
ABANDONED BUILDINGS COOPERATIVE LANDLORDS: AN ALL PROFITABLE PANACEA TO LANDED PROPERTY ABANDONMENT.

Akindele O. A, and Adedibu A. A

Department of Urban and Regional Planning,

Ladoke Akintola University of Technology, Ogbomosho, Oyo State Nigeria

E-mail: remiakinakindele@yahoo.com

ABSTRACT.

The study appraises the incidence, the intra-urban spatial pattern of landed property abandonment; based on the ecological zoning of high medium and low residential densities. Useful lessons from the developed world about abandoned landed property abatement were examined as well as the feasible prospect of abandoned landed property. The cities under study were divided into urban blocks. Ten percent (10%) of the urban blocks in each city was sampled where abandoned landed properties were directly enumerated. A questionnaire was also administered to 637 respondents using multi-stage sampling approach. The Nearest Neighbor Analysis was used to explain the spatial pattern of abandonment while t-test, chi-square and ANOVA were used as appropriate to compare the incidence of landed property abandonment between and among cities, locations and residential zones. It was observed that there is a high incidence of landed property abandonment generally but are higher at the medium residential density areas. The abandoned landed properties were observed to be clustering where they are found. In absolute terms, there are more abandoned landed properties in Ogbomosho compared to Osogbo. The study thus recommends a cooperative method reminiscent of a TIL program (used in America); but tempered with socio-economic and cultural values of the Nigerian environment, so that the feasible prospect of gains that the waste of abandoned landed property has the ability to yield under certain circumstances may be achieved.

Keywords: *Abandoned landed Property, Cooperative Landlords*

INTRODUCTION

The unprecedented urbanization in the world especially in Africa and particularly in Nigeria is just about to put urban world population at 4.6 Billion after it went more than triple in the last four decades (FAO, 1966). Africa is one of the most affected with the projected growth rate of 2.4% (UN-Habitat, 2003:25). Nigeria tops the list with the population of Lagos expected to have reached 10 million in the last decade (Arimah, 1993:72). Majority of Nigerian cities exude similar growth characteristics as immigration to these cities from rural and smaller urban centers grows unabated. The consequence of these are numerous and complex. One that is urgently demanding attention is the issue of housing. There is severe quantitative and qualitative shortage of dwelling units being a consequence of rapid urbanization (Egunjobi *et al*, 2007). The shortage of housing is due first, to urban population agglomeration without a corresponding increase in housing supply. It is again due to ever-increasing inflation and economic downturn that has the most conspicuous effect on poor immigrants who came into the city in search of fortune. It has been revealed that 40% of the half of the total number of the poor persons in the world lives in African cities (Rabinovitch,

2000). Residents thus resolve to living in slums and squatter dwellings. More than 800 million people (about 14% of the world's population) was estimated to be living in slums as at 2003 and the number may increase to two billion by 2020 (UN-Habitat, 2003). The resulting situation is the several attempts to build dwelling units by these individual urban poor. With their low income, a long term saving and lots of determination had encouraged many to start a project of building. Many have been able to secure land at a relatively preferred area, and many have started on building erection. But with living cost and economic trend in the country and allied reasons, a lot of residential buildings have been abandoned.

The quest for home ownership especially in Nigeria found expression in the facts that: a house is not just a shelter, it is a status symbol, an economic investment, the most valued asset, has profound impact on human health welfare and productivity as well as the social cultural economic and historical or heritage value in any society (Olatubara, 2007). The reasons for abandonment of buildings are not unfounded. The prices of building materials increases within a very short time, while the income of urban residents are relatively stable or even dwindle backwards when the value trend is compared due to inflation. For instance, the price of cement gravitated from 12 naira through 17, 41, 430, 450, 650, 750, 1050 and 2100 naira per bag between 1980 and 2008. The price of mild steel reinforcement also went from 400 naira to 36,000 naira within the space of 21 years. Within the same period, the price of sandcrete went up 8,900%, just to give an instance (Ifesanya, 2007). The decision to abandon a property therefore is almost always driven by economic interest (Mallach 2004).

