

# FLOOD DISASTER ON PROPERTY VALUE IN LOKOJA, KOGI STATE, NIGERIA

BY

OWOLABI KAFAYAT ABIOLA

## ABSTRACT

Flood of 2012 in Nigeria caused a lot of damages even to the national economy, to guide against and prepare for reprisal, this thesis titled Analysis of the impact of Flood Disaster on Property value in Lokoja, Kogi State contribute its own, the work identified the areas affected by the flood/water surge in the land, identified the types of properties affected in the area, identified the rental trend and examined the relationship between flood and residential properties value, to attain the set objectives, the thesis dwell on the following methodologies; Direct interviews at household level, oral interview at district levels, the thesis examined the impact of flood on rental value of properties on a comparative basis, data on rental values were subsequently analyzed using rental indices, least squares method and Analysis of Variance (ANOVA) techniques, the result of the analysis revealed among others that, the dwellings in the study area were informal self help built dwelling units, Poor planning, poor construction and unsuitable building materials characterized most of the buildings. Most of the building materials could hardly withstand flooding, it was discovered that cost of renting room and parlor in the study area are within 1000 - 12000, 1500 - 18000 and 2000 - 24000 per annum, The price of renting room and parlor fall to between 500 - 6000, 1000 - 12000 and 1500 - 18000 respectively per annum as result of floods that ravage the community and properties. The thesis recommended amongst other that; Government and key stakeholders should engage communities in order for them to move permanently to higher grounds as they have expressed a willingness to relocate also to disallowed people from building on water ways, there should be a deliberate policy to compel communities especially in low level areas to build house using durable materials and away from the flood prone areas, the relevant authorities should delineate both the non-flood areas and flood areas, the non-flood areas can serve as a temporary shelter for the settlements during flood.



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