

The Effect of Spatial Distribution of Public Amenities on Residential Property Rental Value

Victor Markus^{1,*}, Pawam Martins Steve²

Abstract

In major cities around the world, the rental value has indeed been increasing at an unprecedented rate because of the rising demand for residential properties in urban areas. Residential building characteristics, neighborhood characteristics, accessibility factors, and amenities are all factors that influence residential rental value. These amenities lead to rent differentials. The links that exist between residential property rental values and various physical and locational dwelling features, amenities, and so on are valued by Real Estate Valuers, planning authorities, and policymakers. When all these relationships are established, for instance, valuers will be assisted in allocating premiums to various housing and locational characteristics. To maximize return in the form of rent by private investors and property tax or income tax by public authority there have been efforts to provide basic/public amenities and improve the existing ones to ease the living condition of the occupants and create an incentive to the tenant and increase their willingness to pay the rack-rent. This paper seeks to evaluate the effect of the spatial distribution of public amenities on residential property rental value with the view to ascertaining its impact on rent differential using data obtained through questionnaires administered on tenants in the Kaduna Metropolis. The study distributed 400 questionnaires to local individuals using a random selection technique. Data were analyzed using descriptive and inferential statistics. Findings revealed an uneven distribution of the eight (8) public amenities across the study area with wide difference in their state or condition. Kaduna Township and Ungwan Rimi-Malali have the public amenities in good condition than other sub-areas. The uneven distribution of public amenities and their condition resulted in rent differentials within the Kaduna Metropolis. In order to maximize return in the form of rent by private investor and property tax or income tax by public authority there is need to provide these amenities and improve the existing ones in order to ease the living condition of the occupants and create an incentive to the tenant and increase his willingness to pay the rack rent.

Keywords: Public amenities, rental value, rent, residential property, spatial distribution

INTRODUCTION

Rental value has been undergoing an extraordinary growth in major cities of the world (Oduwaye, 2007, as cited in Okorie, 2015) [1, 2]; this is because of the increasing demand for residential properties in the urban centres (Olujimi & Bello, 2009) [3]. The value of residential properties is influenced by several factors. These factors could be intrinsic or extrinsic, according to Oni (2009) [4]. Increased demand for lettable space, location, condition of neighboring properties, proximity to park and leisure, and local and national economic conditions are all extrinsic factors. External factors are caused by the property's natural characteristics, which have an impact on the city in which it is located. Intrinsic factors are those that are related to the physical qualities of the property, such as room size, state of

*Author for Correspondence

Victor Markus

E-mail: victor.markus@fecolart.edu.ng

¹Assistant Lecturer, Department of Surveying and Geoinformatics, Federal College of Land Resource Technology Kuru, Jos, Plateau State, Nigeria

²Department of Estate Management and Valuation, Abubakar Tafawa Balewa University, Bauchi, Bauchi State, Nigeria

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repair, decoration, and amenities. According to other researchers, institutional and regulatory factors, location, complementary uses, competitive pressures among as well as between uses, design, degree of obsolescence, ease of access, road infrastructure, landlord-tenant relationship, and negative externalities are all factors that affect rental value (McCluskey, et al, 2000; Oyebanji, 2003; Olusegun, 2003; and Oni, 2009) [5, 6, 7, 4].

Major determinants of rental values include the physical attributes of a property, environmental and facilities and amenities attributes, and, most importantly, the location of a property. Every estate, whether commercial, residential, or industrial, must include public amenity. As a result, its decomposition has an incalculable impact on environmental properties (Okeke, 2016) [7]. According to Odudu (2003) [9], housing values seemed to be highest in areas with one or more forms of amenity. The fairly close a residential neighborhood is to new infrastructure projects, for example, the relatively high the increased value (Jimoh & Ige, 2017) [10].

The availability and spatial distribution of public amenities is often one of the factors that influence demand and selection of residential property, as man is a socio-economic being wanting to reside in residential properties which provide maximum supply of essential amenities at affordable pricing. It is therefore critical to provide amenities that will improve residents' living conditions in a neighborhood. Property rental values differ from place to place based on a variety of factors, the most important of which is the availability of amenities (Jimoh & Ige, 2017) [10].