The Problem

The incidence of landed property abandonment is high the world over. (Setterfield, 1997; Cohen, 2001; Mallach, 2004). The number of abandoned buildings in Baltimore in 2001 is between 12,700 and 42, 480 (Cohen 2001). Between 1996 and 2001 Detroit, Michigan demolished 18,200 condemned buildings with an estimated 10,000 substandard structures still remaining. Razed buildings were estimated to be more than 20% of urban structures in Houston, Texas and more than 12% in Las Vegas, Nevada. (Mallach, 2004). Forth- Worth environmental management department in the United States has currently identified over 3,250 abandoned buildings in the city. An estimate of an average of 18% of urban structures is presented to be sitting unused based on a survey of 100 cities. If these situations hold for cities in the developed world of relative economic boom, the incidence of abandoned buildings in developing countries like Nigeria can only be better imagined.

Abandonment is practically a symbol of wastage. Land or buildings have great economic value in any area. For such dear property to sit unused or unproductive is wastage on its own. This wastage is particularly cruel when the scarcity of affordable housing is an important issue for some sections of the community, as it is in the case of groups such as homeless. When reporting on the contribution of self-provision garden to the community, Moskow (1999) opined that leaving open lots vacant rubs the community and the people of economic prosperity and security. Such land according to her are better used to generate income instead of allowing them to remain abandoned. The propensity for conflict and

violence is spurred by the presence of abandoned structures. Violence and crime are not directly the result of slum conditions but where they exist, slum tends to encourage crime. This is because the culture of poverty is as closely associated with slum condition as with crime or violence. In the words of Clinard *et al* (1973) and Odongo (1978), violence is not generated by slum housing itself but is in fact a manifestation of generic trait of the culture of poverty to which such a system of housing provides the supportive environment.. City blocks blighted by unsecured abandoned buildings were found to suffer crime rate that were twice as high as those found in "control blocks" characterized by the absence of abandoned structures (Spelman 1993). Abandoned structures provide meeting places where offenders who perpetrate crimes elsewhere can gather, meet and plan their activities. They again provide centers for the pursuit of a range of criminal activities including prostitution, consumption and trafficking of drugs, crimes against property (chief among which is arson), theft and other violent crimes. According to Spelman (1993), abandoned buildings are ideal places to trade, conceal and consume drugs. It is not also unpopular to hear that stolen goods are temporarily kept in abandoned buildings.

Abandonment jeopardizes public health. (Moskow,1999), (Mallach, 2004). It frustrates neighbours and causes contaminations. (Sherriday 2005). Abandoned lands are unsafe spaces with real imagined or perceived environmental contamination. (Pagano and Bowman, 2000, WHO, 2004). Abandonment causes the inability to provide necessary findings needed to keep up and maintain the neighbourhood to the local government agents responsible for providing such services. Abandoned structures are targets for arson. This is etched in the high statistics of fire incidences in abandoned buildings. (Sternlieb *et.al.*,1974). Abandonment is thus worth fighting and at best converted for useful gains in our community.

Incidence of Abandoned Buildings, Case Study of Two Nigerian Cities

The cities under study were Ogbomoso and Osogbo. This frame is divided into urban blocks (a group of buildings bounded by roads) within known and demarcated salient areas in the cities. Eight blocks each were sampled from each residential density i.e. high, medium and low residential densities. A total number of 254 blocks are found in Ogbomoso city while 243 are found in Osogbo. For the reason of convenience, 10% of total number of blocks in each city was sampled. This connotes that approximately 25 blocks are sampled in each city. Nine areas were randomly selected for the high density, 12 for the medium and 4 for the low densities respectively in Ogbomoso. Nine was similarly selected for the high, 13 for the medium and 3 for low densities respectively in Osogbo. To determine the incidence and spatial analysis of abandoned landed properties, the actual number of abandoned structures and plot of land within each sampled block were enumerated noting their type and the mean distance between them all in the block among others. The total land area of the block and the total number of houses in each were also taken.

