

Dimension of Land Use Conversion in Ado-Ekiti Metropolis

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Abstract

Over the years land use has ever been dynamics due to many factors such as economics, environmental, socio-political, legal among others. In Ado-Ekiti metropolis, due to urbanization the quantum of developable land available continue to decrease daily, hence the high rate of land use conversion. This paper examined land use pattern in Ado-Ekiti and then identified the direction of land use conversion in the study area. Primary data were collected with questionnaire administered on 76 individual property owners who have their properties converted. It was discovered that all the identified properties were originally meant for residential use. The results showed that land use conversion from residential-commercial (68%) was identified followed by residential-institutional (16%), residential-recreational (12%), while residential-others (4%). This study concluded that going by the rate at which residential properties are been converted to other uses in Ado-Ekiti metropolis in the recent time, may lead to serious housing shortage. The implication of this is that house rents will continue to rise to the extent that, low and even medium income earners may not be able to afford accommodation within the study area, unless urgent government intervention.

Keywords: Land use, Conversion, Metropolis

I. INTRODUCTION

The fact that all human activities take place on land show that land is the most significant element in development. Over the years, land use has ever been dynamic due to many factors such as economic, environmental, socio-political and legal among others. Population increase and human activities intensity make the quantum of developable land available to continue decrease daily.

The combine forces of market mechanism often results in a specific arrangement of uses and the activity that gains the use of a specific portion of land referred to as residential, commercial, industrial, institutional, recreational, and religious, among others. Land use change pattern are the result of the complex interaction between man and his physical environment. Land use conversion is a process of allocating the uses of land to its highest and best use. In real estate, the highest and best use of a particular landed property is not determined through subjective analysis by a property owner, developer, estate surveyors and valuers or appraisers, but rather, it is a use shaped by the competitive forces within the market where the property is located.

The nature of property development in Ado Ekiti, a city in southwest Nigeria is unique as a result of urbanisation, with increasing population and growth in the material requirements for modern life, the area needs of almost every type of land use also increases. The problem of meeting these additional land requirements would have been simplified if each use could expand without impinging upon the land needed or used for other purposes. (Adegoke, 2010). Unfortunately, the fixed nature of the world land resources base makes this impossible, Therefore, each upward spur in the demand for land, this leads to further competition and possible numerous widespread conflicts of interest, both within and between various type of uses. (Majiri, 2008). The study area experienced continual competition between commercial, residential, industrial, recreational, and other uses for the control of a particular site. Individual operators are often willing and anxious to bid against each other for the use of such site.

Land and buildings will continue to witness conversion of use from lower to highest and best use as a result of several human activities competing for scarce land. (Olurin, 2010). The person who is prepared to pay the highest sum for a site is likely to occupy it. The implications of this are, shortage of accommodation, increase in housing rent, as the conversion of property use tends toward residential-commercial direction in the study area. The aim of the study was to examining the pattern of land use conversion in Ado-Ekiti metropolis, with the following objectives: identifying different land use in Ado-Ekiti; determine the direction of land use conversion in the study area; identifying factors responsible for the conversion; examining the effect of land use conversion and recommend the way out of the impact of land use conversion within the study area. There is a need for

urgent government intervention to checkmate not only the immediate associated implication but also to preserve and conserve our cultural heritage as most of the building involved is embodiment of our culture.

II. Review of relevant literature and theoretical frame work

2.1 Introduction

This section reviewed the view of earlier researchers on areas similar to the subject matter of the present study with the purpose of giving elaborate insight into the subject matter and with a few to facilitating a better understanding of the subject matter of the research work.

2.2 Review of relevant literature

The land use pattern of a region is an outcome of natural and socio-economic factors and their utilization by man in time and space (Efiong, 2011). Also the internal structure of any city is unique in its particular combination of details. In spite of this, it appears that in general, there is a degree of order underlying the land use pattern of individual cities (Garner, 1968).

