# Effects of Urban Renewal Programme on Residential Rental Value in the Core Area of Abeokuta, Ogun State, Nigeria

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# Effects of Urban Renewal Programme on Residential Rental Value in the Core Area of Abeokuta, Ogun State, Nigeria

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**Abstract**
The study examined the effects of urban renewal programme on residential rental value in the core area of Abeokuta, Ogun state, Nigeria. A cross-sectional research design was adopted for the study while a combination of the planning theory of urban renewal and the concept of value was utilized. Both primary and secondary data were sourced for the study. A purposive sampling technique was adopted in administering questionnaire to 244 respondents living within 500metres radius to the centre of the major roads with the aid of Geographical Information System (GIS). Both descriptive and inferential statistics were used to analyse the data at $p < 0.05$. The results showed an increase on the residential rental value after the urban renewal exercise (-6.219). The study recommended efficient urban planning and management of residential areas to make living environment comfortable.
**Keywords:** Urban Renewal, Housing, Rental Value, Planning, Abeokuta

**Introduction**
One of the most challenging phenomena in urban studies is the increasing rates of growth of towns and cities in the world, particularly in developing countries, where less planning is being carried out to accommodate such growth in a sustainable manner. This growth is as a result of movement of people from rural areas to urban areas with population growth equating urban migration. This movement from rural areas to the urban centres is known as urbanization. Urbanization, which refers to the increasing proportion of a population living in urban areas, is one of the major social transformations sweeping the globe (Adesoji, 2011).

A UN Report notes that the global urban population has quadrupled since 1950s, and cities of the developing world now account for over 90 percent of the world urban growth. A population estimate indicated that at a certain point in 2007, the world's urban population had equalled the

world's rural population for the first time in history (Ritche and Roser, 2019). This growth in the urban population will continue to rise, projected to reach almost 5billion in 2030 (Dukku, 2017). Much of this urbanization is predicted to take place in the developing world, with Asia and Africa having the largest urban population. Current reports also indicate that more than half of the world's population now lives in urban areas, and by the year 2050, 70 percent will be city dwellers, with cities and towns in Asia and Africa registering the biggest growth.

According to Daily Trust (2008) on Nigeria, the annual urban population growth rate was put at 5.8 percent, while the national population growth rate was put at 2.8 percent. The result of such relatively high rates of urban growth and comparatively less adequate planning is chaos, which is manifested mostly in housing shortages, inadequate and overstressed social infrastructure and amenities, and its attendant problem of slum creation at the cores of most towns and cities. Globally, the number of slum dwellers reached 863 million in 2014- an increase of more than 200million since 1990. By 2020, the world's slum population is projected to reach 889 million (The Guardian, 2015).

Available statistics has it that, as at 2005, one person in six lived in a slum. The problem of slum development in most cities of the developing part of the world is therefore, a serious one that calls for concern of different stakeholders. This is why the global community, in its, Millennium Development Goal number 7, target 11, expects that we should have achieved by 2020, a significant improvement in the lives of at least 100million slum dwellers if we must talk of development. This development triggers off the quest for improvement, rehabilitation, redevelopment or renewal of the amenities and infrastructure to meet the meaning of socio-political and economic demands, tastes and fashion and changing culture of the people.  This is why urban renewal concept is introduced.

Studies related to urban renewal abound in the literature.  For instance, Njoku and Okoro (2014) research on urban renewal in Nigeria, with a case study of Lagos state, found that while problems on urban renewal abound, a successful urban renewal, environmental impact assessment of the area to be regenerated must take the original resident and the environment of the neighbourhood into account.   Also, Eni and Abua's (2014), investigations on the impact of urban renewal on quality of life (QOL) in Calabar, Nigeria, revealed that urban renewal has positively impacted on the mode of transport of urban residents in which people prefer or like their residential neighbourhood and subsequently, potable water supply is now available in most part of the metropolis. Egolum and Emoh's (2017) research on the issues and challenges of urban renewal in developing economy, discovered that effective urban renewal actions are inevitable in our contemporary urban cities if our cities would compare with those of the developed economies or comparable developing economies and concluded that urban renewal efforts can be enhanced by including good and effective governance and infrastructural development. A growing number of studies have also raised concerns about rapid housing price inflation (and possible displacement /exclusion) due to urban renewal projects and explored ways to mitigate such side effects. For instance, Wadu and Chiu's (2010) investigation carried out on how the redevelopment affects the housing values in the vicinity using gradient approach based on hedonic pricing model, was revealed to have significant increase in property prices between