Types of Abandonment

The study categorized the abandoned landed properties. The abandoned buildings are categorized into: Just uncompleted abandoned building, Sound and completed abandoned building, Uncompleted and dilapidating abandoned building, Old but habitable abandoned

buildings, Old uninhabitable abandoned buildings and Dilapidated abandoned building From table 1 (See appendix 1), it is obvious that just uncompleted type of abandoned buildings are more numbered than any other (2092 or 73.97%). The next in rank are the dilapidated type (295 or 10.43%) followed by the uncompleted and dilapidating(141 or 6.75%), sound and completed (152 or 5.37%) old uninhabitable (74 or 2.62%) and old but habitable abandoned buildings (0.85%). Some 43.31% of the 2092 just uncompleted type of abandoned buildings are from Osogbo while (56.69%) are from Ogbomoso. These buildings are more in the medium density of Osogbo as 524 (57.84%) of 906 (number of just uncompleted abandoned buildings in Osogbo) are in the medium residential density.

The number of sound abandoned buildings in Osogbo outweighs that of Ogbomoso in all the densities. The case is the same for: uncompleted and dilapidating type in the high density; just uncompleted and old uninhabitable types in the medium density and; dilapidating type in the low density area. In all other cases, the number of abandoned building types for Ogbomoso outweighs the numbers in Osogbo.

Spatial Incidence of Abandonment

For the low density area, Osogbo has 0.0001225 vacant lands per m² while Ogbomoso has 0.0001925. Assuming the total city buildings are summed up in one, Osogbo has 0.2725 abandonments per building while Ogbomoso has 0.2257. Osogbo has 0.00025 abandoned building per m², while Ogbomoso has 0.0003875. The percentage of abandoned building relative to the total number of building in Osogbo is 27.21% while that of Ogbomoso is 22.62% (see Appendix 2). This magnitude may be explained by the fact that low density area are the developing area of the cities, where buildings under construction and abandoned are many within a relatively small land area. This implies that in the low density area, at least one vacant land is found within an acre or 10,000m² in Osogbo and 2 are found within an acre in Ogbomoso. Out of every 10000 houses in Osogbo 273 are abandoned but in Ogbomoso only about 226 in every 10000 houses are abandoned. At least 0.00025 abandoned buildings are found per m², 3 abandoned buildings are found in 1 acre in Osogbo while 0.0003875 abandoned building per m² or 4 abandoned buildings are found in 1 acre in Ogbomoso. Out of every 1000 buildings about 27 is abandoned in Osogbo while about 23 abandoned in Ogbomoso. The seemingly low incidence of abandonment in Ogbomoso in terms of percentage and abandonment per 10,000 houses is a function of the higher absolute total number of houses within a block in the town. More houses are in the city and the sampled block; the percentage of abandoned building therefore seems to be low.

For the medium density, Osogbo has a minimum of two vacant land in 1 acre while Ogbomoso has a minimum of six vacant land in 1 acre (these figures are obtained by multiplying vacant land per m² by 10,000) out of 1000 buildings at least 192 are abandoned in Osogbo and about 251 are abandoned in Ogbomoso. This corresponds to 19.4% and 25.1% of abandoned buildings per block in Osogbo and Ogbomoso medium density areas respectively. Also multiplying abandoned buildings per m² by 1000, it can be deduced that at least 2 and 4 abandoned buildings are found in 1 acre of the medium density of Osogbo and Ogbomoso respectively. In the high density, Osogbo and Ogbomoso have a minimum of two

vacant land in an acre. Out of every 1000 buildings, about 163 are abandoned in Osogbo and about 221 in Ogbomoso. At least 4 buildings and 3 buildings are abandoned in every 1 acre in osogbo and Ogbomoso respectively. Out of every 100 houses 16 are abandoned in osogbo and 22 are abandoned in Ogbomoso.