The residential real estate market is influenced by a variety of macroeconomic determinants, spatial differences, community composition characteristics, environmental factors, and neighborhood amenities. Valuers, planning agency, and lawmakers all consider as valuable the relationships that transpire between residential property rental values and accommodation attributes, amenities, and other influences. When, such connections are made, valuers will have an easier time assigning premium costs to diverse accommodation and location based characteristics (Owusu-Ansah, 2012) [11].

The most widely mentioned factors influencing rental values of residential properties include location, building quality, demand, and supply rate, among others, with very little or no particular respect for the availability of public amenities and infrastructures. This research aimed at examining the impact of public amenities' spatial distribution on residential property rental values in this context in order to determine their impact on rent differentials.

LITERATURE REVIEW

Availability and Spatial Distribution of Public Amenities

Security, health, education, safety, and recreation are all basic human needs that public amenities and services address (Miller & Veltri, 2002) [12]. It goes on to say that some public amenities and services have already been determined to be critical to a community's well-being and are financed by the government. Other public services are provided by the private sector as a condition of city development. Olujimi and Bello (2009) [3] looked into how infrastructure facilities affected residential property rental values in Akure, Ondo State. The research reveals that infrastructural services are available in the study area. The condition of the infrastructural facilities, on the other hand, is disgusting. The study recommended that Public-Private Partnership program should be employed to provide the much need infrastructure. Olujimi (2010) [13] found that the extent to which these facilities are provided varies from building to building and from one area to the next. According to Ajibola, Awodiran, and Salu-Kosoko's (2013) [14] study on the impact of infrastructure on property values in Unity Estate, Lagos, Nigeria, the estate does have infrastructure, but it needs to be modernized.

In his study "Housing Infrastructural Facilities as Determinants of Rental Values of Residential Properties in Osogbo, Osun State –Nigeria, " Okorie (2015) [15] found that while infrastructure amenities are present in the survey area, their availability differs from property to property. The survey

approach was employed by Orekan (2015) [16] in "The Impact of Infrastructural Facilities on Residential Property Development in Ota, Ogun State Nigeria". According to the respondents' findings, infrastructures, such as water supply, power supply, schools, tertiary institutions, industries, roads, and refuse disposal facilities are relatively available in the study area.

In Lagos, Nigeria, Jimoh and Ige (2017) [10] investigated public infrastructure vs. residential property rental value and discovered that public infrastructure is available. Infrastructure, on the other hand, is insufficient, inefficient, and unevenly distributed. The study recommended that the area be upgraded and properly managed in order to improve the residents' living conditions. The study also stated that the availability of public amenities is among one of the factors influencing residential real estate demand and choice, as man is a socioeconomic being seeking to live in residential units that provide the greatest supply of necessary amenities at the lowest possible cost. Therefore, it is essential to provide amenities that will enhance a neighborhood's residents' quality of life. Property rental values differ from one location to the next, depending on a variety of factors, the most important of which is the availability of amenities. Borana and Yadav (2017) [17] investigated the spatial disparity analysis of urban amenities in municipal wards on the outskirts of Jodhpur City, India. The study focused on health services, school services, and police station services (security amenities). According to the study, urban amenities are not evenly distributed across the city's wards, resulting in a variety of issues, such as social segregation, interpersonal disparities in living standards, and deterioration of the city's environment. The disparity is due to the city's unplanned urban structures, which have resulted in a skewed distribution of various amenities.

Residential Property Rental Value

The rent and the value of a property are inextricably linked (Ajayi, Jimoh et al, 2014) [18, 10]. Rent is the amount paid by a tenant to his land owner for using his property on an annual basis while rental value is the amount that a prospective tenant can afford to pay for its occupation (Olusegun, 2003) [7]. The degree of supply and demand determines the rental value of, such a property. Rental value, according to Odine (2021) [19], is the highest rent that a property can reasonably be assumed to lease on the open market.

