo, 2016). Ife central-local government area had developed over the years from a simple radial settlement pattern dictated by the nature of its topography to a fast growing urban complex. The rapid growth of the town has necessitated the expansion of the city and the infrastructures to accommodate relative increases in population. The construction of new roads and the establishment of tertiary institutions in the town have in recent times opened up large areas for the construction of residential houses and intensification of business activities in the city. These developments had resulted in LUS with telling consequences on property value.

It can be physically observed that Ile-Ife has been experiencing frequent changes in the use of her land as a result of physical, social, institutional, economic and environmental characteristics peculiar to the various land uses. These changes are more pronounced in Ile-Ife central-local government due to various developments around the area. The changes have been noticed mostly on the main road and majority of the building used for residential uses has been changed to commercial uses. Hence the experience of Ile-Ife as regards LUS becomes imperative and also an important aspect of investigation which has brought the need for the study.

1.2 The Study Area

Ile- Ife is an ancient city of Yoruba land otherwise known as the source of Yoruba tribe and the first settlement in south-western Nigeria. The city is located in the current day Osun State, South-western Nigeria. It is made up of four Local Government Areas: Ife Central, Ife East Ife North and Ife South. It has a population of about 2.5million. Ife people are of the Yoruba ethnic group and among one of the largest ethno-linguistic groupings in Africa. It is located between latitudes 7°28′N and 7°45′N and longitudes 4°30′E and 4°34′E. Figure 1, 2, & 3 below illustrates the Map of Nigeria, Osun State, and Ile-Ife respectively.

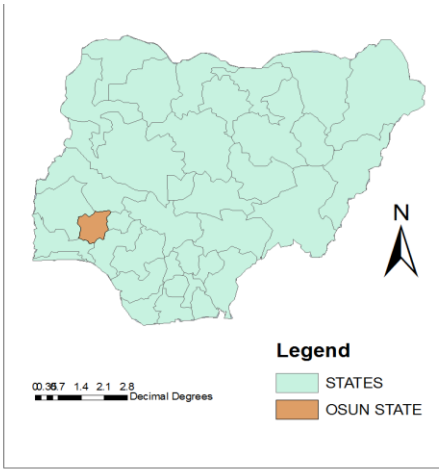


Figure 1: Map of Nigeria

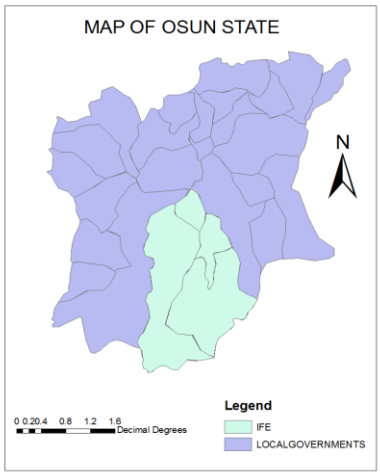


Figure 2: Map of Osun State

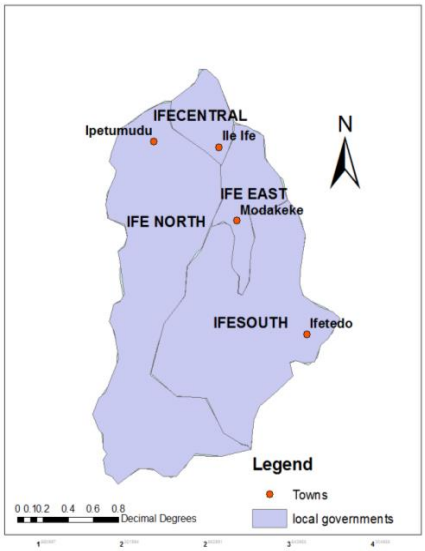


Figure 3: Map of Ile-Ife

Source: http://www.emeraldinsight.com/content_images/fig/0830220406001.png

2.0 LITERATURE REVIEW

2.1 Concept of Land

The land is an important commodity for daily use and for many purposes. One of the most significant natural resources on which all of man's activities are depended upon is land (Famoriyo, 2007). The land also denotes space; it is a physical entity in terms of its spatial nature and topography that is often related with monetary value, expressed in price per plot and hectare at ownership and right transfer. However, the qualities and attributes of land include: structural; topographic; agricultural and the climate; mineral properties of the site; water; the availability of clean air; and also, immediate environmental characteristics such as aesthetic appearance, quietness, privacy, and safety among others (Briassoulis, 2015 and Zhao et al. 2016).

2.2 Land Use Succession

Land use succession is any development or use which is different from the use last approved by the planning authority while a material change in use is the physical alteration of zoning conforming structure (Makinde, 2017 and Bowo, 2016). One reason for no theory of land use pattern subsists in the long run, can be explained using the analysis of the highest and best use which seeks to explain the competition for space among various human activities. Decisions to use land for a particular purpose as well demand land at various points in time is subject to change. Households and corporate organizations at some point in time may need to expand, thus, either relocating or engage in redevelopment of existing structures. There is also the inevitable process of obsolescence and reconstruction. Due to the diversity of human activities, various land uses exists with a particular land use determined by topography, custom, legislation and legal decisions, climate (past and present), social and religious, demands for goods and services (including varying consumer preferences) and the policy of local and central government in the supply of public utilities, social facility and services.

This succession process is preceded by invasion. Invasion is the penetration of one land use by another owning to economic, social and cultural deviance between the old and the new which may ultimately lead the invading land use to succeed the old use. This practice of invasion and succession results in the highest and best use of land**.** This phenomenon is usually as a result of the characteristics of land resources to move to uses that offer the highest return for the utilization of net income that can accrue to a parcel of land essentially limited (Ogungbemi, 2012, Akakandelwa, 2012 and Zhao et al. 2016).

More so, shops and offices compete for space particularly along major transportation routes while access to transportation, markets, functional utilities and business requirements tends to attract new firm to central areas because of the increased cost of doing business out the CBD but as these firms mature, they require more space. This development leads to relocation to low rent areas or causes LUS in form of property conversion (Makinde, 2017). The conversion of one use to another is due to non-proper enforcement of the existing planning regulations. However, it could be said that this development is in realization of the principle of highest and best use thus, ascertaining the relevance of the theory. The existing planning laws have struggled to survive in the face of soaring demand for economic activities but because of the inevitable factor of obsolescence of existing buildings which have brought about the stagnation or depreciation in value, invading prospective economic activities with higher returns succeed existing use and the influence of planning laws thus resulting in LUS. Finally, though property conversion is a sound economic adjustment that seeks to allocate land to its highest and best use and which identifies issues of rents and property management as reasons for such conversion, it should be regarded as an illegal activity (Ogungbemi, 2012 and Akakandelwa, 2012).

Ecologists however, refer to changes in type of land uses in the city as a process of invasion and succession in neighbourhoods and of filtering down in housing. With time, and increasing demand for space, each land use zone expands into area of less intensive use immediately adjacent to and further to the centre, in effect; the more intensive use outbids the existing uses for locational advantages of that area. The interplay of environmental factors, rail construction, land tenure, private and public planning efforts in the formal as well as informal sector, and the development of trunk road have brought about a primary sectorial City growth. The concept of location is of central importance of economic study of land. The land is intimately related to the concept of location because space is the most important aspect of the physical characteristics of land (Adebayo 2009 and Akakandelwa, 2012 and Bowo, 2016).

2.3 Land Use Classification Systems

The various type of classification according to literature includes:

Residential Land Use: This is where people live; which can involve family dwellings of various sorts based on residential density. Residential land use as defined by Karen (1994) can be land use for low density consisting of single-family homes, semi-detached homes and duplexes. Also, medium density which can be town houses and low-rise apartments while high density consists; of high-rise apartments, private and common open space. However, the most intensive and demanding residential land uses are related to groups of public housing and apartment buildings, which can sustain tremendously large concentration of human populace (Akakandelwa, 2012). Thomson (2013) also viewed residential land uses to comprise of suburban homestead, single-family dwellings, or any number of other narratives which cover apartments, homes, duplexes, trailer, condominiums and parks.

Commercial Land Use: Commercial lands use are those used mostly for the transaction and sale of services, products, and for commercial activities, which includes any land use that is used for buying, selling, or trading goods and services which provide opportunities for a broad range of retail, professional offices and other uses intended to meet the need of the society (Akakandelwa, 2012). This use is mostly located along the main road, major highways, access routes to cities, freeway corridors, and in urban central business districts (Karen, 1994)**.** However, there are several types of commercial land use which is usually related to the business use such as commerce, trade, selling and production among others. Shopping centers, office buildings, hotels, nightclubs, some apartment complexes, certain warehouses as well as vacant land that have the prospective for development into these types of buildings can all be categorized as commercial land use (Thomson, 2013).

Institutional Land Use: Institutional land use includes government facilities, administrative offices, correctional facilities, and military installations, religious buildings occupied by churches and other structures used for worship, meetings, and other activities of religious groups. Also health institution includes; private or public clinics for mental or medical health treatment or diagnosis which are situated within the neighbourhoods and communities that they serve. In addition, land occupied by the educational buildings or other uses associated with educational institutions, to include all private and public educational institutions. Other institutional land use includes: justice administration services and community protection such as fire stations, police stations, life boat stations, coastguard, law courts, detention centres and community protection. Community meeting places club, public sanitation facilities and animal welfare facilities among others (Karen, 1994; Harrison and Garland, 2001).

Recreational Land Use: This comprises of indoor and outdoor facilities and land developed to support recreational, assembly, entertainment or socio-cultural activities. It comprises; indoor and outdoor private or public facilities for socio-cultural activity, recreation, and public assembly, such as civic centers, planetariums, theatres, auditoriums, field houses, indoor tennis courts, and enclosed stadiums (Karen,1994). Outdoor socio-cultural features include: public assembly, and recreational lands (and their accompanying incidental buildings). Also, indoor socio-cultural features include facilities like museums, libraries, art galleries, aquariums, planetariums, nature or craft exhibits, historical monuments and historic buildings (Harrison and Garland, 2001 and Akakandelwa, 2012).

Agricultural Land Use: Agricultural land use is associated with the production of food and may-be generally defined as land used mainly for production of farm produce. Karen, (1994**)** asserted that agricultural land use is lands that are used for crops, grain and forage crops, grazing land, and idle fields

in alternation to cultivated crops or pasture. Also included land and buildings used for livestock's raising, poultry and other animal operations.

Transportation Land Use: Harrison and Garland (2001) viewed transport land uses as land used for tracks and ways, transport, transport terminals, interchanges and car parks. It is land that is used for moving people and goods from one place to another. Karen (1994) asserted that transport land use comprises of major transportation facilities, including those associated with water, ground, and air transportation, railways, highways, airports and seaports. Transportation land uses also includes; sidewalks, roads, highways, subways, streetcars, railroad tracks, freight yards, airports, marinas and any other land that is used for transportation among others.

Water Bodies: This comprises all areas of surface water with no, or minimal, emergent vegetation land with important shrub, tree, or herbaceous cover that are seasonally, permanently, or periodically swamped. All lakes, rivers, ponds, and streams that cover an area that is large enough to be delineated as water bodies. It also involves land used for the treatment, storage and private water supplies, distribution of public water and water storage tanks and towers, treatment plants and pumping facilities (Karen, 1994; Harrison and Garland, 2001).