Generally, the ratio of vacant land comparing Osogbo and Ogbomoso is 1:4 respectively, that is, when there is a vacant land in Osogbo there are about 4 in Ogbomoso. The incidence of abandonment is also higher in Ogbomoso. For instance, in every 1000 buildings 196 are abandoned in Osogbo but 236 in Ogbomoso. Similarly, in an acre 2 (2.3) are abandoned in Osogbo while about 4 are abandoned in Ogbomoso.

Economic Theory of Urban Renewal

The origin of economic theory of urban renewal has been attributed to Davis and Whinston (Richardson (1971), quoted in Olaore (1987)). The basic tenet of the theory is that buildings can be maintained in a good state of repair provided that their owners are willing to undertake the maintenance expenditure required. Consequently, structures decline in quality because owners permit them to do so. The cumulative effect takes place because of the presence of externalities or neighbourhood effect arising from the spatial proximity of buildings" (Olaore 1987). The argument here is that abandonment has got a lot to do with the quality of any neighbourhood. By implication, neighbourhood maintenance involves the forestalling or the prevention of abandonment.

The Concept of Temporarily Obsolete Abandoned Derelict Sites (TOADS)

Temporarily obsolete abandoned derelict sites (TOADS) as a concept has its origin attributed to Greenberg and others (1990, 1993). TOADS are "scattered, random unused parcels of land of varying size and shape. Some have abandoned structures; others are only empty lots. They are no longer used productively or never were" (Greenberg *et. al.* 1990, pg 435). TOADS include residential commercial and industrial properties – examples such as warehouses, residential structures (single and multifamily), railway lines, landfills, and overgrown, underdeveloped land (Setterfield 1997). This concept though concerns itself with highly visible aspect of abandonment e.g. boarded up or burned-out dwelling units; it does not relegate the easily overlooked aspects too. TOADS draw attentions to elements such as "infill land" (vacant parcels of land which are surrounded by urban development). Nonetheless, TOADS focuses on the problems of residential building and lots abandonment, as it is believed that it is the most acute (O'Flaherty 1993, p 45).

Combating Landed Property Abandonment: Useful Lessons from New York

Quite a number of solutions have been proffered to forestalling or combating abandonment in Hartford and Britain. They involve laws, fines and different models involving different actors and machineries (Greenberg, 2004). Department of Housing Preservation and Development (D.H.P.D) and the New York Housing Authority were created for effective transference of ownership of the abandoned properties to the hands of the "tenants", D.H.P.D created the division of alternative Management Programs (D.A.M.P). Under D.A.M.P, three major programs emerged: the tenant Interim Lease (T.I.L) program; the Community

Management Program (C.M.P); which seeks to transfer ownership to Community Based Organizations (C.B.O s) and, the Private Ownership Management Program (P.O.M.P); which transfer ownership to private Landlords whose past management practices are screened by the city.

Goals and Objectives of Abandoned Buildings Cooperative Landlords (ABCL)

To control environmental blight as well as improve private housing development by aiding the completion of abandoned private buildings in Nigerian cities. This is hoped to be achieved through the following objectives:

- a. To source and organize owners of abandoned buildings into a formal cooperative society through publicity and environmental campaigns.
- b. To formulate a lending and repayment package formula for the profit of both the cooperative and the beneficiaries.
- c. To provide professional and technical assistance to the private developers at the actualization of their project.

Methodology

Reminiscent of the efforts of the New York's department of Housing Preservation and Development (DHPD) in the United States of America, a program tagged Abandoned Buildings Cooperative Landlords is conceived. This can be a panacea to the blighting factor, economic wastage and monumental housing shortage in Nigeria. This also guarantees a feasible and profitable entrepreneurship.