Information on land use and possibilities of their optimal use is essential for the selection, planning, and implementation of land use schemes to meet increasing demand for basic human needs and welfare (Efiong, 2011). It should be born in mind that land use is dynamic and their pattern change over time in response to human demands for natural resources.

A close relationship exists between the growth of urban centre, and urbanization itself. However it is regarded as a process, whereby an increasing population of the world, nation or regions population lives in urban areas. (Falade, 2003 in Ogundele, Jegede & Osamade, 2011). Rapid urban growth may influence the degree, type, and magnitude to which land is put, on the other, the land configuration of an area determine the manner and rate of urban expansion of on different land use types on the other.(Oriye, 2013).

As a result of the attraction of people to a particular geographical region as time goes on, there will be competition in various ways by which land can be put into use leading gradually to urban growth in such geographical location (Ogundele et. al. 2011). According to Olatubara (2004), the pattern of land use and land uses are usually mutually determined. Value in the urban land is the resultant effect of economic or ground rent, in cities economic rent is based on superiority of location only, the sole function of city land being to furnish an area on which to erect structures. Any utility could compete for any location within a city and all land goes to the highest bidder who therefore, obtains maximum convenience or economy in time and effect by being accessible.

Pressure on land resources has increased during recent years despite international goals to improve their management. The fourth Global Environmental outlook (2007), highlighted the unprecedented land use changes by a burgeoning population, economic development and global market. Globalization and urbanization are operating compelling demands on land, these process expand and intensify the pressure on land system.

Over 40% of Nigerian lives in urban centres of varying sizes (Olotua & Babadoye 2009). The implication of this population in urban centre has created severe housing problem resulting in overcrowding, inadequate dwelling.

Most homeless Nigeria lives like rats and cockroaches in the six geo-political zones of the country, most of them are under bridges because they claim that they cannot afford the cost of accommodation in most of the big cities where they came to look for work. (Majiri, 2008).

Urban phenomenon is continuously increasing extending the boundaries of the city or metropolitan areas. Thus urban planning that appeared with the modern movement and its myriad of architects. The reality in the big cities in Nigeria such as Lagos, Ibadan, Port harcourt and Benin present a number of problems that are worth mentioning, these include urban decay, slum, overcrowding, lawlessness, invasion of pre-urban spaces causes the loss of land and natural resources. The basis of the urban crisis lies in the dimension and expansion of the large cities where these problems become more severe.(Gbadegesin, Oladokun & Ayorinde, 2011).

Quite number of authors at global and local levels had worked on land use conversion, however, nearly all their works centred on encroachment of agricultural land by other land uses as a result of urbanization. (Kelly 1998, David and Smith,1970, Lean & Goodall, 1977 & 1986, Pearson, 1990). Kelly (1998), examined the process of land use conversion in Manila's extended metropolitan region and suggested that rural-urban relations must be seen as intensely political. The conversion of rice land into industrial, residential and recreational uses; first policy choices were made relating to the use of land that reflect a particular set of developmental priorities and second, the facilitation of conversion involves the use of political power relation to circumvent certain regulation.

At local level, Oriye 2013, Babalola & Babalola 2013, Ogundele et. al. (2011), and Efiong (2011), among others. These researchers looked into urban expansion and land use type and proposed functional approach to strategic planning and development of an operational frame work for urban growth and land use management with particular focus on Ado-Ekiti. Several residential buildings are converted into commercial, medical,

educational and other uses without regards to the parameters for agriculture, market- even roads are converted to residential uses,(Oriye, 2013).

Most of the past works looked into the encroachment of agricultural land by other land uses, such as residential, commercial, institutional, and special use among others. Kelly (1998), Pearson (1990), Owoeye & Ogunleye (2015), Arohunsoro, Owolabi, Omotoba (2014), Oriye (2013).

