Neigbourhood Effects of Sustainable Industrial Land Use on Property Values: Case Study of Agbara, Ogun State, Nigeria

ADEBAYO, M. A.

Department of Estate Management, Federal University of Technology

Akure. Ondo State, Nigeria

Tel.: 234-8034702930   E-mail: dayoadebayo2006@yahoo.com

ONI, A. Olawande

Department of Estate Management, Covenant University

Ota. Ogun State. Nigeria

Tel.: 234-8023122014   E-mail: ayo.oni@covenantuniversity.edu.ng

Abstract

The study aims at examining the effect of sustainable industrial land use on residential property values using Agbara industrial village, Nigeria as a case study. Two sets of structured questionnaires were administered differently to 500 inhabitants of Agbara Village and Housing Estate, and the 16 identified large manufacturing industries operating in the area. However, 452 copies of the returned questionnaire were used for this study. The actual sampled inhabitants were obtained through simple random sampling technique. Data collected were presented in tables of frequencies and percentage while trend analysis of rental values in Agbara was computed for the period 1997 to 2008. The study revealed positive change in property rental values due to the industrial concerns in the community. Both government and private businessmen are therefore, advised to site their manufacturing industries in the rural areas to improve such places. It is also recommended that developers should seize the opportunity of high demand for housing in industrial zones and invest in residential developments.

Keywords: Industry, Industrial development, Land allocation, Land use, Neighbourhood, Property value

1. Introduction

The prominent urban and peri-urban land uses are residential, commercial, industrial and transportation; and it has been argued that residential takes the largest percentage of about 60% of any urban land use, industrial use has been assigned 10 percent of the city land use (Herbert & Thomas, 1982; Oduwaiye, 2001; Obateru, 2004). The percentage of industrial land use in any urban area might look small relatively to other land uses; its impact on the socio-economic milieu of the neighbourhood is very enormous. Industrialization brought with it economic expansion-expansion of local employment, expansion of service industries and the local market. Areas where industries are located also experience provision of infrastructure for the population such as roads, health and education services. The cumulative effect of these innovations is the transformation of the established structure of the immediate society.

The purpose of industrial development of any region though is to provide opportunities of better living and employment to the people, the possibilities of adverse effects on the environment also increased if their adverse effects are not properly contained or reduced to minimum. Thus, there occurs a situation in which the material goods increase but the quality of life deteriorates. Several studies have been conducted within and outside Nigeria on the impact of industrial wastes and chemical contaminants on soil, air and water pollutions and their attendant health hazards (Ogoke, 1980; Tripathi et al., 1990; Lahiry, 1996; Ana et al., 2005; Udia, 2005). However, not much has been done on the impact of industrialization or industrial land use on neigbourhood property values. The few literature on the subject matter include Bello and Bello (2005a) on the valuation of environmental contaminated properties, Bello (2005b) on environmental contamination and urban property values, and Ogendengbe and Oyedele (2006) on effect of waste management on property values in Ibadan. It is

therefore expedient to do a critical examination on the effects of industrial land use on the neighbourhood property values. Knowledge of this study would help in understanding how an increased effort on industrial development would affect the existing pattern of land use.

2. Review of Literature

2.1 Industrial Land Use

Land is fundamental to all economic activities. The supply and employment of land is central to the pattern and process of economic regeneration and restructuring (Adams et al., 1994). Traditionally, the land used by man was mainly for agriculture (Asaju, 1996). In recent years, non - agricultural land use has increased due to the increase in population and the growth of industrial economy. Manufacturing industry, which differs fundamentally from other land uses, is an urban magnet and indeed a major feature, which brings about changes in the state and position of cities in terms of their economic and socio-cultural structures (Bashorun, 2003). Industrialization on its own part is a government development policy rooted in both national and regional development plans.