Abandoned Buildings Cooperative Landlords (ABCL) is seen as a quasi-cooperative society, a Non Governmental establishment where intending landlords who have their buildings under construction can fulfill their aspiration with ease. It involves a relatively long but convenient financial commitment. Each subscriber remains a landlord, lives in his own house finished to his taste and ability, all these with some fund coming from outside his pocket yet, he is not a debtor but a cooperator. He does not need to borrow in the bank where payback may be burdensome but will use his building (Under construction) as a temporary collateral security.

HOW IT WORKS

Eligibility

It is a cooperative society for prospective landlords whose house has been abandoned for financial reasons. This does not mean that a member may not have an active income source. Only interested members who has the evidence of not been bankrupt and who has attestation of credible integrity from labor and religious organizations can apply. Credibility includes faithfulness and promptness of rent payment and other bills at the present hired apartment.

The Deal

After passing the eligibility test, an inspection is done to the abandoned building with an estate valuer working for the cooperative society. The cooperator may also appoint a valuer. The current value of the property shall be determined. The cooperator shall also specify what he wants with the building e.g the finishing materials to be used depending on his taste and

financial ability. the quantity surveyors shall produce the estimates. This estimate becomes the financial commitment of the cooperative society. Action begins immediately when both parties agreed and are satisfied.

Upfront Payment

A minimum of 10% of the cost remaining for the completion of the cooperator's building shall be paid upfront. The more the upfront payment the less the interest calculated for the project.

Payback

Payback is in form of rent payment which may not necessarily be commensurate with the rental value in the area where the property is located but which is not economically burdensome to the particular cooperator. The rent to be paid is a calculation of the successive payment that would fulfill his paying term at an agreed time. The cooperator may have an option of paying his rent annually or monthly depending on the type of job he is into. If he is a salary earner for instance, monthly deductions may be made from his salary as agreement would have been made with the employer and the banker. If it is other type of job, he may pay the rent annually.

Check and Balances

At the expiration of each rent tenure, a maximum of inelastic six month is given to vacate the property if tenancy is not renewed. If the property is vacated by the cooperator, the property shall be leased out for the market value and whatever accrues from it belongs to the cooperative society only that 10% of such proceeds shall be reserved for the cooperator as a benefit for his building. The cooperator can however resume the tenancy agreement but with minimum of six month notice for the eviction of the temporary tenant. This is believed as capable stabilizing the tenure time. The longer a cooperator stays out of his property because of payment default, the more he loses to the cooperative.

Benefits of the Cooperators

1. Instant soft loan: residents have access to loan that has adjustable payback time which is exactly able to meet a specific purpose. It gives no room for fund diversion, no extra liability of excess fund for no purpose or fund inadequacy despite loan, and the interest is not burdensome.
2. Convenient payment: the payment of the loan is a little more than house rent which is convenient for any average urban dweller who is a prospective house owner.
3. Conversion of rent to investment: the owner of an abandoned building is surely living somewhere. Majority of them are still paying rent. It is a great advantage if they would convert such rent into an investment towards owning their own home.
4. Ends a culture of Wastage. The abandoned property has an economic value. Not putting it into any use is tantamount to wastage. ABCL can help redeem some years of this type of wastefulness.
5. improved social status. A tenant who has been aspiring to becoming a landlord is now successful with only a leap. A reproach is gone!

6. Avoidance of Further damages to the abandoned property: Abandoned buildings continue to deteriorate when little or no attention is given it. Damages to an abandoned building are a further loss on the part of the owner.

Benefits of the Cooperative Company

1. It is a profitable venture: the major if not the only benefit of the cooperative is the monetary gain that may accrue from the venture.

Benefits of the Government/ Environment

1. Alleviation of Social Overhead Cost.
2. Poverty Reduction through Job Creation.
3. Per Capita income Improvement.
4. Improved social Welfare.
5. Improved City Imageability
6. Environmental revitalization/ A solution to urban Blight
7. Improved Environmental Aesthetics.
8. Community health Improvement.
9. Improvement of Defensible spaces against Crime.
10. Reduction in chance of Disaster.