Undeveloped Land Use: Undeveloped land comprises of non-forested, non-agricultural land, areas of active or abandoned mines, quarries, and spoils areas (Karen, 1994). Harrison and Garland (2001) viewed that unused land consists of semi-natural areas of land which are not part of routine cultivations or grazing and which have never been used for development. Figure 4 shows the general profile of land use (Barlow, 1972).

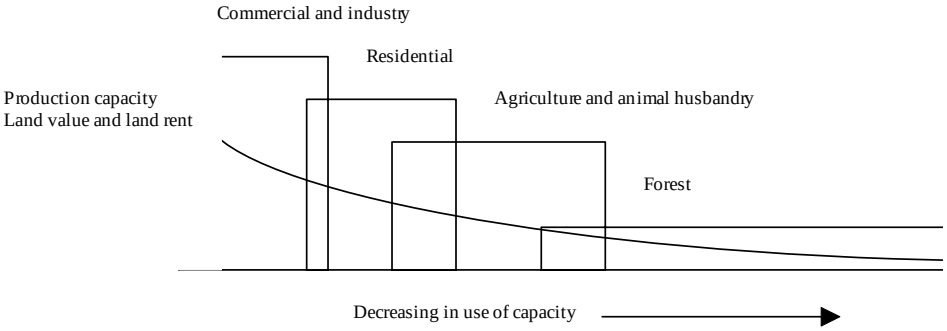


Figure 4: General profile of land use
Source: Barlow, 1972

2.4 Factors Influencing Land Use Succession

In line with Harvey (1996) that there were some factors, which influence land use, such as: public accessibility and special accessibility. Other is an issue of dynamic change which is a factor that caused by changes in real income and technology development. Other factors that influence city land use are topography character, history, development, imperfect stock market and size. When there is an increase in demand for land, it resulted to increase in price/value of land. Also, land value/price in sub-centre will increase when the people move to suburb. This can be balanced by increases in the supply of land. However, in principle there are three things which influence location of certain activity, they are accessibility, environment characteristic, rent, dynamic factor and government policy (Raharjo, 2005 and Akakandelwa, 2012).

Generally, the factors that can influence the change of LUS from residential into commercial are site attraction in term of the application variable which comprised; building form, land's wide, air

condition, level of disturbance, green belt and residential condition. More so functional easiness, with the application variable to include public vehicle tracks/lines and road function. Besides, is the functional attraction, of which the application variables are distance from the city center, educations activity, trades activity, offices and hotels activities. Also, concerning the functional prestige, the application variable is land prestige value. On the other hand, the influencing factors of LUS include strategic location, accessibility, road connection through highway, free movement of vehicle and public transportation on the road and location of many potential markets. Moreover, in theory people are more concern with how to survive in the large city development, which make them think in economic way by changing the use of their property from residential into commercial property (Raharjo, 2005, Akakandelwa, 2012 and Zhao et al. 2016).

Others included: The migration of migrants that has severe outcomes on the land-use changes. The need to own and use land by migrants has contributed to the land-use alterations. Also, the rising commercialization in an area is one of the most important reasons contributing to LUS. The city centre is sometimes suffocated with commercial activities and the residential facilities were sometimes been changed into shops. This is credited to the severe business-related activities in the city centres. The stress in the city was attributed to some city residents to depart to the suburb areas. Residential lands in key areas in the city hub are being taken over by commercial activities while at the same time prime agricultural lands in the fringes areas are also being taken over by residential developments (Annual Report of regional planning Office of CPD, 2016). Furthermore, the rapid changes in land use also as a consequence of the increasing number of people in a city. Some city area has been increasing in numbers with their persistent requirements, need and demands which necessitated the use of land. An increase in population comes with the growing demand for land. Another factor is change of attitude towards land. This may be due to public awareness and other civil organizations, many land-owners are being educated about matters concerning land. They employ the professional services of private land surveyors to set apart, demarcate and map out land for development even before the area is declared a planning area. This clearly influences the nature and use of land in the community (Akakandelwa, 2012 and Naab, et.al 2013).

2.5 Factors Influencing Change of Use, Its Related Problems and Housing Situation

Change of use is the use of land or buildings for a purpose which is different from that for which the land or building was originally zoned and intended for. Thus, change in use is occasioned by a number of factors. Such factors are mostly, economic in nature. At the advanced level however, change of use is synonymous with increase in the intensity of use, triggered by increase in demand. This growth has resulted in competition between the limited resources (land), with the ever-increasing uses to which it is used. Also, unplanned change of use has implications on the housing situation. This is as a result of the fact that very limited spaces are now left for residential uses as succession by other uses have set in thereby worsening the housing shortage problem. This succession by other uses has brought about shortage in housing facilities for residential purposes. Inhabitants of the residential houses are not left with any other option than to move out in search of other houses (Akakandelwa, 2012). The increasing level of traffic associated with change of use has resulted in problems which the government must use scarce resources to solve. However, the problem of traffic is an unpleasant development which has constituted nuisances and this situation has to be nipped in the bud. If adequate attention is not given to this issue of indiscriminate change of use which lacks approval from the necessary authority, the aim of planning which is to provide a balanced, comfortable and well-pleasing environment would have been defeated. Particular land use can change into another

land use as a piece of land can change from its natural use as a forest to being used as farmland before it becomes space to build residential uses thus having a regime of succession of land uses. The theory of invasion and succession is based on the principle of which a particular land use invades an area and dominates it, thereby succeeding the existing land use (Ogungbemi, 2012).

2.6 The Importance of Land Use Planning to Urbanization

Urban planning plays a very important role to augmenting the capacity of cities to accommodate with population growth. Nevertheless, poor planning leads to inefficiencies and institutional rigidities that hasten diminishing returns and cause inoperative capacities. Good planning, however, allows a city to take more than what the average would permit. In an attempt to control the better management of urbanization, governments all over the world have adopted both micro and macro-economic policies designed to mitigate if not reduce the tempo of urbanization to manageable levels (Akakandelwa, 2012). Land use planning and management tools have, over the years, played a crucial role in avoiding and mitigating the adverse impact of rapid, unplanned urbanization. As a primary tool physical planning are established to address mid and long term problems. Physical planning as a complement to social and economic conditions has an important role to play in helping to achieve the aims of the social, economic, and other forms of planning. The end result of this is manifested in a meaningful and useful organisation of facilities in space. This involves the proper use of land, development of good and efficient land policy, planned infrastructure, and the development of new land among many others that favour decentralised economic development. Such a planning approach would be aimed at ensuring orderly spatial development which is consistent with land use. Strategic planning is another approach that integrates urban development to achieve growth in the city and at community levels (Samoah, 2010).

The outcome of the planning process is not just a physical development covering land, infrastructure, finance and institutions. Some of the strategies in use include the promotion of urban infrastructure and the development and provision of basic services. In terms of housing for the urbanites, the low-cost housing programme and affordable housing project will be lessening the hardships in the urban areas by the provision of affordable housing. Other Strategies also addresses issues such as providing and implementing development plans for urban centres, enforcing rules on land use plans and accessibility, coordinating all aspects of town development and facilitating public and private partnership in the development of urban infrastructure. Fostering the growth of settlements brings about rural transformation, improving infrastructural facilities in slum areas and restricting the formation of new slums (Naab, et.al 2013).

In addition, much of the violation of planning regulation can be avoided by resorting to the law where necessary. Regulatory instruments such as land and household registration, property tax systems, and building and land development permits are all important basic tools that strengthen the effective implementation of spatial plans. Thus, the basis for development control is planning legislation. The assembly is to in effect, issue development permits, draw development plans, and take such actions, and decisions necessary to bring about the overall development of the district so far as it is not inconsistent with national development plans. Zoning regulations are also a constituent of the response of land use planning to urbanization. This promotes efficiency and allows for easier regulation of urban development. Zoning techniques may include designation of sensitive land resources and areas, establishment of buffer zones, management of hazard-prone lands and protection of cultural resources. Others also include the protection of green fields, preservation of prime agricultural lands and discouraging excessive urban sprawl. These may be applied to implement

master plans and guide urban development to spatially appropriate areas (Naab, et.al 2013).

2.7 Review of the Previous Studies on Land Use and Land Use Succession

Some of the studies such as Raharjo (2005) focused on the physical structure and pattern of land-use changes from residential into commercial by the analyses of Mampang Prapatan, in Jakarta, Indonesia. The study identified physical structure and pattern of land-use changes development from residential into commercial place. The study also identified the factors influencing land-use changes in the residential areas and reviews the government strategy and policy concerning commercial places in residential area. The study did not examine the types and characteristics of LUS in locality with different socio- cultural attribute.

Bello and Arowosegbe (2014) studied factors affecting land-use change on property values in Nigeria. The study looked at the effective factors that led to the destruction of land in Nigeria. The study was on those factors that lead to the destruction of land and not on factors influencing LUS holistically in the context of urban area. Briassoulis (2015) examined land-use change using theoretical and modelling approaches. The study discussed alternative purposes for which analysis of land-use change is undertaken. However, the study did not consider factors influencing LUS in a developing country like Nigeria. Rapoport (1977) discussed human aspects of urban form towards a man-environment approach to urban form and design in New York. The study noted that individual aspiration achieved culturally derived satisfaction affect land use. The study also identified environmental characteristics of LUS which include nature of environment, climate, soil, topography, drainage and quality of water bodies among others. The study did not identify the type of LUS.

Raharjo (2005) studied the physical structure and pattern of land-use changes from residential into commercial by the analyses of Mampang Prapatan in Jakarta, Indonesia. The study identified physical structure and pattern of land use changes development from residential into commercial and identified the degree and kind of shifting activity from single housing ownership unit into commercial place in the study area. The study which also identified factors influencing land-use changes in the residential areas and reviews the government strategy and policy concerning commercial places in residential area did not examine the types and characteristics of LUS in Nigeria locality with different socio- cultural attribute.

The research by Bello and Arowosegbe (2014) focused on factors affecting land-use change on property values in Nigeria with the aim to determine the effective factors that lead to the destruction of land in Nigeria. Even though the focused of this study was on factors that led to the destruction of land, however an examination on the factors influencing LUS in the context of urban area remained undone holistically. Briassoulis (2015) looked at land-use change using theoretical and modelling approaches. The study discussed alternative purposes for which analysis of land-use change was undertaken, defined the terms land, land cover, land use, land cover change and land-use change and introduces briefly the bio-physical and socio-economic drivers of land-use change as well as its environmental and socio-economic impacts with a purpose of selected land use and land cover classification systems. The study examined a selection of models of land use change classified according to the modeling tradition to which they belong. The study did not consider factors influencing LUS in developing country like Nigeria.