Hall (1988) grouped industrial land use types under eight headings as offices and commercial buildings; factories in urban situations; factories in rural situations; warehousing; transportation; extractive industries; special types of industries e.g power stations, water reservoirs; and ancillary land uses such as cooling ponds, storage land and recreation. Obateru (2002) however classified industrial land use into four, namely, crafts making which include cloth (spinning, weaving dyeing), leather crafts, wood and sundry carvings, drums and musical instruments; light (non-manufacturing) industries comprising of printing, publishing, electrical/ auto-servicing and repair; general (manufacturing) industries to include textile mill, paper and beverage industries; and noxious (special) industries consisting of chemical, pharmaceutical and allied products, petroleum refining and kindred industries.

A cursory look at the classification of the industrial concerns would show that some groups such as offices, commercial building and ware housing may have 'pull' effects on the population due to their relative environmental friendliness. This situation which attracts more people to the neighbourhood is expected to raise the property values of such neighbourhood. On the other hand are other groupings such as paper mills, chemical, pharmaceutical and allied products which may have 'push' effects thereby reducing the population of the neighbourhood and hence property values. The veracity of these scenarios is addressed in this paper.

2.2 Allocation of Industrial Land

One of the objectives of land allocation is the creation of a balanced land use system, that is, the provision of adequate land for the various land uses consistent with the creation of a fundamentally efficient physical environment (Obateru, 1996). Allocation of industrial land in Nigeria is the prerogative of the government (State and Federal) which planned and approved industrial layouts in both the urban and regional areas of the country. According to Obateru (1996), the minimum land required for modern industrial estates is about 20 hectares, of this 30-40% should be for roads and vehicular parking, 10% to recreation and public utilities while not more than 50-60% of the entire layout should be committed to actual industrial use.

A greater proportion of Nigeria's industrial plants in the early stages however, were undoubtedly located for reasons of relative geographical advantages. Once an industrial centre is firmly established, its growth process becomes cumulative with increased urban concentration around it. This serves as incentives for establishing further secondary and ancillary industries, while the industrial reasons for locating the earlier plants in the centre may become submerged in or indeed irrelevant to the new complex of decision involved and locational pull associated with large industrial conurbations (Teriba & Kayode, 1997).

2.3 Industrial Location and Property Values

Location factor has significant effect on landed property values (Ogunmakin, 2005). The effect of location on urban land use may arise from a number of sources that may include exposure to adverse environmental factors like traffic noise, fumes and vibration, perceived level of environmental security and neighbourhood amenity. The impacts of any factory extend beyond its boundary fence and these impacts may be beneficial or harmful to the surrounding community. On the positive side, income generated by employment and trade in the industry will have multiplier effect on the local community as money circulates through the economic system, boosting trades and business. Negative impacts of industrial location are of greater concern from a welfare point of view because they are often neglected in evaluating the costs and benefits of industrial development (Chapman & Walker, 1991). Air and water pollution fall into this category as do the various economic and social problems associated with the introduction of large-scale industrial facilities into relatively remote rural areas. The wider impacts of industrial development are embraced within the concept of externalities. The socio-physical,

psycho-economic and related factors occasioned by the dynamics of major activities would inject massive complexity into the location needs for housing (Afolayan, 2006). Apart from strict structural and design considerations (i.e. room sizes, shapes, finishes, amenities etc) environmental factors like quality of air and water contribute immensely to property values.

2.4 Sustainable Development

Sustainable development has been variously conceived in terms of value change (Clark, 1989), social reorganization (Gore, 1992), vision expression (Lee, 1993), moral development (Rolston, 1994), or transformational process (Viederman, 1994) toward a desired future or better world. The core idea of sustainability was defined by The World Commission on Environment and Development (i.e. The Brundtland Commission of 1987) as development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

From the studies of Gladwin (1992); Pearce, Markandya, and Barbier (1989); and Pezzey (1992), definitions of sustainable development have become more detailed conceptions with different content catalogued in; and according to Costanza, Daly, and Bartholomew (1991), sustainability is a relationship between dynamic human economic systems and larger dynamic, but normally slower-changing ecological systems, in which human life can continue indefinitely, human individuals can flourish, and human cultures can develop.