This study therefore focused on the encroachment of residential area through conversion of residential properties to commercial properties, such as filling stations, shops and offices as been witnessing in the city of Ado-Ekiti in the recent time.

2.3 THEORETICAL/CONCEPTUAL FRAME WORK

For the purpose of this study, Bid Rent theory and Highest and Best Use concept were employed. The relevance of the theories to this study is the rate at which residential properties are being given ways to commercial properties along major streets in Ado Ekiti

2.3.1 BID RENT THEORY (BRT)

The Bid Rent Theory is a geographical economic theory that refers to how the price and demand for real estate change as the distance from central Business District (CBD) increases. It states that different land users will compete with one another for land close to the city centre. This is based upon the idea that retail establishment wish to maximize their productivity, so they are much more willing to pay more for land close to the CBD and less for land further away from this area.(Alonso 1964 in Ross, Merger & Heeles 2000).

2.3.2 Highest and Best Use (HBU)

Highest and Best Use or Highest use is a concept that originated with early economists such as Irving Fisher (1867-1947), who conceptualized the idea of maximum productivity. One of earliest citations of the term was found in the minutes of the marine legislation as earlier as 1831 in speaking about the assessment and valuation of real estatethe land was classified preceding such change of uses, the such estate team assessed at its highest and best use. It is the concept in real estate appraisal that shows how the best value for property is arrived at. In any case, where the market value of real property is sought, that value must be based on its highest and best use.

III. Methodology and The Study Area

3.1 Methodology

A reconnaissance survey was initially conducted in the city of Ado-Ekiti to know the area where land conversion or property conversion is most prominent; such areas include Ajilosun, Bashiri, Mathew, Ijigbo, Igbagba Ilawe road, Bank road, Dalimor, State Hospital road. 110 questionnaire were administered to individual property owners in the study area, while 76(60.9%) were retrieved and analysed. An oral interview was also carried out randomly among some owners of some properties in the study area; also few residents of the study area were interviewed in case the property owners who were originally designed to be the respondents were not available.

The study area was categorised into four Axis, as shown bellow

AXIS	A	B	C	D	
	Ijigbo, Mungbagba, NewGarrage, Orereowu, Ojumose	Atikankan, Irona	Adebayo, State Hospital Road	Secretariat/Bank Road,	

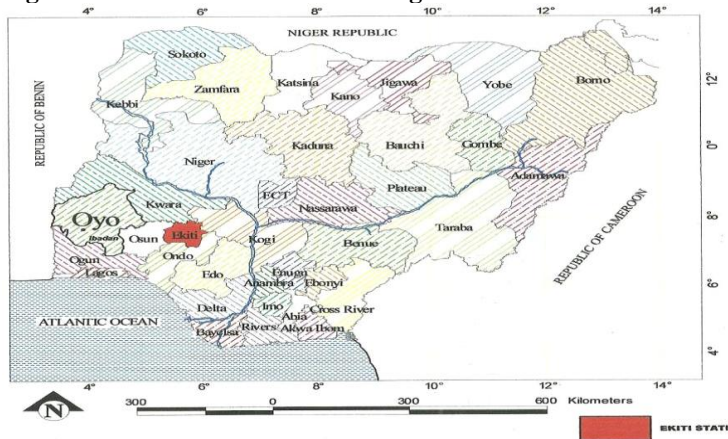
- **The Study Area**

The study took place in Ado Ekiti, the capital city of Ekiti State. The city is located within the North Western part of the Benin-Owena River Basin development Area. The population of the region was put at 245,661 with a density of 310 persons per square kilometres (NPC,1991).