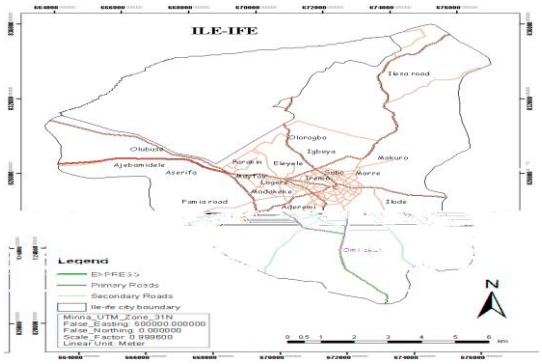
Adetunji (2014) identified land-use types in Canada, and classified them into six categories. The study found the residential occupying the largest proportion (40%), closely followed by transportation (32%), public /institutional (10%), open space (7%), industrial (6%), while commercial land use occupies (5%) the least proportion of land use. The study also established that urban land-use zoning

in the advanced countries of the world does not exist in some of the developing countries of the world, most especially in Asian and African countries where mix land use predominated. However, factors influencing LUS were not examined. Aribigbola (2008) studied improving urban land use planning and management in Akure, Nigeria. The study stated that for an effective planning layout of various land uses such as residential, commercial. Industrial, open spaces and recreation, institutional uses, agricultural uses among others are undertaken to standardize and organize physical developments and ensure harmonious growth. The study did not examine types and characteristics of LUS.

The foregoing suggests that in addition to the fact that most of the studies were carried out in advanced countries with different socio-economic characteristics which may make the application of the finding to Nigeria economic misleading. Since the factors and characteristics that contribute to LUSs vary from one area to another, there is substantial gap in literature which this study intends to fill.

3.0 RESEARCH METHOD

Data for the research were obtained from primary and secondary sources. Information was collected through field observation and the administration of questionnaires. Primary data were collected mainly through the administration of questionnaires to residents (occupiers) in the study area. The questionnaires were administered to the targeted landlords or tenant, Estate Surveyors and Valuers and Town Planning and Land Services Department. Figure 5 illustrates the major business areas/roads in the study area while Figure 6 demonstrate land use map of the study area.



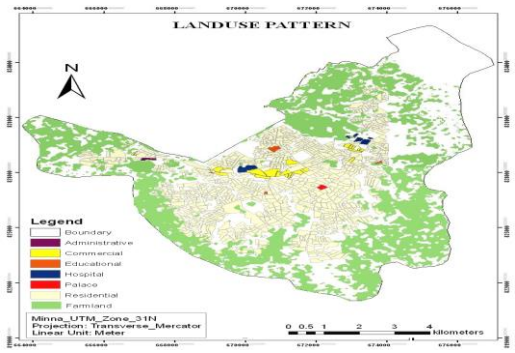


Figure 5: Major business Areas/Roads of the study area **Figure 6: Land Use Map of the study area.**

Sources: Makinde, (2017)

3.1 Sampling Frame

This study focused on those purposively selected busy roads that showed typical characteristics of land use succession in the study area. Data collections were based on three (3) businesses road in Ife Central LGA due to the high prevalence of LUS concentration in these areas. Concentrating on all commercial, residential and residential cum commercial building on both sides of the roads, these include: roads from Toll gate to Obafemi Awolowo Teaching Hospital Complex (OAUTHC), from Ede road to May-Fair round-about and Iremo road, comprising 305, 98 and 118 properties respectively on both sides of the road as reveals from reconnaissance and preliminary enumeration survey. The sampling frame for Estate Surveyors and Valuer consisted of the seven (7) registered Estate Surveyors and Valuation firms based on Nigeria Institution of Estate Surveyors and Valuer (NIESV) directory 2016 and one Official from Town Planning and Land Services Department in Ile-Ife.

Table 1: Summary of Study Population, Sampling Frame, Size and Sampling Techniques

S/No	Study Population	Sampling Frame	Sampling Size	Sampling Techniques
1	Residential, Commercial and Residential cum Commercial buildings	454	227	Systematic Sampling Technique
2	Estate Surveyors and Valuers	7	7	Purposive Sampling
3	Town Planning and Land Services department	1	1	Purposive Sampling
	Total	462	235	

Source: researcher's preliminary survey (2017)

3.2 Sampling Size

As observed in Table 1, 50 % of the total numbers of building occupiers were selected for the survey. This translates to a total of two hundred and twenty-seven (227) questionnaires that were distributed to the occupiers of the buildings. For the estate surveying group, all the 7 firms were used for the study. Hence, seven (7) questionnaires were administered to Surveyors and Valuers. In addition, one (1) questionnaire was administered to the Official of Ife Town Planning and Land Services Department. Table 2 illustrates summary of land use in the study area while Table 3 clearly illustrates the percentage of properties selected for sample in the selected busy roads.

Table 2: Summary of Land Use in the Study Area

s/no	Land uses	Selected busy roads and Total no of property on both side of the roads		
		From Toll gate to OAUTHC	From Ede road to May-Fair round-about	Iremo road
1.	Residential	24	16	18
2.	Commercial	204	56	52
3.	Mixed uses	34	14	36
4.	Institutional	12	2	3
5	Industrial	2	-	-
6	Religious	10	2	3
7	Others uses	19	8	6
	Total	305	98	118

Table 3: No of Properties on Both Side of the Roads Selected For Sample in the Selected Busy Roads.

Selected Busy Roads	Total no of Properties on both side of the Roads	50 % Sampling units
From Toll gate to OAUTHC.	262	131
From Ede road to May-Fair round-about.	86	43
Iremo road	106	53
Total	454	227

A systematic sampling technique was employed in selecting respondents in the study area. After the first property with the said characteristics were selected at random, every other odd number of properties in the study area were selected, starting from the first property units in each of the business districts/roads involved. In each of the property selected, the landlords' or tenant were administered with questionnaire. But where these categories of people are not available, a mature person represented the landlords or tenants were selected.

4.0 DATA ANALYSIS AND PRESENTATION

The analysis was carried out using statistical package for social sciences (SPSS). Descriptive analytical techniques were employed in the analysis and presentation. Descriptive statistical methods such as percentages, graphs, charts and frequency tables and trend analysis were used for analyzing and presenting data. Other tools include Microsoft Excel software that was used with polynomial order 2; R2 and trend line options selected to derive predictive models. Table 4 presents the total number of questionnaires distributed and the total number retrieved

Table 4: The Total Number of Questionnaires Distributed and the Total Number Retrieved

S/N	Respondents	Number Distributed	Number Retrieved	Percentage (%)
1.	Town Planning and Land Services in Ile-Ife	1	1	100
2.	Estate Surveyors and Valuers	7	7	100
3.	Building occupiers	227	204	90
	Total	235	212	91

4.3 Socio-economic Characteristics of Estate Surveyors and Valuers

Findings from the study as revealed in Table 5 shows that five (5) male representing 71.4% and two (2) female representing 28.6% respondents were sampled. It can be inferred that both male and female are represented. The differences in gender could probably be due to the nature of the profession, as can be observed from NIESV directives as a male-dominated profession.

The results show that 3 (42.8%) of Estate Surveyors and Valuers were Associate of Nigeria Institution of Estate Surveyors and Valuers (ANIVS), 2 (28.6 %) respondents were Fellow of Nigeria Institution of Estate Surveyors and Valuers (FNIVS) while 2 (28.6) had Probationer of NIESV. These results suggest that the views of the respondents could be of high reliability and adequacy. The study indicates that many of the Estate Surveyors and Valuers were registered professionals and their opinions were most likely to lead to reliable findings.

In terms of academic qualifications, none of the Estate Surveyors and Valuers had a Doctor of Philosophy (PhD) degree; 2 (28.6%) respondents had Master of Science degree; 2 (28.6%) had Bachelors of Science degree; also, 2 (28.6%) respondents were Higher National Diploma holders; while 1 (14.3%) respondent holds Ordinary National Diploma. About 4 (57%) had either HND or B.Sc. with about 2 (28%) possessing higher degrees (M.Sc.). However, the overall implication is that many of the respondents were literate and were professionally qualified however, the reliability of their opinions is therefore not in doubt.

The result indicates that 2 (28.6%) respondents had less than 5 years of post-qualification experience in the field of Estate Surveying and Valuation, 1 (14.3%) respondent had 5-10 years post-qualification experience, 2 (28.6%) respondents had 11-15 years of post-qualification experience,

while 2 (28.6%) respondents had above 15 years of post-qualification experience. The result shows that 71.4% of the respondents had more than 5 years' experience. This suggests that they are likely going to be experienced enough and relied upon to provide data for the study.

Table 5 Socioeconomic Characteristics of Estate Surveyors and Valuers

Gender	Frequency	Percentage
Male	5	71.4
Female	2	28.6
Professional Qualification	Frequency	Percentage
ANIVS	3	42.8
FNIVS	2	28.6
Probationer	2	28.6
Academic Qualification	Frequeny	Percentage
Ph.D.	0	00.0
M.Sc.	2	28.6
B.SC.	2	28.6
HND	2	28.6
OND	1	14.3
Post Qualification Work Experience as Estate Surveyors	Frequency	Percentage
Less than 5 years	2	28.6
5 – 10 years	1	14.3
11 – 15 years	2	28.6
Above 15 years	2	28.6

4.4 Socio-economic Characteristics of Building Occupiers

As shown in Table 6, the result shows that 90 (44.1%) of the building occupiers were male and 114 (55.9%) were female. The result indicated that 25 (12.3 %) respondents were between 18 and 30 years, 51 (25.0%) were between 31 and 40 years, 38 (18.6%) were between 41 and 50 years, 77 (37.7%) were between 51 and 60 years, while the remaining 13 (6.4%) were above 61 years. The result shows that majority of the respondents were old enough to provide the required information to achieve the stated objectives of the study.

It was found that 38 (18.6%) respondents were single, 140 (68.6%) were married, and 13 (6.4%) were divorced while 13 (6.4) were a widow. The result shows that 13 (6.4%) respondents had no formal education, 13 (6.4%) of them had primary school qualification, and 64 (31.4%) of them had secondary qualification. While 38 (18.6%) of the respondents had OND/NCE qualification, the remaining 76 (37.3%) had B.Sc. and other. The results show that majority of the respondents possessed well above secondary education qualification, indicates that they are likely going to be informed enough to provide reliable data.

The study shows that 12 (5.9%) of the building occupiers were into banking services, 140 (68%) were into retail businesses, 12 (5.9%) were professionals and the remaining 40 (19.6) were into other businesses and services. It can be inferred that the majority of those that engaged in business activities and services were represented to provide reliable data especially when considering LUS and property value in the study area. The result shows that 26 (12.7%) respondents had a household size between 1

and 2 people, 77 (37.7%) had a household size between 3 and 4 people, and 63 (30.9%) had a household size between 5 and 6 people, 13 (6.4%) had a household size between 7 and 8 people, 25 (12.3%) had another category of household size. Various household sizes were represented.

The information on residents' household position shows that 77 (37.7%) respondents were fathers, 89 (43.6%) were mothers. 20 (9.8%) were children while 18 (8.8%) were relatives and/or dependents. Various household positions were represented. Information on residents' average income indicated that 64 (31.4%) respondents earned less than 18,000 naira, 89 (43.6%) earned between N18,000 and N50,000 naira, 26 (12.7 %) earned between N51,000 and N150,000 naira, 25 (12.3 %) earned between N151,000 and N300,000 naira while none of the respondents earned above N300,000. The study showed that highest income group in the study area were those whose average monthly income level between N18,000 and N50,000 (43.6 %) category while the lowest income group were those earning Less than N18,000 (31.4%). This shows that most of the respondents that were administered with questionnaires were low-income earners.