before implementation and after completion of redevelopment projects. Furthermore, Racka and Palicki's (2016) study on influence of urban renewal on the assessment of housing market in the context of smart city development concluded that property attractiveness of residential property is determined by price setting attributes such as building standard area, utilities zoning location and neighbourhood.  Despite the aforementioned findings, the effect of urban renewal exercise on residential rental value, especially in a developing nation like Nigeria, has not been given adequate attention in literature. This is a major gap in knowledge the study set out to fill. The core area of Abeokuta, Ogun State, Nigeria, where massive urban renewal projects have taken place within the last six years, was purposively selected as the case study. The study was undertaken with the view to bringing about better understanding of the forces of market in house rental values dynamics as a guide in formulating policies on ensuring relative stability in the housing market.   Achieving the goal of the study was guided by the following research question:

What are the socio-economic characteristics of the respondents in the study area?
• What is the housing/neighbourhood characteristics in the study area?
• Did urban renewal project affect properties' rental values?
• Is there any percentage increase in the influence of urban renewal exercise on house rentalvalues?
• What are the effects of urban renewal on the residential property value?
• What are the determinants of change in rental value after the urban renewal?

The following objectives were set to guide the provision of answers to the research questions. To:
• investigate the social economic characteristics of the respondents in the study area;
• examine the housing and neighbourhood characteristics in the study area;
• examine trends in the residential properties' rental values before and after the urban renewal project;
• examine the percentage increase in residential properties' rental values after the urban renewal exercise;
• determine the effects of urban renewal projects on residential property values; and
•  analyse the determinants of change in rental value after the urban renewal
Investigate the effect of urban renewal on the residential property value
Analyse the determinants of change in rental value after the urban renewal

**Theory and Literature Review**
*The Theory of Urban Renewal*
The idea that the urban fabric is in need of periodic renewal is an extremely old one in planning thought. Indeed, it is crucial to the ideal of environmental improvement which has provided the bases for planning movement. The theory of urban renewal was consciously shaped in 1930s, when the British and American governments began to be active in slum clearance and housing assistance for low-income families.

Although, there had been earlier theoretical contributions, such as Geddes's concept of "conservative surgery" which became known later as area rehabilitation and gave rise, later still, to the neighbourhood improvement program in Canada. But the chief significance of the theoretical developments of the 1930s was their attempt to place the housing policy initiatives in the prevailing paradigm of urban planning. This was the so-called rational comprehensive approach, -or what Webman, following Lindblom, has recently referred to as the synoptic idea. Indeed, the idea of seeing things whole so as to arrive at complete solutions to problems was precisely what the term "urban renewal" was coined to capture, with specific reference to the problem of obsolescence in the urban environment. It was also axiomatic that comprehensive problem -solving depended on the principles of scientific inquiry, if the problems of environmental improvement were to be truly understood. In this study the aspect of the inclusiveness of the people in the renewal is hereby captured by the theory.

*Concept of Value*
According to the Microsoft Encarta dictionary (2009), value is defined as the worth, importance, or usefulness of something to somebody. It invariably implies that the value imposed on any item is relative to individuals and professionals in the light of the utility. Ogedengbe and Oyedele (2006) noted that value implies the capacity to satisfy wants as wants are numerous.

Evolution of value over years has undergone a lot of precepts. In value there are so many theories, that area philosophically based. This is the rational thinking of a man; it is based on moral, religion and social belief of people on concept of value. People have strong belief in "fairness" when it comes to allocation of rent on properties. Thus, in a rational sense, a person tends to go for property with relatively lower rent. Here the principle of fairness and concept of mind guide the principle of value.

**Literature Review**
According to Aledare (2004), the growth of cities has come to stay and the expansion will continue to bring with it some seemingly intractable conditions such as substandard living and deteriorating environmental condition. This is why urbanization cannot be divorced from urban renewal as it symbolizes the radical physical, economic and social transformation that humanity is passing through in recent times because of development.

Shuaeeb (2012) identified the lack of re-settlement plan as one of the challenges of urban renewal exercise. He said further that urban regeneration plans in Nigeria, particularly in Areas like Port Harcourt, Abeokuta, Lagos and Abuja, were often challenged by lack of appropriate re-settlement plan for occupants.