The city lies between Latitude 7° 34' and 7° 44' North of the Equator and Longitude 5° 11' and 5° 18' east of the Greenwich Meridian. It has a number of satellite towns around it. To the North is Iworoko, about 16 kilometres away from the city; to the east are Are and Afao, about 16 kilometres; to the West are Iyin and Igede, about 20 kilometres and to the South is Ikere, about 18 kilometres. Ado-Ekiti enjoys the privilege of been a nodal town and located at the centre of the state; hence roads that lead to other parts of the state converge in the city. See Figures 1 and 2. The change in the economic and political status of the city has brought a corresponding increase in the number of its inhabitants. The city has a projected population of 274,205 in the year 1995 while

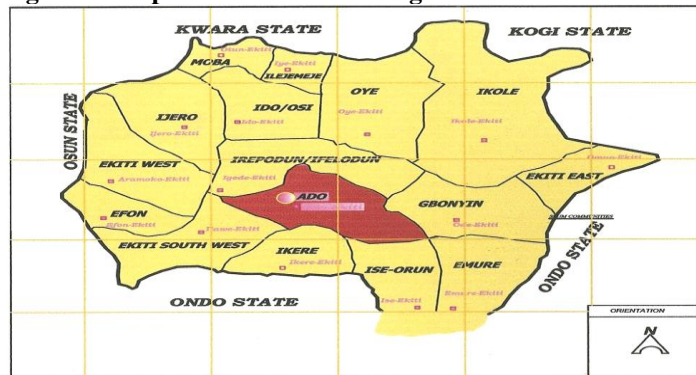
that of 2030 is put at 1.11 million given the current growth rate of 4percent per annum out of which 82percent are expected to live in urban centre. This development, no doubt, will have some consequences on the land use pattern of the city.

Figure 1: Ekiti in its National Setting



Sources: Ekiti State Ministry of Land and Physical Planning, 2015

Figure 2: Map of Ekiti State showing its Local Government



Sources: Ekiti State Ministry of Land and Physical Planning, 2015

IV. Data Analysis and Presentation

The field survey carried out, the following land uses were identified within the study area. Residential, commercial (shops, offices), Institutional, Open space/barred land, recreational, and special uses (churches, mosques, Spiritual) among others. Out of all the uses residential uses were predominant. It was also revealed that some houses within the study area have been converted to commercial activities (see Appendix 1). It is hard to come about purely residential properly along the major roads axis in the study area as all the properties surveyed now accommodate other uses.

Table 1: Direction of land use conversion in Ado - Ekiti

Direction of Conversion	Number of Conversion	Percentage (%)
Residential – Commercial	52	68.4
Residential – Institution	12	16
Residential – Recreation	9	12
Residential – Others	3	4
Total	76	100

Source Author’s field survey, 2015

Seventy six (76) houses were identified to have been converted from residential to different uses, out of this 52(68.42%) were converted from residential to commercial, 12(16%) from residential to institutional, 9(12%) residential to recreational and 3(4%) from residential to other uses.(table 1). It is obvious from table 1 above that conversion of land use lean more towards residential- commercial direction within the study area.

Comparing the result of the study carried out in 2008 by Oriye (table 2 and table 3), it was discovered that residential land use covered 53.6%, 40.2%, 44.3% and 73.1% for Axis A, B, C and D. 13.4%,

Table 2: Land Use Types by Axis In 2008

Axis	A (%)	B (%)	C (%)	D (%)
Residential	53.6	40.2	44.3	73.1
Agriculture	11.2	3.3	3.8	1.1
Commercial	22.7	17.4	11	3.2
Special	5.2	9.8	10.1	7.4
Recreational	5.2	2.2	1.3	1.1
Institutional	30.9	9.8	25.3	15.8
Industrial	6.2	3.3	5.1	1.1
Others	4.1	-	3.8	7.4

Source: Oriye, 2013

Table 3: Land Use Types by Axis In 2015

Axis	A (%)	B (%)	C (%)	D (%)
Residential	40.2	35.3	40.5	50.2
Agricultural	-	1.2	0.8	0.5
Commercial	38.2	30.2	25.8	28.2
Special	5.3	10.1	6.2	8.1
Recreational	4.0	9.8	10.5	2.1
Institutional	6.1	11.2	10.8	8.6
Institutional	6.1	11.2	10.8	8.6
Others	4.0	1.1	2.2	1.0