The result shows that 25 (12.3 %) respondents were properties owners, 129 (63.2%) respondents rented the properties while 50 (24.5%) of the specified other land ownership in the study area such as part own and/part rent land ownership. The information presented in Table 6 shows that majority of the respondents rented their properties in the study area. It can be inferred that various types of tenancies were represented. The result on the number year residents had spent in the study area shows that 52 (25.5) respondents had been living in the area between 1 and 5 years, 38 (18.6 %) had been living in the area between 6 and 10 years, 63 (30.9 %) had been living in the area between 11 and 15 years, and the remaining 51 (25.0 %) had been living in the area for 15 years and above. This implies that most residents in the study area had an average year of residency between 11 and 15 years. Therefore it can be inferred that the respondents had adequate knowledge of the area.

The result shows that the Yorubas were in the majority at 125 (61.3%) while the ijaws are the minority at 1 (0.49%). It also showed that the Yorubas, Igbos and the Hausas account for an overwhelming 99.5% of the residents. The dominant tribe in the country are adequately represented; they are likely going to provide reliable information for the study.

Table 6: Socio–economic Characteristics of Building Occupiers

Gender	Frequency	Percentage
Male	90	44.1
Female	114	55.9
Age	Frequency	Percentage
18-30	25	12.3
31-40	51	25.0
41-50	38	18.6
51-60	77	37.7
above 61	13	6.4
Marital Status	Frequency	Percentage
Single	38	18.6
Married	140	68.6
Divorced	13	6.4
Widowed	13	6.4
Level of education	Frequency	Percentage
No formal education	13	6.4

Primary	13	6.4
Secondary	64	31.4
OND/ NCE	38	18.6
B.Sc. and others	76	37.3
Occupation	Frequency	Percentage
Banking Services	12	5.9
Retail Businesses	140	68.6
Professionals (practicing firms of professionals)	12	5.9
Others: car-sales, business, photocopy and repair	40	19.6
Household size	Frequency	Percentage
1-2	26	12.7
3-4	77	37.7
5-6	63	30.9
7-8	13	6.4
Others	25	12.3
Household Position	Frequency	Percentage
Father	77	37.7
Mother	89	43.6
Child	20	9.8
Relatives / Dependant	18	8.8
Average Monthly Income level	Frequency	Percentage
Less than N18, 000	64	31.4
N18, 000 - N50, 000	89	43.6
N51, 000 - N150, 000	26	12.7
N151,000 - N300,000	25	12.3
Tenancy	Frequency	Percentage
Owner	25	12.3
Rented	129	63.2
Others	50	24.5
Length of Residency	Frequency	Percentage
1-5 years	52	25.5
6-10 years	38	18.6
11-15 years	63	30.9
Over 15	51	25.0
Ethnicity	Frequency	Percentage
Igbo	39	19.1
Hausa	30	14.7
Yoruba	125	61.3
Urhobo	4	1.96
Itse-kiri	3	1.47
Ijaw	1	0.49
Others	2	0.98
Total	204	100.0

4.5 Assessing the Properties Characteristics from the Perception of the Building Occupiers

The results as contains in Table 7 indicates that 26 (12.7 %) of the properties were Less than 10 years, 38 (18.6%) were between 10 and 20 years, 30 (14.7%) were between 21 and 30 years, and 46 (22.5%) were between 31 and 40 years, while 64 (31.4%) were above 40 years. The results also show that the majority of the buildings were old and had between 31 and 40 above years accounting to 53.9% of the total age of the buildings in the study areas. As obtained from the study, the original purpose of property was residential land use with the highest number of 144 (70.6%) followed by commercial uses with 45 (22.0%) while Residential cum Commercial land use was 15 (7.35%). The implication is that residential type of land uses was the original purpose by design in the study area.
The result obtained indicated that 155 (76.0%) respondents claimed that the original purpose of their property had changed while 49 (24.0%) respondents claimed otherwise. The implication is that most of the properties in the study area had been converted from the original purpose which may be due to the fact that the law guiding land use has not been properly enforced on various individual land owners by the various relevant government agencies. The study also examined the present uses of the properties by the occupiers. The findings show that, commercial uses were the most prevalent with 140 (68.6%), followed by Residential cum Commercial land use with 38 (18.6%). While residential uses were the least land uses with 26 (12.7%). The implication is that the study area was more of commercial oriented area by current use than any other uses which may be due to the fact that law guiding land use has not been properly monitored and control by appropriate agencies concerned.

The result also indicated that 142 (69.6%) respondents asserted that the approval of land use succession was obtained from planning authority while 62 (30.3%) did not obtain planning approval. The implications may be that not all property owners seek the approval of the Town Planning and Land Services Department before embarking on property conversion. Thus the findings support and confirm earlier study by Susilo, 2017 and Su, 2016. The study shows that majority of the respondents with 155 (76.0%) had very good accessibility to major roads while 49 (24.0%) claimed they had good access to major road. Furthermore, the importance of this finding is that the study might be a guide to property developers who consider accessibility as major factor of physical criteria in determining the feasibility and viability of a developmental project. From the study, 179 (87.7%) respondents confirmed that their investment in the study area was secure while 25 (12.3%) reported that they are not sure of the safety of their investment in the study area. It is inferred that the importance attached to safety on investment was emphasised which might be a guide to property developers as major social and physical factor in determining the rental value and physical development of project in the study area. This endorses earlier studies by Akakandelwa, (2012) and You, (2017) which emphasised on safety of investment as a guide to property development.

From Table 7, 13 (6.4%) respondents described the level of land use succession in their area as partial while 152 (74.5%) described land-use succession in their area as total. The information from the results indicated that 39 (19.1%) respondents affirmed others form of land-use succession in their areas. The inference from this is that the level of land use succession varies in the study area and this could be attributed to some factors. From the study, 89 (43.6%) respondents affirmed that the properties they occupied were purposively built while 115 (56.4%) respondents affirmed that theirs were converted property. This finding fits into the actual situation in the study area with high concentration of converted and purpose-built commercial properties, which were attributed to some factors.

The result shows that 152 (74.5%) respondents reported that rental value was high, 26 (12.7%) respondents observed that rental value was very high. Also, 26 (12.7%) respondents reported that rental value was reasonable. It can be inferred that the rental value in the study area was high. This could be connected to the high demand for commercial space and increase in commercial activities in the area. The study also shows that 191 (93.6%) respondents claimed that the effect of change in use of land on rental value in the study area was high. 13 (6.4%) respondents observed that the effect of change in use of land on rental value in the study area was reasonable. While none of the respondents claimed that the effect of change in use of land on rental value in the study area was neither low nor very low. The implication is that various land users have not been fully informed about the negative effect of arbitrary land-use change.

Table 7: Assessment of Properties Characteristics by the Building Occupiers

Age of Buildings	Frequency	Percentage
Less than 10 years	26	12.7
10 – 20 years	38	18.6
21 – 30 years	30	14.7
31 – 40 years	46	22.5
above 40 years	64	31.4
Original purpose of property	Frequency	Percentage
Residential	144	70.6
Commercial	45	22.0
Residential cum Commercial	15	7.4
Conversion from Original Purpose	Frequency	Percentage
No	49	24.0
Yes	155	76.0
Present Uses of Property	Frequency	Percentage
Residential	26	12.7
Commercial	140	68.6
Residential cum Commercial	38	18.6
Approval of land use change	Frequency	Percentage
Yes	142	69.6
No	62	30.3
Accessibility to major roads	Frequency	Percentage
Very Good	155	76.0
Good	49	24.0
Safety of Investment	Frequency	Percentage
Yes	179	87.7
Not sure	25	12.3
Land use succession in your area	Frequency	Percentage
Partial	13	6.4
Total	152	74.5
Others	39	19.1
Purpose-Built Or Converted	Frequency	Percentage

Property		
Purpose-built	89	43.6
Converted	115	56.4
Rating the Rental Value in The study Area	Frequency	Percentage
Very low	0	0
Low	0	0
Reasonable	26	12.7
High	152	74.5
Very high	26	12.7
Rating the effect of change in use of land on rental value	Frequency	Percentage
Very low	0	0
Low	0	0
Reasonable	13	6.4
High	191	93.6
Very high	0	0
Total	204	100.0

4.6 Types and Characteristics of Land Use Succession in Ile-Ife

The responses of Estate Surveyors and Valuers as contained in Table 8 shows that the commonest types of LUS recorded in the area was succession from residential use to commercial use, this is contained in the responses of 4 (57.1%) of the respondents. Other successions experienced were: commercial to residential 1 (14.3%), residential to recreational 1 (14.3%), residential to religion 1 (14.3%) and Residential cum commercial 1 (14.3%) respectively. In addition, the responses of building occupiers as contained in Table 8 shows that the common types of LUS recorded in the area was succession from residential use to commercial use, this is obtained from the responses of 162 (79.4%) of the respondents. Other successions experienced were; residential to recreational 6 (2.9%), residential to industrial 2 (0.98%), residential to religion 6 (2.9%), Residential cum commercial 20 (9.8%) and others 8 (3.9%) such as open space to commercial, set back to commercial, road enlargement among others.

The responses from Official of Town Planning and Land Services Department as contained in the result shows that the most common types of LUS recorded in the study area was succession from residential use to commercial use, this is contained in the responses of 1 (100%) respondent. It can be reported from the study that from the point of view of Estate Surveyors and Valuers, Building Occupiers and Official of Town Planning and Land Services Department that residential to commercial LUS was the most common type in the study area. This might be attributed to increase in demand for commercial uses as a result of an increased urbanisation and rising population in the study area.

Table 8: Types of Land use Succession

Prevalent type of Land use Succession	Estate Surveyors Valuers		Building Occupiers		Town Planning and Land Services Department	
	Frequency	%	Frequency	%	Frequency	%
Residential-commercial	4	57.1	162	79.4	1	100
Commercial – Residential	-	-	-	-	-	
Residential-Recreational	1	14.3	6	2.9	-	
Residential – Industrial	-	-	2	0.98	-	
Residential – Religion	1	14.3	6	2.9	-	
Residential cum Commercial	1	14.3	20	9.8	-	
Others	-	-	8	3.9	-	
TOTAL	7	100	204	100	1	100

4.7 Annual Types of Land use Succession between 2002 and 2016

The Annual Types of LUS in the study area was also examined from Official of Town Planning and Land Services Department Ile-Ife. The finding in Table 9 and Figure 7 shows that LUS varies from one year to another. The result shows that 269 (49%) of the land-use succession in the study area was from residential to commercial that increases from 4 to 22 between 2002 and 2010 and decreases from 20 to 18 between 2011 and 2012; while there was also an increase from 26 to 38 between 2013 and 2016 in the study area. It can be reported that there was no commercial to residential land use succession between 2002 and 2004, while in 2005, 2008 and 2013 there were only 3 (0.55%) commercial to residential land use succession. None took place in 2006, 2007, 2009, 2010, 2011, 2012, 2014, 2015 and 2016 in the study area.