CONCLUSION

There is a gross housing shortage in our urban centers and ironically, many buildings that would have relieved this shortage are abandoned. The money invested on the abandoned buildings is only wasted unless they are completed and put into profitable use. This will have a negative multiplier affect on the individual owners, artisans, contractors handling the project as well as the general per capital income of the nation. This corroborates why the issue of abandonment should not be taken lightly. Combating abandonment is not only a vote against blight, but a cheap means to housing provision.

REFERENCES

- Arimah, B (1993). Urban environment and the health of the Vulnerable Groups: The Children and the Elderly. In: Agbola S. B and Egunjobi L. (eds) *Environmental Health and the Potential of the Healthy City Approach in Nigeria. Proceedings of the First healthy City Conference in Nigeria. June, 1993*
- Cohen James R. (2001)"Abandoned Housing: Exploring Lessons from Baltimore". *Journal of Housing Policy Debate Vol. 12 Issue 3* Fannie Mae Foundation.
- Egunjobi, Layi and Alabi Moruf (2007). Housing facilities Supply and management. In : Agbola Tunde, Egunjobi Layi and Olatubara C. O (Ed) *Housing Development and management. A Book of Readings*. Ibadan: Department of Urban and Regional Planning, Nigeria.
- FAO (1996) '*Food For All*' Food and Agriulture organization of the United Nations, Rome.

- Greenberg M. R. Popper F. J. & West B. M. (1993) 'Community Organizing to Prevent TOADS in the United States' *Community Development Journal Vol. 28: 55 – 56.*
- Ifesanya O.A (2007). 'Building Materials Production and use'. In : Agbola Tunde, Egunjobi Layi and Olatubara C. O (Ed) *Housing Development and management. A Book of Readings.* Ibadan: Department of Urban and Regional Planning, Nigeria.
- Levitt J. and Saegert S. (1988) "The Community Household: Responding to Housing: Abandonment in New York City". *Journal of American Planning Association 54:489 – 500*
- Mallach Allan (2004) "Abandoned Properties: Effective Strategies to Reclaim Community Assets". *Journal of Housing Facts and Findings Vol. 6 Issue 2*
- Olatubara C.O (2007). 'Fundamentals of Housing'. In : Agbola tuned, Egunjobi Layi and Olatubara C. O (Ed) *Housing Development and management. A Book of Readings.* Ibadan: Department of Urban and Regional Planning, Nigeria.
- Rabinovitch (2000). *An Urbanizing World: Global Report on Human Settlement.* Oxford: Oxford University Press
- Richardson Harry (1971) "Urban Economics". Penguin Books Ltd.
- Setterfield Mark (1997) "Abandoned Buildings: Models for Legislative and Enforcement Reform." http://www.trincoll.edu/depts/tcn/research_reports/resrch23.htm
- Spelman W. (1993) "Abandoned Buildings: Magnet for Crime". *Journal of Criminal Justice 21: 481 – 495.*
- Sternlieb G., Burshell R., Hughes J., and James F. (1994) "Housing Abandonment in the Urban Core". *Journal of the American Institute of Planner 40: 321 – 332.*
- UN-HABITAT (2003). *The challenge of Slum: Global Report on Human Settlements.* London: Earthscan Publications.