Source: Author's Field Survey, 2015

Table 4: Degree of Land use conversion between 2008 - 2015

Axis	A	B	C	D
Residential	13.4-	4.9-	3.8-	22.9-
Agricultural	11.2-	1.9-	2.0-	0.6-
Commercial	16.5+	12.8+	14.8+	25.0+
Special	0.1+	1.3+	3.9-	0.7+
Recreational	1.2-	7.0+	9.2+	1.0+
Institutional	24.8-	1.4+	14.5-	7.2-
Industrial	4.0-	2.2-	1.9-	0.2+
Others	0.1-	1.1+	1.6-	6.4-

Source: Author's Field Survey, 2015

From table 4 above it was observed that residential land use lost 13.4, 4.9, 3.8 and 22.9 per cent in axis A, B, C and D respectively, this is understandable from the level of conversion of residential use to commercial use within the study area. See Appendix A and B, below. Contrarily, commercial land use gained throughout the study area. (16.5, 12.8, 14.8 and 25.0 per cent in axis A, B, C, and D respectively).

Agricultural use lost tremendously in all the axis, so also institutional and industrial uses gained only in axis B and D respectively. (See tables 2, 3 & 4 above).

V. Discussion of Findings

This study focused on the dimension of land use conversion along major axis in Ado Ekiti metropolis. The findings were summarized as follow;

- Residential, Commercial, Special and institutional land use were the major land use in Ado Ekiti metropolis.
- Residential – Commercial land use conversion were common within the study area.
- Traffic congestion is rampant along major streets especially during working days.
- Indiscriminate parking were noticed along major streets in Ado-Ekiti as a result of increase in commercial activities without provision of parking space
- Land use conversion is encouraged by the economic potential derivable from land use the transformation, not minding the fact that such conversion are contrary to the development plan.
- Infiltration of commercial and other multiple land use where business and trading activities have occurred in contrast to original approved land use in Ado Ekiti.
- Intensity of land use activities along the major streets of Ado Ekiti has been getting compounded with uncontrollable growth.

- These streets have witnessed massive conversion from residential to commercial land use as a result of this, these areas are characterised by high traffic congestion and other environmental problems associated with it, this is noticeable along new garage and Oja- oba market. The relocation of Oja- oba market and reconstruction and redevelopment of the market to meet modern standard by the present administration will surely reduce the traffic congestion in the area.
- Increased commercialization within the study area, parking has become a problem and these have compounded traffic in the neighbourhood. It is common to find both organized and the unauthorized street parking on road shoulders, property setback/frontages and on sidewalks in the study area.

VI. Conclusion and Recommendations

6.1 Conclusion

Proliferation of commercial properties within the study area has necessitated the conversion of residential buildings. Most of the conversion is carried out without government's approval of the plan. The rate at which residential properties are been converted to commercial uses may cause housing shortage which invariably may lead to rising in housing rent within the study area to the extent that both low and even medium income earners may not be able to afford accommodation within the study area, unless urgent government intervention.

6.2 Recommendations

- Efforts should be made by government to prevent the conversion of residential land use to commercial land use.
- Government of Ekiti State should start thinking of developing of periphery rather than infill development or replacement activities in the central core.
- Traffic congestion especially during the pick hours can be reduced by increasing road capacity within the study area. Dualization of Awedele road linking secretariat from Textile is a welcome development.