Urban renewal exercise is also a factor that affects the rental value of a property. When it is carried out, it could lead to either appreciation or depreciation of property rental value. It is evident that when urban renewal is done, some houses as a result of demolition are bound to face the major roads. Provision of these infrastructures according to Hummer et al (2000) is central to property value. A residential user may be prepared to pay a high rental value for a property depending on his consideration for basic facilities such as accessibility to water and

electricity (Harvey, 2000). Litchfield (1974) also observed that areas with basic facilities such as roads, good drainage, electricity, public water supply would attract high property values. Thus, there is a direct relationship between urban renewal and residential property rental value. Other studies that express the significance of basic facilities have been documented by Jimoh & Abdullahi (2022), Jimoh (2022), Jimoh, (2018), Jimoh, (2021), Jimoh, & Famewo (2022), Jimoh & Famewo (2023), Jimoh & Ayomide (2022) Jimoh & Balogun (2022), Jimoh & Otokiti (2022). Subsequently, accessibility which is a direct consequence of a good road network, in turn leads to high rental values of locations with greatest accessibility advantages. In a situation where properties were accessible via motorable road network, such properties will enjoy high rental values conferred by virtue of accessibility. (Olayonwa, 2000).

Research undertaken by Adekola, Azuh and Amoo (2019) analyzed the socioeconomic implications of approaches to urban renewal on displaced populations in Ogun state. The results from the binary logistics regressions show that urban renewal has significant effects on the occupation. With respect to this result, there is still a paucity of information on the effect of urban renewal programme on residential rental value in the core area of Abeokuta, Ogun state, Nigeria. This is the gap the study intends to fill

**Materials and Methods**

*Study Area*

Abeokuta city lies on the geographical coordinates of latitude 070 51 and 070 20' N and longitude 030 171 and 030 27' E. (Onakomaiya, 2000). Abeokuta is the largest city and state capital of Ogun State in Southwest Nigeria. It borders Lagos State to the south, Oyo and Osun States to the north, Ondo to the East. It is situated on the East bank of the Ogun River, near a group of rocky outcrops in a wooded savanna; 77 kilometres (48mi) north of Lagos by railway, or 130 kilometres (81mi) by water. It has an elevation of 66metres (217 ft.) above sea level.

1.

Abeokuta is an important town in Nigeria because of the presence of the famous Olumo Rock. The town was founded about 1830 by Sodeke, hunter and leader of the Egba refugees who fled from the disintegrating Oyo Empire, came to the place where modern Abeokuta stands today and founded his town under the famous Olumo Rock. It covers 879 square kilometers of land mass and has the population of almost half a million people.

The 1972, 1984 and 2005 population figures were estimated from the 1991 and 2006 census figures of Abeokuta (NPC 2007), using the recommended 2.86% growth rate. The status of land use / land cover classes and the projected population for the year 2020 was obtained in order to observe the future status of the land use (MDG, 2007).

Housing problems in developing countries including Nigeria are essentially both quantitative and qualitative in nature. Abeokuta being a major urban centre with a very high growth rate between (3- 4%) typifies the housing condition in most developing countries. Apart from the housing shortages noticed, most of the existing units could be said to provide shelter alone without the other necessary attributes that make for a total housing environment. 60% of houses in the study area lack basic infrastructural facilities like good roads, pipe borne water.