Density	City		TYPE		OF		ABANDONED				BUILDINGS			
			Just U/c	%	S& Com	%	U/c& Dil	%	Old hab	%	Old not hab	%	Dila	%
High Density	Ogbomoso	No	281	62.44	18	40	11	35.48	8	57.14	54	90	178	80.1
		City%	16.97		1.09		0.66		0.48		3.26		10.75	8
		G.T%	9.94		0.64		0.39		0.28		1.91		6.29	
	Osogbo	No	169	37.56	27	60	20	64.52	6	42.86	6	10	44	19.8
		City%	14.42		2.30		1.71		0.51		0.51		3.75	2
		G.T%	5.96		0.95		0.71		0.21		0.21		1.56	
	Total	No	450	100	45	100	31	100	14	100	60	100	222	100
		G.T%	15.91		1.59		1.10		0.50		2.12		7.85	
	Medium Density	Ogbomoso	No	494	48.53	36	46.75	72	72	9	100	5	41.67	33
City%			29.83		2.17		4.35		0.54		0.30		1.99	9
G.T%			17.47		1.27		2.54		0.32		0.18		1.17	
Osogbo		No	524	51.47	41	53.25	28	28	0	0	7	58.33	24	42.1
		City%	44.71		3.50		2.39		0		0.60		2.05	1
		G.T%	18.53		1.45		0.99		0		0.25		0.85	
Total		No	1018	100	77	100	100	100	9	100	12	100	57	100
		G.T%	36.00		2.72		3.54		0.32		0.42		2.02	
Low Density		Ogbomoso	No	411	65.87	2	6.67	38	63.33	1	100	1	50	4
	City%		24.82		0.12		2.29		0.06		0.06		0.24	
	G.T%		14.53		0.07		1.34		0.04		0.04		0.14	
	Osogbo	No	213	34.13	28	93.33	22	36.67	0	-	1	50	12	75
		City%	18.17		2.39		1.88		0		0.09		1.02	
		G.T%	7.53		0.99		0.78		0		0.04		0.42	
	Total	No	624	100	30	100	60	100	1	100	2	100	16	100
		G.T%	22.07		1.06		2.12		0.04		0.07		0.57	
	Totals	Osogbo Total		906	43.31	96	63.16	70	36.65			14	18.92	80
Ogbomoso Total		1186`	56.61	56	36.84	121	63.35	18	75	60	80.08	215	72.8	
Major Total		2092		152		191		24		74		295		
% in G.Total		73.97		5.37		6.75		0.85		2.62		10.43		

Appendix 1

Table 1: Type of Abandoned Buildings

Source: Author's Field survey 2008.

Table 2: Spatial Incidence of Abandonment

Block	Area	City	Density	No of vacant land	Block land area	Vacant land per m2	Abandoned Bldg in	Total Bldg in Block	Abandoned Bldg per m2	% Abandoned	Mean Dist h/w	Mean dist h/w vacant	Abandonment per Bldg
1	YOACO	O G B O M O S O	Low	4	8756	0.0005	5	20	0.0006	25	14	35	0.25
1	Low Cost		Low	2	8100	0.0002	4	21	0.0005	19.05	44	150	0.19
	Adeniran		Low	1	37800	0.00003	2	13	0.00005	15.38	4	5	0.15
	Maryland		Low	1	22400	0.00004	9	29	0.0004	31.03	17	40	0.31
	Taki		Medium	4	18000	0.0002	2	33	0.0001	6.06	19	22	0.06
	Olope marun		Medium	2	5400	0.0004	8	28	0.0015	28.57	24	50	0.29
2	Olope marun		Medium	4	6780	0.0006	7	24	0.001	29.17	30	37	0.29
	Apake		Medium	6	16500	0.0004	4	27	0.0002	14.81	11	40	0.15
	High court		Medium	2	6448	0.0003	2	21	0.0003	9.52	8	49	0.10
	Orita naira		Medium	9	32000	0.0003	11	37	0.0003	29.73	6	10	0.30
	Gaa masifa		Medium	6	97240	0.00006	14	36	0.0001	38.89	19	14	0.39
	Stadium		Medium	4	72000	0.00006	18	26	0.0001	30.77	7	37	0.31
	Taraa		High	5	12600	0.0004	7	34	0.0006	20.59	30	38	0.21
	Isale Afon		High	1	24300	0.00004	5	28	0.0002	17.86	6	-	0.18
	General		Medium	2	17600	0.0001	5	26	0.0003	19.23	7	12	0.19
	Oke aanu		Medium	3	33175	0.00009	16	34	0.0005	47.06	8	15	0.47
	Sabo		Medium	5	23800	0.0002	6	31	0.0002	19.35	4	9	0.19
	Oke ado		Medium	5	20400	0.0002	8	29	0.0004	27.59	4	4	0.28
	Aaje		High	4	10080	0.0004	6	32	0.0006	18.75	3	14	0.19
	Ijeru		High	10	291720	0.00003	36	89	0.0001	40.44	17	42	0.40
	Masifa	High	10	586824	0.00002	10	78	0.00002	12.82	36	34	0.13	
	Orita merin	High	3	21600	0.0001	7	23	0.0003	30.43	15	25	0.30	
	Osupa	High	2	27600	0.00007	9	27	0.0003	33.33	8	17	0.33	
2	Osupa	High	4	13900	0.0003	6	31	0.0004	19.35	8	24	0.19	
	Oja igbo	High	3	10242	0.0003	2	33	0.0002	6.06	30	41	0.06	