The findings show that 252 (45.9) were mixed-use (residential cum commercial) land-use succession. There was an increase from 3 to 12 between 2002 and 2006, while there was a decrease from 12 to 10 in 2007. Also, it increases from 10 to 35 between 2008 and 2016 in the study area. In addition, the result shows that there was no residential to industrial land use succession in the study area between 2002 and 2005. Furthermore, in 2006 and 2010, only 2 (0.36%) occurrences for a residential to industrial LUS to occurred. None occurred between 2007 and 2009 and also, between 2011 and 2016. The result also shows that, there were 20 (3.6%) residential to religion land-use succession in the study area between 2002 and 2016.

The information from Table 9 also shows that there was no residential to recreational land use succession in 2002, 2003, 2004, and also in 2006, 2007, 2008, 2009, 2011, 2012, 2014, 2015 and 2016 respectively but 3(0.55) residential to recreation land-use succession occurred. The information from the study also shows that the total numbers of land-use succession were 549. It increases from 10 to 24 between 2002 and 2016. It decreases from 24 to 22 in 2007 and later increases from 31 to 74 between 2008 and 2016. The lowest 10 (1.82) land uses succession occurred in year 2002 and the highest 74 (13.48) in year 2016.

Table 9: Annual Types of Land use Succession between 2002 and 2016

Years	Land Use Succession Types in the Study Area						Total number of LUS	percentage of total number of LUS
	Residential-commercial	Commercial – Residential	Mix Uses (Residential Cum Commercial)	Residential-industrial	Residential-Religion	Residential-Recreation		
2002	4	-	3	-	3	-	10	1.82
2003	6	-	5	-	2	-	13	2.37
2004	9	1	8	-	2	-	20	3.64
2005	9	-	8	-	2	1	20	3.64
2006	10	-	12	1	1	-	24	4.37
2007	11	-	10	-	1	-	22	4.01
2008	14	1	15	-	1	-	31	5.65
2009	18	-	14	-	1	-	33	6.01
2010	22	-	18	1	1	1	43	7.83
2011	20	-	22	-	1	-	43	7.83
2012	18	-	22	-	1	-	41	7.47
2013	26	1	24	-	1	1	53	9.65
2014	30	-	26	-	1	-	57	10.38
2015	34	-	30	-	1	-	65	11.84
2016	38	-	35	-	1	-	74	13.48
Total	269	3	252	2	20	3	549	100
Percentage	49.0	0.55	45.9	0.36	3.6	0.55	100	

Source: Town Planning and Land Services Department (2017)

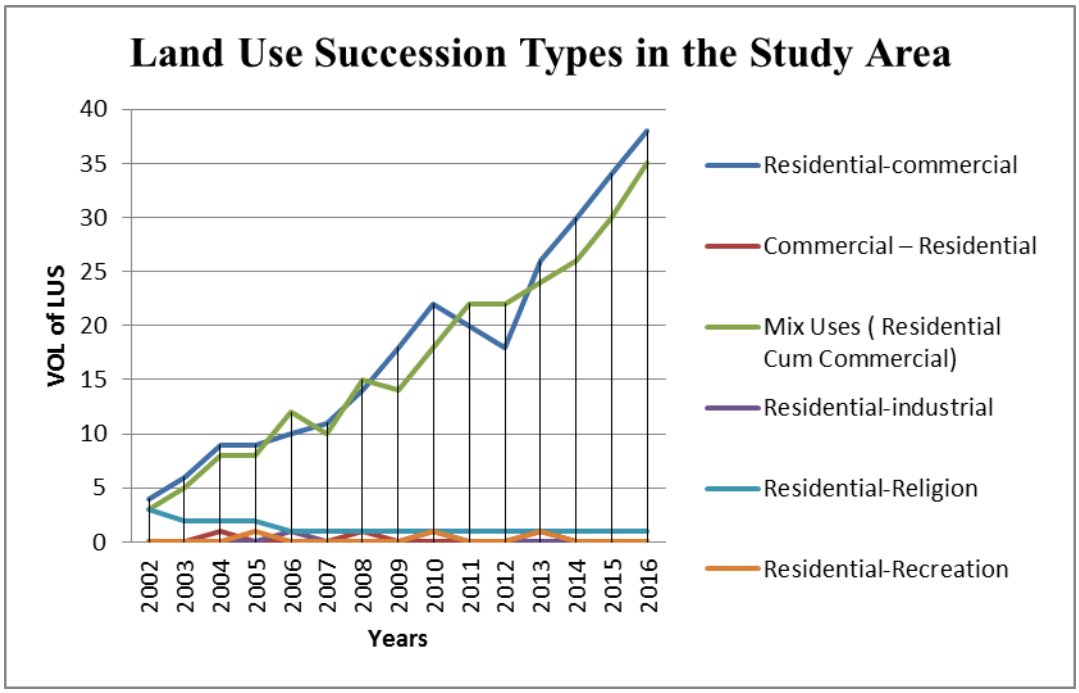


Figure 7: Land use Succession Types in the Study Area.

4.8 Respondents' Perception of Area where Land Use Succession Took Place Mostly

The result in Table 10, shows that 79 (38.7%) of Building occupiers reported that LUS was most common from Toll gate to Obafemi Awolowo Teaching Hospital (OAUTHC) Road, 115 (56.4%) respondents reported that it was most common in Ede road to May-Fair round about road while 10 (4.9%) respondents reported that it was most common in Iremo road.

The responses of the Estate Surveyors and Valuers shows that 3 (42.9%) respondents reported that LUS was most common From Toll gate to OAUTHC Road, 4 (57.1%) reported that it was most common in Ede road to May-Fair round-about road, and none of the respondents claimed it was most common in Iremo road. Similarly, the result shows that 1 (100.0%) from Official of Ile Ife Town Planning and Land Services Department ascertained that LUS was most common From Ede road to May-Fair round-about than all the other two roads. The study shows that LUS was most common From Ede road to May-Fair round-about than From Toll gate to OAUTHC road and Iremo road respectively.

Table 10: Respondents' Perception of Area where Land Use Succession Took Place Mostly

Land use Succession areas	Building occupiers		Estate Surveyors Valuers		Town Planning and Land Services	
	Frequency	Percentage	Frequency	percentage	Frequency	Percentage
From Toll gate to OAUTHC.	79	38.7	3	42.9	0	0
From Ede road to May-Fair round-about.	115	56.4	4	57.1	1	100
Iremo road.	10	4.9	0	0	0	0
Total	204	100	7	100	1	100

4.9 Nature of Most Common Land Use Succession in the Area

The study also investigated the nature of succession that was very common in the study area. The result as contained in Table 11, shows that 65 (31.9%) of the building occupier reported that an additional floor was the common nature of LUS in the study area. The results shows that 83 (40.7%) respondents accounted that additional structure on plots was common, 14 (6.9%) reported that internal modification was the common, 23 (11.3%) were of the opinion that complete renovations were common and 19 (9.3%) agreed that total demolition and construction of new structure was the common nature of LUS in the study area. The result also shows the responses of Estate Surveyors and Valuation films. As obtained from Table 11, 2 (28.6%) respondents reported that an additional floor was most common. Others common nature of LUS reported were 3 (42.8%) respondents indicated that additional structure on plots was common, 1 (14.3%) internal modification and 1 (14.3%) respondent total demolition and construction of new structure as common.

Also, the result shows that 1 (100%) respondent from Official of Town Planning and Land Services Department reported that additional structure on plots was the most common in the study area. It can be inferred that additional structure on plots was the most common nature of LUS from the views of various respondents, which may be due to factors such as optimising investment return on landed property as compared to others that comprise: internal modification, complete renovation, total demolition and construction of new structure that might require larger capital and skill.

Table 11: Nature of Most Common Land Use Succession in the Area

Nature of Land Use Succession	**Building occupiers**		**Estate Surveyors and Valuers**		**Town Planning and Land Services**	
	Frequency	**Percentages**	**Frequency**	**Percentages**	**Frequency**	**Percentages**
Additional Floors	65	31.9	2	28.6	0	0
Additional Structure on plots	83	40.7	3	42.8	1	100
Internal Modification	14	6.9	1	14.3	0	0
Complete renovation	23	11.3	0	0	0	0
Total demolition and construction of new structure	19	9.3	1	14.3	0	0
Total	204	100	7	100	1	100

4.10 Rate of Land Use Succession in the Study Area

Further analysis shows the rate at which LUS were taking place in the study area. Table 12 presents the response in this regard. The study shows that 71 (34.8%) respondents of the Building occupiers observed that LUS rate in the study area was increasing at a faster rate, 101 (49.5%) claimed that LUS rate was normal, while 32 (15.7%) claimed that the rate of LUS was very low. Also,

4 (57.1) of Estate Surveyors and Valuers claimed that LUS in the study area was increasing at a faster rate, 2 (28.6%) claimed that LUS rate was normal, while 1 (14.3%) claimed that the rate of LUS was very low. Furthermore, 1(100%) respondent of Town Planning and Land Services department claimed that the LUS rate in the study area was increasing at a faster rate. It can be inferred from the information above that LUS increased at a faster rate and this give the impression that it has not been properly controlled by the appropriate body which could have serious consequences on societal development.

Table 12: Rate of Land Use Succession in the Study Area

Nature of Land Use Succession	Building occupiers		Estate Surveyors and Valuers		Town Planning and Land Services	
	Frequency	Percentage	Frequency	percentage	Frequency	Percentage
Increasing at a fast rate	71	34.8	4	57.1	1	100
Normal rate	101	49.5	2	28.6	0	0
Low rate	32	15.7	1	14.3	0	0
Total	204	100	7	100	1	100

4.11 Nature of Growth and Development Structure of Land Use Succession

Table 13 presents the nature of growth and structural development that LUS brought about in Ile Ife. It shows that 7 (87.7%) of the Building occupier claimed that linear growth types was prevalent in the study area, 9 (4.4%) claimed it was radial or concentric growth types, 10 (4.9%) claimed that it was multi–nuclei growth while 6 (2.9%) claimed that there are other types of growth types that was prevalent in the study area. The study, also shows that 7 (100%) Estate Surveyors and Valuers claimed that linear growth types were prevalent in the study area. It can also be observed from the study that 1 (100) respondent from Official of Town Planning and Land Services Department confirmed that linear growth types were prevalent in the study area. The reason that linear growth types were most prevalent in the study area as reported by the various respondents, could be connected to road form and the property development adopting the linear appearance of the road.

Table 13: Nature of Growth and Development Structure of Land Use Succession

Nature of Land Use Succession	Building occupiers		Estate Surveyors and Valuers		Town Planning and Land Services Department	
	Frequency	Percentage	Frequency	percentage	Frequency	Percentage
Linear Growth Types	179	87.7	7	100	1	100
Radial or Concentric	9	4.4	0	0	0	0
Multi–nuclei Growth	10	4.9	0	0	0	0
Others	6	2.9	0	0	0	0
Total	204	100	7	100	1	100

4.12 Perception of Estate Surveyors and Valuers on Important Characteristics Resulting To or Bringing About the Causes of LUS in the Study Area.