Generally, housing in Abeokuta whether formal and or informal has spatial dimensions. Houses in Abeokuta may be divided into three residential districts according to the location and age of the buildings and the availability of housing amenities. These are the traditional or core area, the transitional and the modern areas. These demarcations, according to Arimah (1992), also confirm to the historical development of the city with the three areas associated with pre-colonial (1820-93) and the post-independence housing developments, respectively (See figure 1).
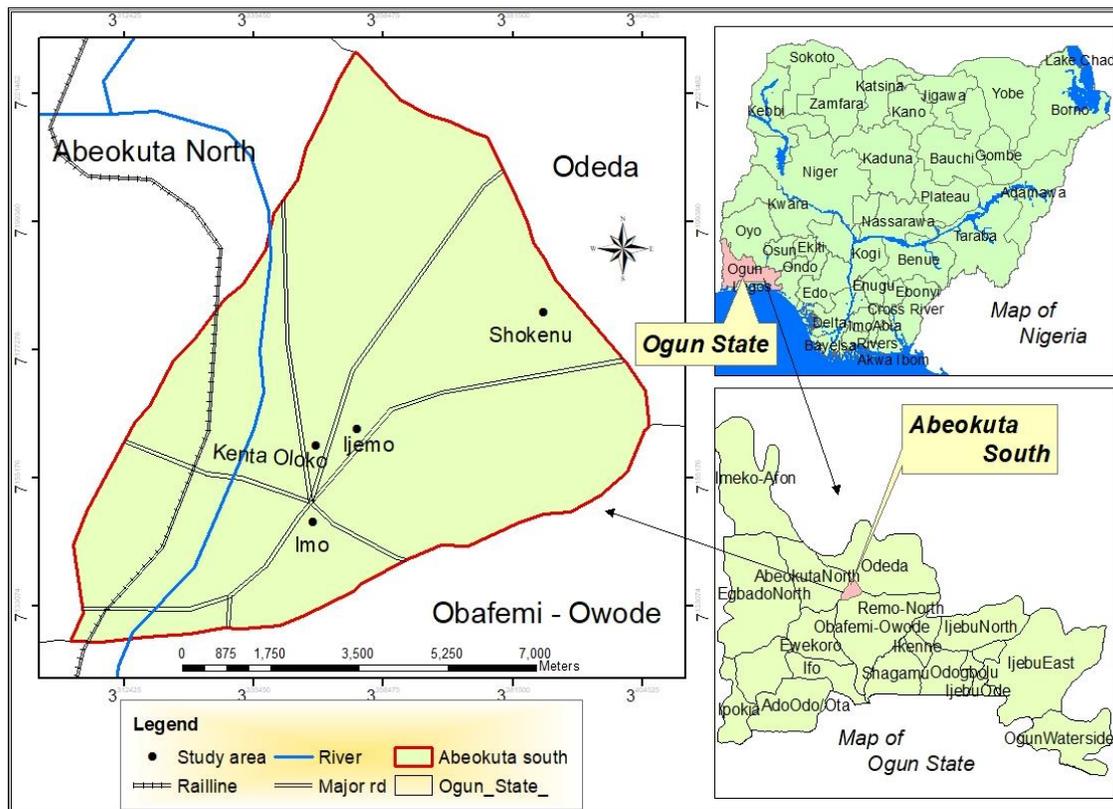


Figure 1: Map of the Abeokuta in the Context of Ogun State and Nigeria
Source: Author map work, 2018

**Methodology**
The survey was conducted between March and August 2018, when the respondents were expected to be most favourably disposed and available for the survey. The study was carried out within six years when the urban renewal projects were carried out.

Cross sectional survey research design was adopted for the study, while both primary and secondary data were sourced. Cross sectional survey research design was adopted because it was relatively cheaper and less than consuming than other types of research. Purposive, stratified, multistage random sampling technique was used to elicit information from the respondents. The first stage involved the delineation of the area affected by urban renewal exercise. A reconnaissance survey was initially made to the study area, in which a set of pre-tested questionnaire was administered. The design was tailored along with the people living in the area in line with focus of the study. This was done in order to eliminate those variables that are

impractical or unfeasible, and identify the more useful variables that are germane to the study. The reason for the design was premised on the desire to capture the diverse views, both the indigenous and non-indigenous residents that directly bore the consequences of residential property variations brought about by the urban renewal projects. Consequently, the area was stratified into four quadrant zone (A, B, C and D) tailoring along the four major corridors that radiated from the city centre. Locations (Kenta Oloko; Imo; Ijemo; and Shokenu) within the quadrants were identified, and then, a buffer zone of 500 meters' radius was created around the delineated area. All residential houses found within each zone were enumerated. The enumeration was based on the homogeneity of the buildings. A total of 244 buildings, representing 40 percent of 608 buildings found in the area, was chosen for sampling (See table 1). Questionnaire containing socio-economic characteristics, housing/neighbourhood characteristics of respondents, respondents on whether or not urban renewal affected the amount paid as house rent, influence of urban renewal exercise on house rent (percentage increase), effect of urban renewal on residential property value were administered to the respondents. Both descriptive and inferential (multiple regression) statistic was used to analyse the data at $p$ value ≤ 0.05, while the qualitative data were content analysed.

(See table 1) Not every respondent provided response to all information sought in the questionnaire. Consequently, the number of respondents (N) as used in the interpretation, was based on the number that provided response to the question. Hence, N is not always 244.

Table 1
*Sample Size*

| Quadrant | Location | No. of Housing Stock | Sample Size (40%) | No. of Questionnaire |
|---|---|---|---|---|
| A | Kenta Oloko | 159 | 64 | 64 |
| B | Imo | 149 | 60 | 60 |
| C | Ijemo | 124 | 50 | 50 |
| D | Shokenu | 176 | 70 | 70 |
| **Total** | | **608** | **244** | **244** |

Source: Author, 2018.