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APPENDIX 'A'

S/N	PROPERTY'S ADDRESS AND TYPES	CURRENT USE	PREVIOUS USE	TIME OF CONVERSION	REMARKS
1	Ijigbo round about Ado-Ekiti. (old Canada building)	Commercial use	Residential use	3 years ago	Very good condition
2	Ijigbo round about Ado-Ekiti	Commercial use	Commercial use	1 years ago	Very good condition
3	No 2 paint house Ijigbo street Ado Ekiti	Commercial use	Residential use	5 years ago	Very good condition
4	Ijigbo round about Ado Ekiti (Jehovah Misogab)	Commercial building and a fueling station	Residential use	1 year ago	Very good condition
5	Ijigbo round about Ado-Ekiti (world class)	Commercial use	Residential use	2 years ago	Very good condition
6	Orereowu street opposite first bank Ado Ekiti	Commercial use	Barred land	Under construction	Under construction
7	Okeyinmi street (mamadoyin ologe tutu)	Special purpose	Residential use	4 years ago	Good condition
8	46 okeyinmi street ado ekiti (first baptist church)	Commercial use	Barred land	Newly constructed	Good condition
9	Just diapers opposite new twins pharmacy building ojumose	Commercial use	Institutional use (school)	2 years ago	Good condition
10	Ojumose street O.A Twins's pharmacy Nigeria ltd.	Fuelling station	Special purpose (church)	4 years	Good condition
11	Opposite GTBank secretariat road. (Ekiti Home Agenda)	Commercial use	Barred land	1 year ago	Very good condition
12	Tetreabby Adebayo street	Commercial use (Filling station).	Barred land	1 year ago	Very good condition
13	T & S shopping mall, Adebayo street opposite Nova Junction	Commercial use	Residential use	1 year ago	Very good condition
	Inis integrated services	Residential use	Commercial use	Under construction	Work in progress

14	Nigeria limited. Ire akari street opposite Dave hotel Adebayo	Commercial use	Commercial use	1 year ago	Very good condition
15	Adehun road, along Adebayo street	Commercial use	Barred land	2 years ago	Very good condition
16	Top world group	Commercial use	Barred land	Under construction	Work in progress
17	Chris ore, along Adebayo street. Along Adebayo road, besides chris ore	Commercial use	Barred land	1 year	Very good condition
18	Unique emmyrich multinational ltd 76, secretariat road	Commercial use	Commercial use	3 years	Very good condition
19	De-living stone world-wide off main street Bank secretariat road ado.	Commercial use	Residential use	7 years ago	Very good condition
20	Thermo cool show room plot 5B secretariat road opposite main street bank road	Residential use	Recreational use	Both commercial and residential	Very good condition
21	51 bank road street, secretariat	Recreational use	Commercial use	7months	Very good condition
22	54 bank road street, secretariat	Recreational use	Institutional use	5 years	Very good condition
23	Digital plaza Adebayo street, ado ekiti	Commercial use	Residential use	1 year	Good condition
24	Civic centre AB foundation Adebayo street ado ekiti	Institutional use	Residential use	2-3 years	Fair
25	Dave hotel, Adebayo street, ado ekiti	Commercial use	Barred land	3 years	Good condition
25	Christus center Adebayo street, ado ekiti.	Commercial use	Barred land	2-3 years	Good condition
	Global harvest church of	Commercial		1 year	Good condition

26	God adehun iworoko road ado ekiti	use	Barred land		Very good condition
	Slot communication Adebayo	Commercial use	Commercial use	Under construction	
27	Bilocol plaza Adebayo street	Commercial use	Residential use	This year	Under construction
28	INEC shopping complex Along secretariat road opposite EKSU guess house.	Commercial use	Commercial use	2-3 years	Under construction
29	New shopping complex No35 along secretariat road.	Commercial use	Residential use	This year	Very good condition
	Wear houses No69,Bank road,ado ekiti	Commercial use		1 year	Very good condition
	G.C Unique electrical along bank road.	Commercial use		1 year ago	Very good condition
	NIPCO fuelling station along bank road.				Very good condition
	St Matthew plaza Irona street, Ado ekiti.				
	Jill house along atikankan road, ado ekiti				

APPENDIX 'B'