Factors Influencing Residential Property Rental Values

In Asia, Ping (2005) [20] identified accessibility, neighborhood quality, and environmental quality as factors that influence residential land value. However, from the standpoint of the client, Wickramaarachchi (2015) [21] consider location to be an important factor. Bedroom, toilet, bathroom, kitchen, green space, sewerage, supply of water, refuse landfilling, good road network, health centre, and many more are among the attributes described by Chris and Somefun (2007) and Nakamura and Crone (2004) [22, 23]. The findings of Wickramaarachchi (2016) show that proximity to the university, portable water, free electricity, an appended bathroom, and neighborhood characteristics, such as less congestion/privacy are all extremely important determinant of rental values.

In America, Raymond (2000) identified durability, structural inflexibility, and spatial fixity, while space, age, condition, and apartment as some attributes of value, according to McKenzie and Betts (2006) [24]. Some characteristics can be assessed using objective scales or techniques. Other amenities, on the other hand, are less objective. According to Wickramaarachchi (2015) [21], without standardization, each property is viewed as unique and therefore priced differently. Since each piece of property is distinctive, determining the right variables to explain rental values can be challenging.

Related studies in Nigeria, Olusegun (2003) [7] divides these factors into three categories: external actors, internal factors, and economic factors. Location and ease of access are external factors; internal factors encompass actual property characteristics, such as bedrooms, land size, carport, number of restrooms, etc; and economic factors include an individual's disposable income, rate of interest, and inflation rates in the nation. According to Olayiwola, et al (2005) [25], accessibility, rent, and

transportation improvements, neighborhood quality, infrastructural amenities, and government regulations are all factors that influence land value in the Lagos Metropolis. According to Oduwaye (2009) [1], the price of land has a direct impact on the quality of development in any neighborhood. Residential land values in Lagos state are higher in low-density areas and lower in high-density areas, according to the researcher. According to Olayinka et al. (2013) [26], proximity to a major transportation route, the number and position of bedrooms, toilets, better access roads and drainage systems, and security are the major factors influencing real estate values in Lagos State's Magodo neighborhood.

Relationship between Spatial Distribution of Public Amenities and Residential Rental Values

Related studies in Asia, Chen (2012) [27] used the Hedonic pricing model and OLS regression in his study "Understanding the Value of Amenities: A Study of the Land Value Determination Process in Hangzhou, China." The study's findings confirm that amenities, which are scarce and in strong demand in China, play an important role in deciding land value and accounting for wide price ranges. Zhang, Xie, Xia, and Zhang (2012) [28] examined the impact of public green areas on residential property value in Beijing. The study's findings show that being close to a park has a statistically significant influence on neighborhood property values. According to the findings, green infrastructure has a positive impact on nearby property rental values.

In America, a study of the effects of land-use regulations on property values in Oregon, USA, Jaeger (2006) found that a land-use regulation's beneficial impact on property values can happen in two ways. The "amenity effect," which occurs when land-use legislation protect, improve, or create amenities that benefit landlords, is one example. The property tax might be the most visible example of this: numerous communities rely on property taxes to fund government infrastructure, such as police and fire protection, public schools, roads and utilities. Cho, Bowker, and Park (2006) looked at how water and green space amenities affect home values. The findings of the study back up previous research by demonstrating that natural and built amenities, such as water and open space are important factors in housing demand and have a positive impact on sale prices. We can therefore draw the conclusion that facilities have a big impact on housing costs.

In Africa, Owusu-Ansah (2012) [11] used a quantitative research approach and hedonic pricing system in his study on the determinants of home values in metropolitan Ghana and potential ramifications for policymakers from 2005 to 2010. The research reveals that these features, such as a garage, a fence wall, and a pool, have a massive effect on the survey area's property values. Kolowe (2014) used secondary data and the Hedonic Pricing Model to investigate the determinants of urban land and property values in Rwanda. According to the study, people are already paying significantly more for housing infrastructure and other public services. Residents place a higher value on environmental amenities, such as a public stand pipe into their yard, a tanker truck, a borehole, and electricity in their neighborhood. As a result, they are willing to pay higher prices for amenities in order to get the most out of their money.