**Result and Discussion**
*Housing/Neighbourhood Characteristics of the Respondents*
Observably, the issues that bordered on the Housing/Neighbourhood characteristics of the respondents were examined. Variables under consideration were, housing types, the ownership status or tenure of the respondents; households' characteristics of the respondents and length of stay. The results are presented in table 3.

Investigating on the types of housing, it was generally revealed that, majority (76.8%) lived in Face-to-face building. Both self-contained and 2 bedrooms accounted for 4.5% each, while 3-bedroom accounted for 14.2%. On relative ground, most (69.2%) respondents in Kenta olko lived in face-to-face building, 19.6% of them live in 3-bedroom flat, about 7.5% of them stay in 2-bedroom flat. In Imo, 83.3% of the respondent lived in a face-to-face building, while 13.3% lived

in 3-bedroom flat. Majority (74.5%) of the respondents lived in face-to-face in Ijemo, 11.8% live in self-contained apartment while 2.0% live in 2-bedroom flat. In Shokemu, 96.4% live in face-to-face houses while the remaining 3.6% live in 2-bedroom apartment. The predominance of face-to-face type of housing is a reflection of the hospitality nature of the people in accommodating both family and friends under the same roof in the study area and a bid to making profit, which is mostly seen as investment opportunity.

Furthermore, study was carried out on the ownership status or tenure of the respondents. It was generally revealed that 23.2% were owner occupier while 76.8% were tenants. Relatively, 72.0% were tenants in Kenta Oloko, while 28.0% were owner occupier. Majority (78.3%) of respondents in Imo were tenants while 21.7% were owner occupier. In Ijemo, about 82.4% of the respondents were tenants and 17.6% were owner's occupier. Also, in Shokemu, 82.1% of the respondents were tenants while 17.9% of them were owner occupier.

Moreover, investigations on the household of the respondents revealed generally that, majority (43.5%) of the household size were 5 persons per household. This was followed 4 person (37.8%) per household, 3 person per household accounted for 10.9%. Although, 2 persons per household accounted for the least in the study area, 1 person per household accounted for 4.1% of the respondents. In Kenta Oloko, 4 persons per household accounted for about 45.8% of the respondents, 5 persons per household accounted for 36.4%, while 1 person per household accounted for 5.6% of the respondent. In Imo, majority (55.0%) of them had 5 persons per households, 26.7% had 4 persons as household size. In Ijemo, majority (41.2%) households' sizes were 5 persons, while 35.3% household sizes were 4 persons. In Shokemu also, majority (50.0%) of the household size were 5, about 35.7% were 4 persons per households, while 7.1% had household size of 3 persons and 2 persons each.

Regarding how long the respondents had been living in the house, investigation generally revealed that, the highest proportion (36.6 %) of the respondents had stayed above 15 years, 32.9% had stayed between 11 and 15 years. The least group, comprising only 13.8% of the respondents, had lived in the area for between 5 and 10 years. The variation across the study area is presented in table 2. The implication of the tenancy of the respondents is hinged on the ability to stay despite a change in the house rent. The longer the stay of the people, the more difficult in changing environment, especially when the sources of income are tied to the area of residence. Therefore, the willing to pay despite the longer stay of the tenants may result, while this may also lead to a gain on the part of landlords.