As shown in Table 14, Importance index-based result was carried out to identify and assess important

characteristics resulting in or bringing about the causes of LUS in the study area. It is believed that the perception of Estate Surveyors and Valuers of these characteristics would indicate the level of importance of those variables (characteristics). The study employed a five-point Likert Scale of Very important (VI), Important (I), Fairly important (FI), Of less important (OLI) and Not important (NI). The analysis of the responses evolved into an index, which is called Estate Surveyors and Valuer's Important Index' (EII). To obtain EII, a weight value of 5, 4, 3, 2 and 1 were respectively attached to each rating above.

The index for each aspect was arrived at by dividing the summation of the weight value (SWV) by the total number of responses. The SWV for each aspect was obtained through the addition of the product of the number of responses to each aspect and the respective weight value attached to each rating. This is expressed mathematically as:

$$SWV = \sum_{i=1}^{n} XiYi \qquad \text{……..equation 1}$$

Where SWV is the total weight value of each of the 20 questions, Xi is the number of respondents choosing, a particular rating i and is the weight assigned to rating 1.

Where: SWV = summation of weight value,

Xi = number of ESV to rating I;

Yi= the weight assigned value (I = 1, 2, 3, 4, 5).

The EII to each question was arrived at by dividing the SWV by the summation of the respondents to each of the five ratings of a question. The higher the EII, the higher the Estate Surveyors and Valuer's level of the important index with the aspect under consideration; which can also be expressed mathematically as

$$TEII = \frac{SWV}{\sum_{i=1}^{n} Xi} \qquad \text{……equation 2}$$

Where TEII was the Total Estate Surveyor and Valuer's level of Importance Index; it must be noted that the closer the EII of an attribute is to 5 (five), the higher the assumed Estate Surveyors and Valuer's level of importance index.

The result shows that 12 variables out of 25 identified had positive deviation around the EII. These include age grouping and size of families, ethnic, native and cultural background. also included were changes in occupiers living habits and care of properties, occupation, religion, social connectivity, government policies, changes in location, changes in building design, aesthetics and change in land use among others had (+0.30) positive deviation with 5 EII respectively and also with the highest positive deviation around the EII. On the other hand, 13 variables out of 25 identified had negative deviation around the EII. These comprise: trends in the cost of land, attitude toward law and government, population pressures, changes in structural attributes, changes in building density and quality of the view among others which had (-0.10) negative deviation with 4.6 EII respectively.

Those characteristics that had positive deviation about the mean were considered as the major features which were the most important characteristics resulting to or bringing about the causes of LUS, while those attribute with negative deviation about the EII were considered as minor features which were the less significant characteristics resulting or bringing about the causes of LUS. The

implication from this is that the socio-economic backgrounds of the resident influence decision in property owner in modifying, alteration, invasion, conversion such property to suit their socio-economic characteristics. Confirming and fits into previous studies by Zhao et al. (2018) and Li, (2016). From this result this variable identified is broken down into socio-economic, institutional, physical, and environmental characteristics as features Resulting to or bringing about the causes of Lus in the study area.

Table 14: Perception of Estate Surveyors and Valuers on Important Characteristics Resulting To or Bringing About the Causes of LUS in the Study Area.

S/N	Characteristics of land use succession	Estate Surveyors and Valuers' Importance Rating and Weight value					n	SWV	SWV/n (Mean)	Deviation	Rank
		NI (1)	OLI (2)	FI (3)	I (4)	VI(5)					
1.	Age grouping and size of Family	-	-	-	-	35	7	35	5.00	+0.30	1ST
2.	Ethnic, native and cultural background	-	-	-	-	35	7	35	5.00	+0.30	1ST
3.	Changes in occupiers living habits and maintenance of Property	-	-	-	-	35	7	35	5.00	+0.30	1ST
4.	Class and stratification of the properties	-	-	-	-	35	7	35	5.00	+0.30	1ST
5.	Changes in percentage of properties owner/ occupier	-	-		-	35	7	35	5.00	+0.30	1ST
6.	Length of residency	-	-	-	-	35	7	35	5.00	+0.30	1ST
7.	Types of occupiers- as to income level, occupation, religion and education,	-	-	-	-	35	7	35	5.00	+0.30	1ST
8.	Trends in the cost of land	-	-	-	12	20	7	32	4.60	-0.10	8TH
9.	Attitude toward law and Government	-	-	-	12	20	7	32	4.60	-0.10	8TH
10.	Resident's culture	-	-	-	-	35	7	35	5.00	+0.30	1ST
11.	Social connectivity	-	-	-	-	35	7	35	5.00	+0.30	1ST
12.	government policies	-	-	-	-	35	7	35	5.00	+0.30	1ST
13.	Religion	-	-	-	-	35	7	35	5.00	+0.30	1ST
14.	Changes in location	-	-	-	-	35	7	35	5.00	+0.30	1ST
15.	Population pressure	-	-	-	12	20	7	32	4.60	-0.10	2ND
16.	Changes in structural attributes (land size, age, condition, parking etc.)	-	-	-	12	20	7	32	4.60	-0.10	2ND
17.	Changes in technology	-	-	-	16	15	7	31	4.40	-0.30	4TH
18.	Climate Condition / Environmental issues	-	-	3	12	15	7	30	4.30	-0.40	4TH
19.	Lifestyle choices	-	-	-	28	-	7	28	4.00	-0.70	6TH

20.	Changes in Fashion and taste	4	4	3	-	-	7	11	2.50	-2.20	7TH
21.	Changes in building design	-	-	-	-	35	7	35	5.00	+0.30	1ST
22.	Aesthetics	-	-	-	-	35	7	35	5.00	+0.30	1ST
23.	Change in land use	-	-	-	-	35	7	35	5.00	+0.30	1ST
24.	Changes in building density	-	-	-	12	20	7	32	4.60	-0.10	4TH
25	Quality of the view	-	-	-	12	20	7	32	4.60	-0.10	4TH

Total ∑ EII = 117.5

Mean deviation = 117.5/25

= 4.70

4.13 Reasons for Building Occupiers' presence in their current Location

This study looked at the reasons why building occupier is in the present location. Table 15 presents the result in this regard. The responses of the building occupiers as contained in the result shows that 33 (16.2%) claimed that the most important reason they are in the present location is because it is good for business. 6 (2.9%) reported that they are in the present location because of reputation likewise 20 (9.8%) respondents claimed that it was due to good security. Also, 6 (2.9%) respondents claimed that they are in the present location because of adequate parking. Furthermore, 23 (11.3%) reported that it was due to high population. Others are: 44 (21.6%) reasonable rents, 15 (7.3%) good accessibility, 5 (2.5%) aesthetics, 5 (2.5%) quality of landscape, 9 (4.4%) good circulations, 10 (4.9%) good social connection and 28 (13.7%) centrally located.

It is inferred from the information provided that the prevalent reasons the respondents (Building Occupiers) were in their present location were because of its reasonable rents, good for business, centrally located, high population and good security. Others such as good accessibility, good social connection, good circulations, reputation, adequate parking, aesthetics and quality of landscape were minor reasons for being in the present location. The implication is that both major and minor reasons for being in the present location will provide reliable data for property developer in their investment decision.

Table 15: Reasons for Building Occupiers' presence in their current Location

Most Important Reasons Building Occupiers are in the Present Location	Building occupiers	
	Frequency	Percentage
Good For Business	33	16.2
Reputation	6	2.9
Good Security	20	9.8
Adequate Parking	6	2.9
High population	23	11.3
Reasonable Rents	44	21.6
Good Accessibility	15	7.3
Aesthetics	5	2.5
Quality of Landscape	5	2.5
Good Circulations	9	4.4
Good Social Connection	10	4.9
Centrally Located	28	13.7
Total	204	100

4.14 Factors Causing Land Use Succession in the Study Area

Table 16 shows that 50 (24.5%) respondents of the building occupiers asserted that optimizing investment return was the major causes of LUS in the study areas. 40 (19.6 %) respondents claimed that it was increased in demand for commercial activities and 34 (16.7 %) respondents claimed that it was increased in demand for commercial properties. In addition, 24 (11.8%) respondents of them claimed that it was meeting up with current trend, 23 (11.3%) claimed that it was economic reality and 10 (4.9%) claimed that it was needed to upgrade property, 8 (3.9%) claimed that it was increased in family size, while 15 (7.3%) claimed that it was different reasons.

Also, the result shows that 3 (42.8%) of Estate Surveyors and Valuers claimed that optimizing investment return was major causes of LUS in the study area, 2 (28.6%) claimed that it was increased in demand for commercial properties, 1 (14.3%) claimed that it was economic reality. Also, 1 (14.3%) respondents asserted that increase in commercial activities was the major causes of LUS in the study area.

On the other hand, the study also shows that 1 (100%) respondents from Official of Town Planning and Land Services Department reported that optimizing investment return was the major important factor causing LUS in the study area. The result shows that optimizing investment return; increase in demand for commercial properties, economic reality and increase in commercial activities were the major causes for LUS in the study area. The implication could be as a result of the need to change to a use that is hoped could bring better financial return as supported by Ogungbemi, (2012), Zhao et al. (2016) and Zhao et al. (2018) in their studies.

Table 16: Factors Causing Land Use Succession in the Study Area

Major Causes of Land Use Succession in the Study Area	Building Occupiers		Estate Surveyors and Valuers		Town Planning and Land Services	
	Frequency	(Percentage)	Frequency	(Percentage)	Frequency	(Percentage)
Need to upgrade property	10	4.9	0	0	0	0
Meeting up with current trend	24	11.8	0	0	0	0
Economic reality	23	11.3	1	14.3	0	0
Optimizing investment return	50	24.5	3	42.8	1	100
Increase in demand for commercial properties	34	16.7	2	28.6	0	0
Increase in family size	8	3.9	0	0	0	0
Increase in commercial activities	40	19.6	1	14.3	0	0
Others,	15	7.3	0	0	0	0
Total	204	100	7	100	1	100

4.15 Relative Importance Index on factors that Influenced land use Succession in the Study Areas

Important index-based result was also carried out to identify and examine factors that influenced LUS in the study area. The result as contained in Table 17 shows the factors influencing LUS, from the point of view of Estate Surveyors and Valuers. 14 variables out of 20 identified had positive deviation around the EII. These include: need to upgrade property, meeting up with current economic reality, optimizing investment return, economic activities in the neighbourhood, cost of land, increase in demand for commercial properties, local planning policies, location (relative to arterial road) and increase in commercial activities among others. Those factors that had positive deviation about the mean were considered as the major factors influencing LUS. These were the most important factors influencing LUS in the study area. The implication could be as a result of the need to change to a use that is hoped could bring better financial return as supported by Akakandelwa, 2012; Ogungbemi, 2012; Li, 2016 and Bowo, 2016.

On the other hand, factors with negative deviation about the EII include: Physical attributes of commercial properties (land size, age, condition, parking etc.) had -0.48 with 4.0 EII and Fashion and taste had -1.77 with 2.71 EII among others. These were considered as minor factors, otherwise as the less significant factors influencing LUS.