In Nigeria, Aluko (2011) investigated the impact of location and neighborhood characteristics on housing values in Lagos. Interviews and personal observation were used in the research. Locational attributes, neighborhood attributes, and structural attributes were all considered in the study. The study found that the neighborhood's characteristics have a significant impact on house rental charges and values. Ajibola, Awodiran, and Salu-Kosoko (2013) [14] used a survey method to investigate the impact of facilities on property values in Unity Estate, Lagos, Nigeria, and used a relative importance index to rank the infrastructure in order of importance. The research found that the estate has infrastructure, but it needs to be upgraded. Infrastructure boosts property rental values, according to the study's findings. Ajayi, Jimoh, and Jimoh (2014) [10] looked into how residential property values in Minna were affected by infrastructural development. In addition to basic regression and inferential analysis, the study employed a mixed method approach (qualitative and quantitative). The study comes to the conclusion that the road network within the study areas played a role in determining where residents lived due to

the characteristics of the roads in Tunga and Bosso. Because Tunga's roads are in better condition than Bosso's, Tunga had a higher rental value. However, only road networks were included in the analysis. In his study "Housing Infrastructural Facilities as Determinants of Rental Values of Residential Properties in Osogbo, Osun State – Nigeria," Okorie (2015) [2] found a significant positive correlation between rental values and the availability/condition of housing facilities. Infrastructure facilities and residential property rental values are therefore directly correlated.

According to the study, better infrastructure amenities have a greater impact on residential property rental values than poor infrastructure. Jimoh and Ige (2017) [10] employed both mixed techniques in their examination of the rental value of residential properties against public infrastructure in Lagos, Nigeria. In their investigation, the researchers employed both descriptive and inferential statistics. The results show that the relationships between residential properties' infrastructures play a significant role in determining Lagos' rental value. According to the study, the three residential areas' most significant infrastructures influencing rental values were the building type water, power, waste disposal, road network, street lighting, hospital, and schools.

METHODOLOGY

The study area was demarcated into 5 sub-areas; Kaduna Township, Ungwan Rimi-Malali, Kawo-Mando, Sabo-Narayi and Barnawa. The demarcation is predicated on the uneven distribution of public amenities in the study area i.e some neighbourhood in the study area has available amenity more than the other part and the researcher expect to have the needed information to show the spatial distribution of the public amenities and its effect on rental value or otherwise. The study focused on these public amenities: Electricity, Pipe Borne Water, Roads, Drainages, Health Amenity (Hospitals, Health care centers, etc.), Educational amenity (schools), waste collection & disposal and Security (police station, Army post). The residential property types studied are Tenement, one bedroom flat, two bedrooms flat, three bedroom flat and Bungalows. The study distributed 400 questionnaires to local individuals using a random selection technique. Data were analyzed using descriptive and inferential statistics.

RESULT OF THE STUDY

The result from Table 1 shows that security and electricity supply has a better condition, hence ranking 1st and 2nd with mean of 4.00 and 3.97 respectively. Educational amenities rank 3rd with mean of 3.91. Health amenity and roads networks rank 4th and 5th with mean of 3.78 and 3.72 respectively. Water supply, waste disposal system and drainage system rank 6th, 7th and 8th with mean of 3.59, 3.44 and 3.20.

Table 2 shows Ungwan Rimi-Malali ranked 1st having the mean rent of N678, 333 (modal rent of N600, 000). Kaduna township ranked 2nd with mean rent of N533, 062 (modal rent of N1, 000, 000). Kawo-Mando and Barnawa ranked 3rd and 4th with mean of N356, 245 (modal rent of N400, 000) and N344, 167 (modal rent of 350, 000) respectively. Sabo-Narayi ranked 5th having the mean rent of N125, 967 (modal rent of N120, 000).

Table 1. The condition of public amenities in the study area.