It is an economic state where the demands placed upon the environment by people and commerce can be met without reducing the capacity of the environment to provide for future generations. This means that the present world should be left for generations yet unborn in a condition that is better than it was found, taking no more than what one needs, trying not to harm life or the environment, and making amends where this is done (Hawken, 1993).

In respect of the environment, sustainability connotes that both environmental and human systems, in the present and the future, must encompass the "driving forces" of population change, economic growth, technological change, political and economic institutions, attitudes and beliefs. It goes beyond ecological efficiency to also include social sufficiency. The concept of sustainable development is based on the recognition that a nation cannot reach its economic goals without also achieving social and environmental goals. To ensure a sustainable development, therefore, there must exist universal education and employment opportunity, universal health and reproductive care, equitable access to and distribution of resources, stable population, and a sustained natural resource base (Stern et al., 1992; Robert, 1994).

Most definitions of sustainable development call for keeping life-supporting ecosystems and interrelated socioeconomic systems resilient, and for keeping the scale and impact of human activities within regenerative and carrying capacities. Most analysts call for prudence and humility in the pursuit of sustainable development, given the massive uncertainty and unpredictability, non-linear interaction between system components, unknown thresholds, and complex dynamics in ecological and social systems (Costanza et al., 1993; Cole, R. & Lorch, R., 2002). In the context of humanity, Meadows, Meadows, and Randers (1992) opined that a sustainable society is one that can persist over generations, one that is far-seeing enough, flexible enough, and wise enough not to undermine either its physical or social systems of support and survival.

3. The Study Area

Agbara Estate is situated approximately 31 kilometres west of Lagos along Lagos-Badagry expressway in Ado-Odo/Ota Local Government Area of Ogun State, Nigeria. It is a foremost private initiative in new town development in Nigeria covering 454.10 hectares of land. The industrial estate derives its name from the neighbouring Agbara town. Agbara estate is easily accessible from other parts of the country. It is within half an hour drive from Lagos city and less than thirty minutes from the border of the Republic of Benin.

The overall concept of the master plan on which Agbara estate was based is the evolution of a total environment, which promotes high standard of healthy living condition for all. Its objective was to provide a balanced new town with industrial, commercial, residential and recreational land use which are complemented by efficient infrastructure, services and community facilities. A definite character and identity were to be created for the estate through the design of industrial, commercial and residential buildings with greater emphasis placed on landscaping and maintenance.

The estate is divided into the northern and southern industrial areas, with separate placed residential, commercial and recreational areas. At present, the residential phase I accommodates about 5,000 inhabitant while the estate receives an extraneous human traffic of more than 50,000 on daily basis for business transactions. The industrial areas occupy a total land area of 188.29 hectares i.e. 41.55% of the whole estate and provide sites for the various

industrial concerns listed in Table 1.

4. Material and Research Method

The primary data required for this work were collected through the use of two sets of structured questionnaires administered on 500 inhabitants of Agbara town and House Estate and the sixteen identified large manufacturing industries as listed in Table 1. However 452 copies of the questionnaires are used for this study. Issues addressed in the questionnaires include size of industries, time of establishment, products manufactured, waste product generated, types of pollutants control of effluents, demand for labour, residents' satisfaction and rental values of accommodation in Agbara estate. Simple random sampling technique was adopted to obtain the actual sampled inhabitants. Tables of frequencies and percentages are used to present the data collected while trend analysis of property values in Agbara was computed for the period between 1997 and 2008 to elucidate the effect of the industrial concerns on the heighbourhood property values.

5. Data Analysis and Findings

Attempt was made to analyze the date based on the size, age, problems and respondents' reason for taking up accommodation in the industrial zone.

5.1 Size of Firms

This study shows that most of the manufacturing industries operating in Agbara Estates are large scale firms. All the sixteen firms surveyed showed that none has less than 500 workers as their labour force and are also in large scale production. Hence, all the firms can be categorized as large scale firms. The facts that the industries employ large labour and also engage in large scale production imply that they are capable of exerting substantial effect on the property values within the neighbourhood. Details of labour force engaged in the study area are shown in Table 2. From Table 2, 50% of the industries sampled has labour force of 500 - 1000, 25% has 1000 - 1500 work force and another 25% has workforce of 1500 – 2000. None of the industries has workforce below 500 or above 2000.