Table 2

*Housing/Neighbourhood characteristics of respondents*

| Housing/neighbourhood Variable | Distribution | Kenta Oloko | % | Imo | % | Ijemo | % | Shokemu | % | overall | % |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Housing Type** | | | | | | | | | | | |
| | Face to face | 74 | 69.2 | 50 | 83.3 | 38 | 74.5 | 27 | 96.4 | 189 | 76.8 |
| | Self-Contained | 4 | 3.7 | 1 | 1.7 | 6 | 11.8 | - | - | 11 | 4.5 |
| | 2 bedrooms | 8 | 7.5 | 1 | 1.7 | 1 | 2.0 | 1 | 3.6 | 11 | 4.5 |
| | 3-bedroom | 21 | 19.6 | 8 | 13.3 | 6 | 11.8 | - | - | 35 | 14.2 |
| | N | 107 | 100.0 | 60 | 100.0 | 51 | 100.0 | 28 | 100.0 | 246 | 100.0 |
| **Tenure** | | | | | | | | | | | |
| | Owner-occupier | 30 | 28.0 | 13 | 21.7 | 9 | 17.6 | 5 | 17.9 | 57 | 23.2 |
| | Tenant | 77 | 72.0 | 47 | 78.3 | 42 | 82.4 | 23 | 82.1 | 189 | 76.8 |
| | N | 107 | 100.0 | 60 | 100.0 | 51 | 100.0 | 28 | 100.0 | 246 | 100.0 |
| **Household Size** | | | | | | | | | | | |
| | 1 | 6 | 5.6 | 1 | 1.7 | 3 | 5.9 | - | - | 10 | 4.1 |
| | 2 | 3 | 2.8 | - | - | 4 | 7.8 | 2 | 7.1 | 9 | 3.7 |
| | 3 | 10 | 9.3 | 10 | 16.7 | 5 | 9.8 | 2 | 7.1 | 27 | 10.9 |
| | 4 | 49 | 45.8 | 16 | 26.7 | 18 | 35.3 | 10 | 35.7 | 93 | 37.8 |
| | 5 | 39 | 36.4 | 33 | 55.0 | 21 | 41.2 | 14 | 50.0 | 107 | 43.5 |
| | N | 107 | 100.0 | 60 | 100.0 | 51 | 100.0 | 28 | 100.0 | 246 | 100.0 |
| **Length of stay** | | | | | | | | | | | |
| | Less than 5 years | 8 | 7.5 | 12 | 20.0 | 13 | 25.5 | 8 | 28.6 | 41 | 16.7 |
| | 5-10 years | 14 | 13.1 | 8 | 13.3 | 8 | 15.7 | 4 | 14.3 | 34 | 13.8 |
| | 11-15 years | 45 | 42.1 | 19 | 31.7 | 11 | 21.6 | 6 | 21.4 | 81 | 32.9 |
| | Above 15 years | 40 | 37.4 | 21 | 35.0 | 19 | 37.3 | 10 | 35.7 | 90 | 36.6 |
| | N | 107 | 100.0 | 60 | 100.0 | 52 | 100.0 | 28 | 100.0 | 246 | 100.0 |

Source: Field Survey 2018

*Respondents on Whether or Not Urban Renewal Affected the Amount Paid as House Rent*
Investigation on whether or not urban renewal affected the amount paid as house rent showed generally that, more than half (80.0%) of the respondents were affected as against 20.0% of the respondents that were not affected. Majority (73.5%) of the respondents' house rent in Kenta Oloko were affected by urban renewal exercise, while 26.5% were not affected. In Imo, 81.3%

were affected. In Ijemo, 84.6% of the respondents were affected, while in Shokemu, everybody (100.0%) was affected (see table 4).

Table 3
*Respondents on whether or not urban renewal affected the amount paid as house rent*

| Impact on house rent | Kenta Oloko | % | Imo | % | Ijemo | % | Shokemu | % | Overall | % |
|---|---|---|---|---|---|---|---|---|---|---|
| Affected | 25 | 73.5 | 13 | 81.3 | 11 | 84.6 | 7 | 100.0 | 56 | 80.0 |
| Not affected | 9 | 26.5 | 3 | 18.8 | 2 | 15.4 | - | - | 14 | 20.0 |
| N | 34 | 100.0 | 16 | 100.0 | 13 | 100.0 | 7 | 100.0 | 70 | 100.0 |

**Source**: Field Survey 2018

*Perceived Influence of Urban Renewal Exercise on House Rent (Percentage Increase)*
Regarding the percentage increase on the perceived influence of urban renewal exercise on the house rent, it was revealed across the locations to range between 10 – 50% increase, being the highest in the study area. For instance, the percentage influence of urban renewal exercise on the house rent in Kenta Oloko, Imo, Ijemo and Shokemu, accounted for 87.5%, 20.0%, 63.6% and 100% respectively (See table 5). The result clearly showed that Urban renewal exercises having significant influence on the house rent of the location, with Ijemo having less than 10% increase (see table 5).