Public Amenities	N	Very poor	Poor	Moderate	Good	Very Good	Mean	Std. Dev.	Ranking
Security (Police Station, Army Post)	64	0	1	7	47	9	4.00	.563	1 st
Electricity Supply	64	0	8	2	38	16	3.97	.890	2 nd
Educational Amenity	64	0	4	4	50	6	3.91	.635	3 rd
Health Amenity	64	0	10	2	44	8	3.78	.863	4 th
Roads Network	64	4	11	4	25	20	3.72	1.253	5 th
Water Supply	64	4	15	2	25	18	3.59	1.294	6 th
Waste Disposal System	64	6	3	12	43	0	3.44	.957	7 th
Drainage System	64	2	16	14	31	1	3.20	.946	8 th

Source: Researcher's SPSS Analysis

Table 2. The level of rent in the study area.

Sub-Areas	N	Minimum	Maximum	Mean	Median	Mode	Ranking
Ungwan Rimi-Malali	54	55, 000	2, 500, 000	678, 333	600, 000	600, 000	1 st
Kaduna Township	64	24, 000	2, 100, 000	533, 062	550, 000	1, 000, 000	2 nd
Kawo-Mando	53	36, 000	900, 000	356, 245	400, 000	400, 000	3 rd
Barnawa	60	100, 000	1, 000, 000	344, 167	325, 000	350, 000	4 th
Sabo-Narayi	60	36, 000	350, 000	125, 967	120, 000	120, 000	5 th

Source: Researcher's SPSS Analysis

Table 3. Regression analysis.

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	Change Statistics				
					R Square Change	F Change	df1	df2	Sig. F Change
1	.770 ^a	.593	.567	237995.147	.593	22.696	21	327	.000

Table 4. ANOVA^a

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	26995951912151.613	21	1285521519626.267	22.696	.000 ^b
	Residual	18521832557762.254	327	56641689779.089		
	Total	45517784469913.870	348			

The R-Square value is essentially a measure of the predictability of the model (i.e. Independent variables in relation to the dependent variable). The R-Square value can range from 0 to 1 where 1 would represent a perfect correlation between the independent and dependent variable(s) (Corsini, 2009).

From the table 3 above, it can be said that the 59.3% of the changes (Variation) on dependent variable rent paid are explained by Roof, Educational Amenity, Kitchen, Electricity Supply, Room Size, Waste Disposal System, Floor Finishes, Supply, Roads Health Amenity, Toilet Facilities, Security (Police Station, Army Post), Door And Window, Wall Finishes, Drainage System, Water Network, and Ceiling. This implies that about 40.7% variations on the dependent variable rent paid is explained by other factors. The R-Squared statistic indicates that the model is fitted to explain 59.3% of the variability in rent paid within the study area. The adjusted R-squared statistic, which is more suitable for comparing models with different numbers of independent variables, is 56.7%.

From Table 4, the P-value is .001 which is less than 0.05. Since the P-value is less than 0.05, it implies that there is statistically significant relationship between rent paid and roof, educational amenity, kitchen, electricity supply, room size, waste disposal system, floor finishes, supply, roads health amenity, toilet facilities, security (police station, army post), door and window, wall finishes, drainage system, water network, and ceiling in the absence of other variables.

Results from the above tables 2, 4 & 5 show that water supply, health amenity, security, room size floor finishes, and toilet finishes can explain at least 59.3% of the variance in rent paid (Adjusted R Square = .567). It is obvious that Roof, Educational Amenity, Kitchen, Electricity Supply, Waste Disposal System, Door And Window, Wall Finishes, Drainage System, Roads Network, and Ceiling had p value > 0.05 this signifies that there is statistically insignificant relationship with the dependent variable, whereas water supply, health amenity, security, room size floor finishes, and toilet finishes had a p value < 0.05 which signifies a statistically significant relationship with the dependent variables

Table 5. Coefficients^a

Model	Unstandardized Coefficients		Standardized Coefficients	t	Sig.
	B	Std. Error	Beta		