5.2 Age of Firms

The table shows that most of the industries have been in Agbara estate for over ten years. Thirteen industries out of sixteen surveyed representing 81.25% attest to this; only 3 of the industries (18.75%) have being in existence in the neighbourhood for less than 10 years. This implies that the industries have been in operation for a period long enough to make expected impact on the neighbourhood.

5.3 Perception of Respondents to Industrial Problems in Agbara

The study investigated the reaction of the inhabitants to the main problems of industrial location as it affects their stay in the neighbourhood and consequently property values. Variables such as noise, offensive odour, smoke and fumes, traffic congestion, security and health hazard that are considered to push prospective dwellers away from certain locations are identified. Details of analysis of the respondents' perception of the problems in the industrial estate are shown in Table 4.

The Table shows that most of the respondents perceived the associated industrial problems in the study area to be unbearable. The most highly unbearable one is traffic congestion as signified by 54.2% of respondents. This may be as a result of heavy trucks and commuter buses that come to offload raw materials and carry finished products in the industrial zone. Smoke and fumes from the factories are also problems next to traffic congestion (44.91%). On the other hand, many of the respondents do not care so much about problems of heath the factories may pose as indicated by 38.28% of them. In fact 46.9% indicates that the situation is bearable. The same goes for security where 40.71% of them show that they are indifferent to security problems and 43.8% shows that security situation is bearable. This response could be as a result of security provided by the industrial concerns and the state law enforcement agents that police the area day and night.

5.4 Reasons for Taking Accommodation in Agbara

In spite of the problems associated with industrial land use as indicated in Table 4 coupled with the dwellers' perception of the problems, many of the respondents still prefer to live in the neighbourhood. In this respect the 'pull' factors that attract people into the town are shown in Table 5.

The main reason for influx of people to Agbara is employment and or business opportunities as shown on Table 5, with 78.1% of respondents' assertion. This finding is not far from the fact that Agbara estate is a house to many large scale industries providing job opportunities. Nearness to workplace (54.87%) and provision of accommodation (52.65%) are also reasons indicated for living in Agbara. Among the five factors considered in this study as reasons for living in Agbara, low rental value is almost not a reason. Only 7 respondents

representing 1.55% of all 452 respondents indicate low rental value as a reason for staying in Agbara. This shows that it is not likely that rental value in Agbara is low, hence, cannot be a reason for taking accommodation in the town.

5.5 Property Value in Agbara

Property rental values in Agbara between 1997 and 2008 are examined in this study to know the trends of property values in the area. From the analysis the effect of the industries on values of properties within the neighbourhood can be ascertained. Table 6 shows the details of residential property rental values between 1999 and 2009.

Table 6 shows that rental values of the different types of properties considered rose steadily between 1997 and 2008. For instance, a 3-bedroom flat rent of ₦20, 000.00 in 1997 rose to ₦40, 000 three years later in 2000; the same flats commanded ₦80, 000.00 per annum in 2005 and ₦150, 000.00 per annum in year 2008. This is further illustrated by Fig. 1.

Figure 1, shows the trend of rental values of residential buildings in Agbara between 1997 and 2008. The analysis reveals that rental values of flats jumped up by 50% to 83% between year 2000 and 2001. This period coincided with the time many of the large manufacturing companies were expanding their scope of operations. Moreover, staff were advised and empowered to look for accommodation close to their workplace to avoid the Lagos city traffic jam at peak periods. Looking at the trend further, it can be seen that 3 bedroom flats are mostly affected rising over and above others. The rental values of single room apartments are least responsive to the activities of the manufacturing companies.

6. Conclusion and Recommendation

The impacts of any industry extend beyond its boundary fence and these impacts could be beneficial or harmful to the surrounding community. Positively the impact of industrial land use on residential neighbourhoods is manifested in their property values. It can be seen from this study that the establishment of an industrial estate in Agbara village has resulted in a positive high demand for residential accommodation, hence, rent and values of properties appreciate in that regard.