Table 4
*Distribution on the influence of urban renewal exercise on house rent (Percentage increase)*

| Influence (%) | Location | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Increase | Kenta Oloko | | Imo | | Ijemo | | Shokemu | |
| Less than 10 | - | - | - | - | 3 | 27.3 | - | - |
| 10-49 | 21 | 87.5 | 12 | 92.3 | 7 | 63.6 | 7 | 100.0 |
| 50-100 | 3 | 12.5 | 1 | 7.7 | 1 | 9.1 | - | - |
| N | 24 | 100.0 | 13 | 100.0 | 11 | 100.0 | 7 | 100.0 |

Source: Field Survey2018

*Effect of Urban Renewal on the Residential Property Value*
In examining the effect of urban renewal on the residential property value, the study used paired sample t-tests. Using this approach, the dependent variable was house rent while the independent was urban renewal. The study considered the house rents before and after the urban renewal exercise. However, it also investigated the effect of the exercise on bungalow rent, story building rent and both and the results were presented in the Table 6, 7, 8 and 9.

*Effect of Urban Renewal on Bungalow Value*
Reasrach revealed that the average rent of residents occupying bungalow apartment before urban renewal was N2, 667.05 per month with a standard deviation of 11617.53 whereas the average rent after urban renewal was N3, 432.55 with a standard deviation of 12937.55. This

result showed a difference of N765.50 and a p-value of 0.000, which means that, there is a significance difference in the rent collected for bungalow before urban renewal and after urban renewal at 1% level of significance (see table 6). Furthermore, it shows that the urban renewal exercise has positively influenced the bungalow rent from the landlords' perspective.

Table 5
*Effect of Urban Renewal on Bungalow Value*

|  | N | Mean | SD | T | Df | Sig. |
|---|---|---|---|---|---|---|
| **BEFORE** | 106 | 2667.05 | 11617.53 | -5.58 | 105 | 0.000 |
| **AFTER** | 106 | 3432.55 | 12937.55 | | | |
| **diff.** | | -765.50 | 1413.07 | | | |

***Source***: FieldSurvey2018

*Effect of Urban Renewal on Storey building Value*
With respect to urban renewal on storey building, it was revealed that the average rent of residents occupying Storey building before urban renewal was N4, 292. 05 with a standard deviation of 13982.42 while the average rent after urban renewal is N4959.52 with a standard deviation of 14983.23. This result also shows a difference of N667.48 and a p-value of 0.009. The p-value that is less than 0.01 indicate that there is a significance difference in the rent collected for Storey building before urban renewal and after urban renewal. In addition, it shows that the urban renewal exercise has positively influenced the story building rent from the landlords' perspective (See Table 7).

Table 6
*Effect of Urban Renewal on Storey building Value*

|  | N | Mean | SD | T | Df | Sig. |
|---|---|---|---|---|---|---|
| **BEFORE** | 21 | 4292.05 | 13982.42 | -2.884 | 20 | 0.009 |
| **AFTER** | 21 | 4959.52 | 14983.23 | | | |
| **diff.** | | -667.48 | 1060.49 | | | |

***Source***: Field Survey 2018.

*Effect of Urban Renewal on Storey Building and Bungalow Residents' Value*
Regarding the effects of urban renewal on storey building and bungalow residents' value, it was revealed that the average rent of residents for both Storey building and Bungalow before urban renewal was N2935.75 with a standard deviation of 11994.70 while the average rent after urban renewal for both residential properties is N3685.04 with a standard deviation of 13245.46. This result also shows a difference of N749.29 and a p-value of 0.000 (See Table 8). The p-value that is less than 0.01 indicate that there is a significance difference in the rent collected for both residential properties before urban renewal and after urban renewal. In addition, it shows that the urban renewal exercise has positively influenced the rent collected for both storey building and bungalow residents.

Table 7
*T-test Results*

|  | N | Mean | SD | T | Df | Sig. |
|---|---|---|---|---|---|---|
| **BEFORE** | 127 | 2935.75 | 11994.70 | -6.219 | 126 | 0.000 |
| **AFTER** | 127 | 3685.04 | 13245.46 |  |  |  |
| **diff.** |  | -749.29 | 1357.88 |  |  |  |

**Source**: *Field Survey 2018.*

**Rent Before and After Urban Renewal Exercise**
Furthermore, the study also investigates the rent value of the Bungalows and Storey buildings in the study before and after the urban renewal exercise. Generally, from the result, the rent value increased from after the urban renewal exercise in the study area. For instance, in Kenta Oloko, 1,516 was the average value of rent for Bungalow before the urban renewal exercise which increased to 1,893 after the urban renewal exercise. Although, 1,621 were on the average rent values in Storey building before the urban renewal exercise, it increased to 2,519 after the urban renewal exercise.