	Oke Ayepe	O S O G B O	Low	4	18900	0.0002	7	19	0.0004	36.84	7	14	0.37
	Ibikunle		Low	2	20960	0.0001	4	21	0.0002	19.05	9	8	0.19
	Halleluyah		Low	3	24100	0.0001	9	17	0.0004	52.94	4	3	0.53
	G.R.A		Low	1	10843	0.0000 9	0	14	0	0	0	-	-
	Ota efun		Mediu m	2	16800	0.0001	4	23	0.0002	17.39	36	30	0.17
2	Ota efun		Mediu m	1	27000	0.0000 4	6	31	0.0002	19.35	82	-	0.19
	Igbona		Mediu m	2	17280	0.0001	4	26	0.0002	15.38	30	28	0.15
2	Igbona		Mediu m	2	12240	0.0002	0	33	0	0	0	40	-
	Jaleyemi		Mediu m	3	32400	0.0000 9	3	23	0.0000 9	13.04	8	18	0.13
	Ahmadiyah		Mediu m	4	29400	0.0001	12	39	0.0004	30.77	18	17	0.41
	Egbatedo		Mediu m	2	19200	0.0001	3	51	0.0002	5.88	35	70	0.06
3	Estate		Mediu m	3	13760	0.0002	3	15	0.0002	20.00	4	14	0.20
2	Estate		Mediu m	4	102000	0.0000 4	10	33	0.0001	30.30	12	19	0.77
	Estate		Mediu m	1	21600	0.0000 5	1	12	0.0000 5	8.33	-	-	0.08
	Ajegunle		Mediu m	0	14560	0	0	32	0	0	-	-	-
	Sabo		Mediu m	2	14400	0.0001	2	23	0.0001	8.70	10	2	0.09
2	Sabo		Mediu m	4	19000	0.0002	7	28	0.0004	25.00	17	12	0.25
	Asubiaro		High	5	15600	0.0003	8	37	0.0005	21.62	11	27	0.22
2	Asubiaro		High	5	43200	0.0001	14	10 2	0.0003	13.73	18	45	0.14
	Isale aro		High	2	11200	0.0002	2	26	0.0002	7.69	47	15	0.08
	Isale Ijebu	High	4	7600	0.0005	4	37	0.0005	10.81	29	65	0.11	
2	Isale aro	High	5	19200	0.0003	12	31	0.0006	38.71	21	33	0.39	
	Ayetoro	High	2	27600	0.0000 7	6	39	0.0002	15.38	9	42	0.15	
	Oke Bale	High	6	90000	0.0000 7	21	32 2	0.0002	6.52	16	19	0.07	
	Isale Osun	High	8	61200	0.0001	19	13 3	0.0003	14.29	20	60	0.14	

Source: Author's Field Survey 2008

$$\mathbf{NB:} \text{ vacant land per m}^2 = \frac{\text{No of vacant land}}{\text{Block land Area}}$$

$$\text{Abandoned building per m}^2 = \frac{\text{No of abandoned building in block}}{\text{Block land Area}}$$

$$\text{Abandoned building per building} = \frac{\text{No of vacant land}}{\text{Block land Area}}$$