Based on the findings of this study, it is therefore, recommended that both government and private businessmen should endeavour to site their manufacturing industries in areas that are less developed for rural development. In addition, private developers should seize the opportunity of the high demand for flat house accommodations in industrial areas and invest in residential developments.

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Table 1. Manufacturing companies in Agbara Estate

	Name of Industrial Concern	Product Manufacture	Land Area Covered (in Hectares)
1.	Beta Glass Nig. Plc.	Glassware	14.53
2..	Vitamalt Plc.	Food & Beverages	14.47
3.	Pharma Deko II	Pharmaceuticals	2.028
4.	Nestle Nig. Plc.	Food & Beverages	16.29
5.	Lotus Plastics Nig. Ltd.	Plastic	4.99
6.	Reckit Benckiser Nig. Ltd.	Detergents / Pharmaceuticals	4.04
7.	Dil/Maltex Nig. Plc	Food & Beverages	4.437
8.	Evans Medicals Nig. Plc.	Pharmaceuticals	8.87
9..	Unilever Nig. Plc.	Soap/Detergents	9.16
10.	Pharma Deko Nig. Plc.	Pharmaceuticals	2.43
11.	Colodense Nig. Plc.	Paints	4.41
12.	Pace Factory Ltd.	-	0.79
13.	Glazosmithkline Nig. Plc.	Pharmaceuticals	9.858
14.	Comester Cables Ltd.	Wire & Cable	3.20
15.	Henley Industries	Sodium Silicate	2.414
16.	Henley Industries	Lamp	3554

Table 2. Labour force of sampled industries in Agbara Estate

Labour Force	Frequency (Firms)	Percentage
0 – 500	-	-
500 – 1000	8	50
1000 – 1500	4	25
1500 – 2000	4	25
above 2000	-	-
Total	16	100

Table 3. Age of Manufacturing Industries in Agbara

Years	Frequency (Firms)	Percentage
0 – 10	3	18.75
10 – 20	7	43.75
20 – 30	5	31.25
above 30	1	6.25
Total	16	100

Table 4. Perception of respondents on problems in the industrial estate

Problems	Bearable		Indifference		Unbearable		Highly Unbearable		Total
	Frq.	%	Freq	%	Freq	%	Freq.	%	
Noise	51	11.23	56	12.40	182	40.26	163	36.06	452
Offensive odour	36	7.97	99	21.90	173	38.27	144	31.86	452
Smoke & fumes	21	4.65	83	18.36	145	32.08	203	44.91	452
Traffic congestion	15	3.32	89	19.69	103	22.79	245	54.20	452
Security	19	43.8	184	40.71	30	6.64	40	8.85	452
Health hazard	21	46.90	173	38.28	50	11.06	17	3.76	452

Table 5. Reasons for taking accommodation in Agbara

Reasons	Frequency of Respondents	Percentage
Employment/Business	353	78.1
Nearness to workplace	248	54.87
Provision of accommodation by employer	238	52.65
Low rental value	7	1.55
Amenities provided	13	2.88

Table 6. Property rental values in Agbara (1997-2008)

Type of Property	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Single Room	5,000	7,500	8,000	10,000	12,000	14,000	14,000	16,000	16,000	17,000	20,000	20,000
Room & Parlour	8,000	10,000	12,000	11,000	16,000	14,000	18,000	19,000	20,000	20,000	30,000	30,000
Self Contained	10,000	12,000	14,000	14,000	18,000	25,000	25,000	30,000	35,000	40,000	50,000	60,000
2 bedroom flat	15,000	18,000	20,000	20,000	30,000	45,000	45,000	50,000	60,000	80,000	100,000	120,000
3 bedroom flat	20,000	25,000	30,000	30,000	55,000	60,000	60,000	70,000	80,000	100,000	120,000	150,000

Source: Field Survey. 2009

Figure 1.