In Imo, 6,230 was the average value of rent for Bungalow before the urban renewal exercise which eventually increased to 7,288 after the renewal exercise, whereas, the average rental value of storey building before the urban renewal exercises 33,000. This increased to 35,600 after the urban renewal exercise. In Ijemo, it was 1,143 average values of rent of Bungalow before the urban renewal exercise but suddenly increased to 1,788 after the urban renewal exercise. Moreover, the average rental values in Storey building before the urban renewal exercise was 920, but later increased to 1,180 after the urban renewal exercise. In Shokemu, then average rental value was 925 for Bungalows before the urban renewal exercise but also increased to 1,070 after the urban renewal exercise. (See Table 9).

Table 8
*Rent Before and After Urban Renewal Exercise in Naira*

| Location | Before | | After | |
|---|---|---|---|---|
|  | **Bungalow** | **Storey** | **Bungalow** | **Storey** |
| **Kenta Oloko** | 1516 | 1621 | 1893 | 2159 |
| **Imo** | 6230 | 33000 | 7288 | 35600 |
| **Ijemo** | 1143 | 920 | 1788 | 1180 |
| **Shokemu** | 925 | 766 | 1070 | 900 |
| **All** | 2695 | 3302 | 3302 | 4930 |

Source: Field Survey 2018.

Table 9
*T-test Results*

|  | N | Mean | SD | T | Df | Sig. |
|---|---|---|---|---|---|---|
| BEFORE | 127 | 2935.75 | 11994.70 |  |  |  |
| AFTER | 127 | 3685.04 | 13245.46 | -6.219 | 126 | 0.000 |
| diff. |  | -749.29 | 1357.88 |  |  |  |

Source: Field Survey 2018.

*Determinants of Change in Rental Value Following Urban Renewal*
The determinants of change in the rental value following urban renewal in the study area is captured in the hypothesis discussed in table 10. The table shows the determinants of change in rental value following the urban renewal scheme. Two independent variables were considered such as type of house whether the building is affected by urban renewal or not. Based on house type, face-to-face was used as reference for house type and 'no' was used as reference for whether the respondents' building was affected. The outcome of the regression showed that only a 3-bedroom flat was significant in determining change rent with a coefficient of 969.208 with a probability value of 0.002. This implies that compared to a face-to-face house, the rental value of a 3-bedroom flat is more likely to change. Also, there is no significant relationship between urban renewal and change in rental value. The F-statistics of 3.020 with 0.020 implied that the overall model is statistically significant at 5% level of significance.

*Regression Result*

| Dependent Variable: RC | |
|---|---|
| Variable | Coefficient with Prob. |
| *cons_* | 596.993 [0.000] *** |
| *Face 2 Face [Reference Category]* | |
| *Self-Contain* | 258.809 [0.670] |
| *2 Bedroom Flat* | 110.260 [0.870] |
| *3 Bedroom Flat* | 969.208 [0.002] *** |
| *Is the building affected by Urban Renewal: No* | |
| *YES* | -179.012 [0.496] |
| F-stat. | 3.020 [0.020] ** |
| *** $p<0.01$, ** $p<0.05$, * $p<0.1$ | |

Note that RC is Change in Rent (dependent variable), SC is House Type: Self-contained, 2B is House Type: 2 bedrooms, 3B is House type_3bedroom & YES is whether the building is affected

**Conclusion and Recommendation**
From the analysis and findings, it can reasonably be concluded that urban renewal has fundamental impact on property values with a significant difference in the rent collected for residential properties before and after urban renewal programmes. Although the urban renewal policy was intended by the state government to improve on the aesthetics of Abeokuta city, to

befit its status as the economic and administrative capital of the state, the projects had multiplier effects on the rental values of residential properties in the city.

In view of the foregoing, there is need for an efficient urban planning and management of residential areas so as to make living environment comfortable for the people and restoring the aesthetic value to the urban centres. Also, it is necessary that plans be made to accommodate future urban explosion. This can be achieved through the preparation of development plan for the entire urban core area by improving on the face value of the residential environment. The Ministry of Urban and Physical Planning with the Ogun State Urban and Regional Planning Board should also formulate and implement a policy to renew the residential core areas that would reduce the extent of its decay and also reduce the future demolition exercise.

Contextually, the study will guide the cities in the tackling decline in inftrastructure, promoting growthand achieving sustainable development by analysing and improving urban environment. It will also help in the identification of strategies for economic growth and incresde in tax revenue through the transformation of neglected areas into vibrant economic hub. This studiy is critical form a part of baseline data for futher studies in the area of urban renewal.

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