4.16 Relative Importance Index of Building Occupiers on Factors Influencing Land Use Succession in the Study Area

The result as contained in Table 17 shows the factors influencing LUS from the viewpoints of building occupiers. The result shows that 10 variables out of 20 identified had positive deviation around the BII which were considered as major factors influencing LUS. These include: need to upgrade property (+0.13) with 3.9 BII, meeting up with current economic reality (+0.33) with 4.1 BII and optimizing investment return (+0.43) with 4.2 BII among others with the highest positive deviation around the BII. These factors had a positive deviation about the mean and were considered as major factors which were most important factors influencing LUS. The implication could be as a result of the need to change to a use that is hoped could bring better financial return as supported by Ogungbemi, 2012; Susilo, 2017 and Su, 2016.

On the other hand, factors with negative deviation about the BII include economic activities in the neighbourhood (-0.17) with 3.6 BII, cost of land (-0.27) with 3.5 BII, Local planning policies (-0.07) with 3.7 BII, competition of uses (between commercial and other uses like residential) (-0.17) with 3.6 BII and increase in population (-0.27) with 3.5 BII among others. The study revealed that amongst all the factors, Fashion and taste and Lifestyle choices had least with a negative mean deviation of (-0.37) and with 3.4 BII that was far below the average BII of 3.77 which were considered as minor factors, otherwise as the less significant factors influencing LUS. It may be inferred that information provided will provide reliable data for property developer in their investment decision.

The differences in the result of Estate Surveyors and Valuers in Table 17 and Building Occupiers on factors influencing LUS may be subjective. Estate Surveyors and Valuers might have viewed those factors based on their professional qualification and year of experience on the field as different from the opinion of Building Occupiers who engage in business activities and services, while some respondents were residents in these properties.

Table 17 Relative Importance Index of Estate Surveyors and Valuers and Building Occupiers on Factors influencing Land Use Succession in the Study Area

Estate Surveyors and Valuers					Building Occupiers			
S/N	Factors influencing land use succession	SWV	SWV/n (Mean)	Deviation	Factors influencing land use succession	SWV	SWV/n (Mean)	Deviation
1.	Need to upgrade property	35	5.00	+0.52	Optimizing investment return	856	4.20	+0.43
2.	Meeting up with current economic reality	35	5.00	+0.52	Meeting up with current economic reality	843	4.10	+0.33
3.	Optimizing investment return	35	5.00	+0.52	Increase in demand for commercial properties	842	4.10	+0.33
4.	Economic activities in the neighbourhood	35	5.00	+0.52	Increase in commercial activities	842	4.10	+0.33
5.	Cost of land	35	5.00	+0.52	Physical attributes of commercial properties (land size, age, condition, parking etc) that affect their values	816	4.00	+0.23
6.	Increase in demand for commercial properties	35	5.00	+0.52	Increase infrastructure provision	808	4.00	+0.23
7.	Local planning policies	35	5.00	+0.52	Condition of the commercial property itself.	814	4.00	+0.23
8.	Location (relative to arterial road)	35	5.00	+0.52	Need to upgrade property	787	3.90	+0.13
9.	Increase in commercial activities	35	5.00	+0.52	Location (relative to arterial road)	784	3.80	+0.03
10.	Social benefit and comfort	35	5.00	+0.52	Climate Condition / Environmental issues	779	3.80	+0.03
11.	Condition of the commercial property itself	35	5.00	+0.52	Local planning policies	764	3.70	-0.07
12.	Increase infrastructure provision	35	5.00	+0.52	Competition of uses (between commercial and other uses like	744	3.60	-0.17

					residential, etc.)			
13.	Competition of uses (between commercial and other uses like residential, etc.)	32	4.60	+0.12	Changes in technology	734	3.60	-0.17
14	Increase in population	32	4.60	+0.12	Global forces	730	3.60	-0.17
15.	Changes in technology	31	4.40	-0.08	Economic activities in the neighbourhood	732	3.60	-0.17
16.	Climate Condition / Environmental issues	30	4.30	-0.18	Cost of land	709	3.50	-0.27
17.	Physical attributes of commercial properties (land size, age, condition)	28	4.00	-0.48	Increase in population	710	3.50	-0.27
18.	Fashion and taste	19	2.71	-1.77	Social benefit and comfort	719	3.50	-0.27
19	Global forces	19	2.71	-1.77	Fashion and taste	686	3.40	-0.37
20.	Lifestyle choices	11	1.58	-2.28	Lifestyle choices	702	3.40	-0.37

Total ∑ BII = 89.50

Mean deviation = 89.52/20

= 4.48

Total ∑ BII = 75.4

Mean deviation = 75.4/20

=3.77

4.17 Relative Agreement Index on factors that Influenced Rental Value

Agreement index-based result was also carried out to identify and examine factors that influenced rental value in the study area. The responses obtained from the respondents (Estate Surveyors and Valuers) in the study are presented below.

Presented in Table 18 were the Estate Surveyors and Valuers' agreement index of the perceived factors influencing rental value in the study area. For this study, twenty (23) variables that could influence rental value were identified. It is believed that the level of agreement of Estate Surveyors and Valuer would indicate the level of influence of these variables (factors). It also employed a five-point Likert Scale of strongly agree (SA), Agree (A), just agree (JA), disagree (D) and strongly disagree (SD). The analysis of the responses evolved into an index called Estate Surveyors and Valuer's Agreement Index' (EAI). To obtain EAI, a weight value of 5, 4, 3, 2 and 1 were respectively attached to each rating above.

The index for each aspect was arrived at by dividing the summation of the weight value (SWV) by the total number of responses. The SWV for each aspect was obtained through the addition of the product of the number of responses to each aspect and the respective weight value attached to each rating. This is expressed mathematically as:

SWV = $\sum_{i=1}^{n} XiYi$ ……..equation 4.3

Where SWV is the total weight value of each of the 25 questions, Xi is the number of respondents choosing a particular rating i and is the weight assigned to rating 1.
Where: SWV = summation of weight value,
X1 = number of ESV to rating I;
Yi= the weight assigned a value (I = 1, 2, 3, 4, 5).
The EAI to each question was arrived at by dividing the SWV by the summation of the respondents to each of the five ratings of a question. The higher the EAI, the higher the Estate Surveyors and Valuer's level of agreement index with the aspect under consideration; this can also be expressed mathematically as

$$TEAI = \frac{SWV}{\sum_{i=1}^{n} Xi} \quad \text{.....equation 4.4}$$

Where TEAI is the Total Estate Surveyors and Valuer's level of agreement index
It must be noted that the closer the EAI of an attribute is to 5 (five) and the higher the assumed Estate Surveyors and Valuer's level of agreement index.

4.18 Relative Importance Index of Estate Surveyors and Valuers on Factors Influencing Rental Value

The result as contained in Table 18 shows the factors influencing rental value from the point of view of Estate Surveyors and Valuers had16 out of the 23 variables identified had positive deviation around the EAI. These include location (relative to arterial road), road accessibility (nearness to road), competition of uses (between different types of commercial uses), competition of uses (between commercial and other users like residential, etc.) and neighbourhood characteristics (type and quality of adjoining properties, environmental quality of the area among others with each had positive deviation of +0.36 with EAI value of 5.0 (positive) respectively. These were the most important factors influencing rental value in the study with the highest positive deviation around the EAI.
On the other hand, factors with negative deviation about the EAI include road network pattern (-0.04) with 4.6 EAI, nature of the business that is provided to clients had (-0.64) with 4.0 EAI and cost of improvement had (-0.04) with 4.6 EAI among others. These were the less important factors influencing rental value. It can be inferred that those both identified as important and less important factors influencing rental value will provide information for various developers and investors in their decision making.

4.19 Relative Importance Index of Building Occupiers on Factors Influencing Rental Value

The result as contained in Table 18 shows the factors influencing rental value from the point of view of Building Occupiers. 11 out of the 23 variables identified, had positive deviation around the BAI these include: road network pattern (that makes movement easy) (+ 0.07) with BAI of 3.8, demand for commercial space (+ 0.47) with BAI of 4.2, economic attributes (local/national economic condition, and ability of tenants to pay) (+ 0.37) with BAI of 4.1, improvement in transportation facilities, especially roads (+ 0.27) with BAI of 4.0, physical attributes of properties (land size, age, condition, parking, etc.) (+ 0.27) with BAI of 4.0 and environmental characteristics of property e.g. quality of the view, population pressures, force majeure e.g. flood, drought, conflict etc. had (+ 0.07) with BAI of 3.8 among others. The positive deviation is connected to the importance attached to these factors by the building occupiers as major factors influencing rental value which cannot be ignored.
On the other hand, factors with negative deviation about the BAI include location (relative to arterial

road) (-0.33) with 3.4 BAI, road accessibility (nearness to road) (-0.13) with 3.6 BAI, competition of uses (between different types of commercial uses) (-0.13) with 3.6 BAI, competition of uses between commercial and other users like residential, etc. (-0.28) with 3.5 BAI, neighbourhood characteristics (-0.23) with 3.5 BAI among others. Based on the building occupiers' perspective, it was observed that amongst all the factors, advancement in technology that comprised changes in fashion, taste and government policies had least negative deviation that was far below average BAI of 4.64. Those factors with negative deviation were regarded as minor factors which were less important factors influencing rental value in the study area.

The differences in the result of Estate Surveyors and Valuers and Building Occupiers on factors influencing rental value may be subjective. Estate Surveyors and Valuers might have viewed those factors based on their professional qualification and year of experience on the field as different from the opinion of Building Occupiers who engage in business activities and services.

Table 18: Relative Importance Index of Estate Surveyors and Valuers and Building Occupiers on Factors Influencing Rental Value

Estate Surveyors and Valuers					Building Occupiers			
S/N	Factors Influencing Rental Value	SWV	SWV/n (Mean)	Deviation	Factors Influencing Rental Value	SWV	SWV/n (Mean)	Deviation
1.	Location (relative to arterial road)	35	5.00	+0.36	Demand for commercial space	856	4.20	+0.47
2.	Road accessibility (nearness to road)	35	5.00	+0.36	Increase in Population	843	4.10	+0.37
3.	Competition of uses (between different types of commercial uses)	35	5.00	+0.36	Cost of improvement (amount spent to repair/upgrade existing property to modern standard)	842	4.10	+0.37
4.	Competition of uses (between commercial and other uses like residential, etc.)	35	5.00	+0.36	Economic attributes (local/national economic condition, and ability of tenants to pay)	842	4.10	+0.37
5.	Neighbourhood characteristics (type and quality of adjoining properties, environmental quality of the area, etc)	35	5.00	+0.36	Improvement in transportation facilities, especially roads	816	4.00	+0.27
6.	Traffic (which increases/decrease customer patronage)	35	5.00	+0.36	Physical attributes of properties (land size, age, condition, parking, etc.)	814	4.00	+0.27
7.	Quality of roads	35	5.00	+0.36	Location near	808	4.00	+0.27

					institutional or corporate buildings			
8.	Demand for commercial space	35	5.00	+0.36	Locations that maximize monetary profits	810	4.00	+0.27
9	Land use change from residential to commercial	35	5.00	+0.36	Location that is not prone to attacks by criminals	787	3.90	+0.17
10.	Improvement in transportation facilities, especially roads	35	5.00	+0.36	Road network pattern (that makes movement easy)	784	3.80	+0.07
11.	Physical attributes of properties (land size, age, condition, parking, etc.)	35	5.00	+0.36	Environmental characteristics of property e.g. quality of the view, population pressures, force majeure e.g. flood, drought, conflict etc.	779	3.80	+0.07
12.	Environmental Design e.g. building design, aesthetics, land use mix, street light etc.	35	5.00	+0.36	Traffic (which increases/decrease customer patronage)	764	3.70	-0.03
13.	Location that is not prone to attacks by criminals	35	5.00	+0.36	Road accessibility (nearness to road)	734	3.60	-0.13
14.	Location near institutional or corporate buildings	35	5.00	+0.36	Competition of uses (between different types of commercial uses)	732	3.60	-0.13
15.	Locations that maximize monetary profits	35	5.00	+0.36	Quality of roads	744	3.60	-0.13
16.	Government policies	35	5.00	+0.36	Environmental Design E.g. building design, aesthetics, land use mix, street light etc.	730	3.60	-0.13
17.	Cost of improvement (amount spent to repair/upgrade	32	4.60	-0.04	Competition of uses (between commercial and ot1her uses like	709	3.50	-0.23

	existing property to modern standard)				residential, etc.)			
18.	Road network pattern (that makes movement easy)	32	4.60	-0.04	Neighbourhood characteristics (type and quality of adjoining properties, environmental quality of the area, etc)	710	3.50	-0.23
19.	Environmental characteristics of property e.g. quality of the view, population pressures, force majeure e.g. flood, drought, conflict etc.	31	4.40	-0.24	Land use change from residential to commercial	719	3.50	-0.23
20.	Increase in Population	30	4.30	-0.34	Nature of business – goods/services that are provided to clients.	697	3.40	-0.33
21.	Nature of business – goods/services that are provided to clients.	28	4.00	-0.64	Location (relative to arterial road)	702	3.40	-0.33
22.	Economic attributes (local/national economic condition, and ability of tenants to pay)	19	2.71	-1.94	Government policies	686	3.40	-0.33
23.	Advancement in technology Changes in fashion, taste etc.	11	2.20	-2.44	Advancement in technology Changes in fashion, taste etc.	637	3.10	-0.63

Total ∑ EAI = 106.81

Mean deviation = 106.81/23

4.64

Total ∑ BAI = 85.9

Mean deviation = 85.9/23

3.73

4.9 Effects of Land Use Succession in the Study Area

The study also obtained the effects of LUS on the master plan of Ile -Ife city. In this respect, Official of Town Planning and Land Services and Estate Surveyors and Valuers and were asked to indicate their perception on the implications and effects of LUS on master plan of the city in the study area. Table 19 shows the responses of Estate Surveyors and Valuers with 4 (57.1%) respondents

claimed that LUS really affect master plan while 3 (42.9%) respondents claimed that LUS did not significantly affect master plan of the city.

Also, the result shows 1 (100.0%) respondent (Official of Town Planning and Land Services Department) claimed that LUS really affect the master plan of the city. The implication based on Estate Surveyors and Valuers and Official of Town Planning and Land Services Department might be connected to inability of body charge with responsibility to monitoring, controlling and regulating land use and ineffectiveness of law enacted for regulating land use in the study area.

Table 19: Effects of Land Use Succession on Master Plan of the City

Land use Succession effect	Estate Surveyors and Valuers		Town Planning and Land Services	
	Frequency	(%)	Frequency	Percentage
Really affect it	4	57.1	1	100
Effect not significant felt	3	42.9	0	0
Does not affect it	0	0	0	0
Total	7	100	1	100

Further questions were asked on the effect of LUS on a rental value in the study area. From Table 20, 50 (24.5) respondents (Building Occupiers) in the study area claimed that the major effects of LUS were on increase in rental value. Also, the results indicated that 24 (11.8 %) respondents claimed that the effects were more pronounced in the area of environmental pollution. In addition, 23 (11.3%) respondents claimed that the effects were on traffic congestion and loss of business hours and 10 (4.9%) respondents claimed that the effects were on security risk. Also, 34 (16.7) respondents asserted that the effects were on loss of residential stock and housing shortage and 8 (3.9%) respondents were of the opinion that the effects were on insecurity of landed property. Furthermore, 40 (19.6 %) respondents claimed that the effects were on strain on existing infrastructure in their area and 15 (7.3 %) respondents claimed that effects of LUS were on Uncontrolled Development.

On the other hand, the result also indicates that 3 (42.8%) respondents (Estate surveyors and valuers) were of the opinion that the major effects of LUS were on the increase in rental value and 1 (14.3%) respondent claimed that the effects were on traffic congestion and loss of business hours. Also, 2 (28.6 %) claimed that the effects were on loss of residential stock and housing shortage and 1 (14.3%) respondent claimed that the effects were on strain on existing infrastructure while none of the respondents asserted that environmental pollution, security risk, insecurity of landed property nor uncontrolled development were the effect of LUS.

Also, the results shows that all (100.0%) respondent (Official of Town Planning and Land Services Department) were of the opinion that Uncontrolled Development were the major effects of LUS in the study area while none of the respondents asserted that increase in rental value, environmental pollution, traffic congestion and loss of business hours, security risk, loss of residential stock and housing shortage, insecurity of landed property nor strain on existing infrastructure were the effect of LUS.

The difference in the opinion of respondents is connected with diverse experiences from user perspectives, from the building occupiers view, professional view and town planner perspective which are subjective. The inference may be that various land users have not been informed or educated about the negative effect of arbitrary LUS in the study area.

Table 20: Effects of Land Use Succession in the Study Area

Major effects of Land use succession in the study Area.	Building Occupiers		Estate Surveyors and Valuers		Town Planning and Land Services	
	Frequency	(%)	Frequency	(%)	Frequency	Percentage
Increase in Rental Value	50	24.5	3	42.8	0	0
Environmental Pollution	24	11.8	0	0	0	0
Traffic Congestion and Loss of Business Hours	23	11.3	1	14.3	0	0
Security Risk	10	4.9	0	0	0	0
Loss of residential Stock and Housing Shortage	34	16.7	2	28.6	0	0
Insecurity of landed property	8	3.9	0	0	0	0
Strain on existing Infrastructure	40	19.6	1	14.3	0	0
Uncontrolled Development	15	7.3	0	0	1	100
Total	204	100	7	100	1	100

The study further examines the challenges that the respondent (Town Planning and Land Services Department) experienced when controlling/monitoring/regulating developments in areas where LUS were taking place at an increasing rate. Table 21 shows that 100.0% of the Official of Town Planning and Land Services Department claimed that impatient developers failed to obtain permission before developing and upgrading their properties from residential to commercial was a challenge for them, while 100.0% of the respondent claimed that financial constraint was a challenge when monitoring, controlling and regulating development in areas where land-use change were taking place at an increasing rate. Also 100.0% of the respondent claimed that lack of manpower was also attributed as one of challenges of controlling and regulating LUS in the study area. The inference may be as a result of the fact that finance, equipment and manpower have not been provided or inadequate for Town Planning and Land Services Department to control and regulate LUS in the study area.

Table 21: Challenges of Controlling/Regulating Land Use Succession

Challenges of Controlling/Regulating land use Succession	Town Planning and Land Services Department	
	Frequency	Percentage
Impatient developers failed to obtain permission before carrying out the land use succession.	1	100
Financial Constraint	1	100
Lack of Manpower	1	100
Total	3	100

Further investigation revealed the effects of LUS on rental property values in the study area. Table 22 spelt out the result of the responses in this regard. The effects of LUS on rental values as presented in Table 22 reveals that 175 (85.8%) respondents of the Building Occupiers claimed that LUS caused an increase in rental value of commercial properties, 22 (10.8%) respondents claimed that rental value of residential properties decreases, and also, 7 (3.4%) respondents were indifferent about the effect of LUS on rental values in the study area. Similarly, 6 (85.7%) respondents (Estate Surveyors and Valuers) claimed that LUS caused an increase in rental value of commercial properties, while 1 (14.3) respondent claimed that LUS caused the rental value of residential properties to decreases in the study area.

Base on the user and the expert view, LUS increased the rental value of a commercial property and decreases the residential property. The study is in agreement with the study by Akakandelwa, (2012), Makinde, (2017) and Susilo, (2017) that confirmed that LUS directly affects rental values of properties which may be that various land users have not been informed about the negative effect of arbitrary LUS on property value in the study area.

Table 22: Effects of Land Use Succession on Rental Values

Effects of Land Use Succession on Rental Values	Building Occupiers		Estate Surveyors and Valuers	
	Frequency	(%)	Frequency	(%)
Increase in rent (commercial)	175	85.8	6	85.7
Decrease in rent (residential)	22	10.8	1	14.3
Indifference	7	3.4	0	0.0
Total	204	100	7	100

5.5 CONCLUSION

The study concluded that residential-commercial land use was the most prevalent type of LUS in the study area and has a consequence on property value. This might be attributed to increase in demand for commercial uses as a result of increased urbanisation and rising population in the study area. However, changes in occupiers living habits and maintenance of property; social connectivity; government policies; changes in location; changes in building design and aesthetics were the most important characteristics resulting to or bringing about the causes of LUS in the study area. More so, the study recognised that optimizing investment return; need to upgrade property; meeting up with current trend; economic activities in the neighbourhood; increase in demand for commercial properties; location; increase in commercial activities and increase in infrastructure provision were the major factors influencing LUS in the study area. These could be as a result of the need to change to a use that is hoped could bring better financial return in line with economic reality.

The study discovered that the values of rental properties increased in commercial and residential properties between the year 2002 and 2016. The recorded steady growth could be linked to recent development in area of infrastructure facilities and more tertiaries institutions established in the study area. The study recognised that among the various types of LUS, residential-commercial, mix uses (residential cum commercial) and residential-religion had significant relationship with rental values. These implied that residential-commercial; mix uses (residential cum commercial) and residential-religion LUS had effect on rental values. The findings show increased in rental value as result a change from a lower use to a more profitable use demonstrated the benefits derivable from subjecting the property to its highest and best use.

Having established that LUS as an inevitable possibility in urban areas and cities development tools; the implication of it in guiding decision making on property development in the study area is essential. It is pertinent that the owners of property should seek the approval of The Town Planning and Land Services Department before embarking on any property conversion. Hence, policy on land use should have commercial and residential area clearly demarcated. The challenges of controlling, monitoring and regulating development in the study area should be guided by the existing laws and by the appropriate agencies of the government. However, there is need for strict enforcement of the law against the intractable ‘land-use succession’ in the city to avoid indiscriminate land-use change.

In order to enhance property investment decision, there is need for collective efforts on the part of Town Planning and Land Services Department, Estate Surveyors and Valuers as well as and Building

Occupiers in the study area. The study recommends that LUS in the study area should be regulated, monitored and controlled by the various relevant government agencies of the city. In addition, policies on land use should have commercial and residential area clearly demarcated in order to avoid indiscriminate LUS as a result of increased urbanisation in the city. It is important to ensure that the law guiding land use is enforced on individual land-owners and investors/developers in the study area, so as to avoid irregular and uncontrolled LUS in the study area and to reduce the change in the use of land from residential to commercial. Also, individual land-owners, investors and developers should avoid arbitrary increase in rental value, so that both the privileged and the less privileged people will benefit.

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