1	(Constant)	-1324081.612	174991.890		-7.567	.000
	Electricity Supply	13726.832	22139.969	.030	.620	.536
	Water Supply	60260.921	17632.932	.227	3.418	.001
	Drainage System	11033.944	17471.176	.039	.632	.528
	Roads Network	30616.307	19303.001	.113	1.586	.114
	Health Amenity	50405.701	19974.639	.128	2.523	.012
	Educational Amenity	25719.982	23295.600	.047	1.104	.270
	Waste Disposal System	27737.325	15795.154	.098	1.756	.080
	Security (Police Station, Army Post)	-42765.806	15584.870	-.147	-2.744	.006
	Room Size	128420.498	32840.217	.176	3.910	.000
	Kitchen	29642.610	22243.592	.065	1.333	.184
	Floor Finishes	68507.982	33907.735	.107	2.020	.044
	Wall Finishes	-6161.513	34644.928	-.010	-.178	.859
	Roof	58543.239	44725.991	.115	1.309	.191
	Ceiling	-43988.530	46634.000	-.089	-.943	.346
	Door and Window	-17760.665	33344.486	-.028	-.533	.595
	Toilet Facilities	59290.947	23217.370	.129	2.554	.011
	Kaduna Township	127664.488	59578.818	.137	2.143	.033
	Ungwan Rimi-Malali	163539.129	60608.651	.164	2.698	.007
	Kawo-Mando	-4506.717	56356.056	-.004	-.080	.936
	Romi-Goningora	-45274.727	53554.846	-.047	-.845	.399
	Barnawa	-59970.917	53633.413	-.063	-1.118	.264

Table 6. Excluded Variables^a

Model		Beta In	t	Sig.	Partial Correlation	Collinearity Statistics
						Tolerance
1	Sabo Narayi	. ^b	.	.	.	.000

DISCUSSION OF FINDINGS

Condition of Public Amenities in the Study Area

The findings on the condition of the existing public amenities show that Security (Police station, Army post) ranked 1st in both Kaduna Township and Kawo-Mando. This may be connected to the fact that Kaduna Township host the State Police Headquarters, Police college, Nigeria Prison Service headquarters and Training school, Nigeria Immigration Service Headquarters, Nigeria Customs Service Headquarters and major security outpost while Kawo-Mando Hosts the Famous Nigerian Defence Academy, 1 Division Headquarters of the Nigerian Army and Nigerian Airforce Base.

The condition of security in the Kaduna Township and Mando is perceived to be good by the respondents. Educational and Health amenity have a relatively good condition across the sub-areas as indicated by their various mean values.

The condition of water supply and road networks in Kaduna Township, Ungwan Rimi-Malali, Kawo-Mando and Barnawa is good but its condition in Sabo-Narayi is poor. Drainage system is in good condition in Kaduna Township, Ungwan Rimi-Malali and Barnawa while it is poor in Kawo-Mando and very poor in Sabo-Narayi. Waste disposal system is good in Kaduna Township and Ungwan Rimi-Malali, fair in Barnawa and Kawo-Mando very poor in Sabo-Narayi. The findings of this research indicate that though these public amenities are available in the Kaduna Metropolis, they are however, in a deplorable state most especially in Sabo-Narayi sub-areas. These findings corroborate the study of Olujimi and Bello (2009) [3] on the Effects of Infrastructural Facilities on the Rental Values of Residential Property in Akure, Ondo State. The study discovered that there is availability of

infrastructural facilities in the study area. However, the state of infrastructural facilities in the study area is disappointingly appalling. And also agrees with the study of Ajibola, Awodiran and Salu-Kosoko, (2013) [14] on effects of infrastructure on property values in Unity estate, Lagos, Nigeria, that discovered that there is availability of infrastructure in the estate but there is need for upgrade.

The Level of Residential Property Rental Value in the Study Area

The findings on level of rent show Ungwan Rimi-Malali ranked 1st having the mean rent of N678, 333. Kaduna township ranked 2nd with mean rent of N533, 062. Kawo-Mando and Barnawa ranked 3rd and 4th with mean of N356, 245 and N344, 167 respectively. Sabo-Narayi ranked 5th having the mean rent of N125, 967. The findings also show that there is rent differentials in the Sub-areas which could obviously be seen in the Minimum rent, maximum rent, median rent, mean rent and modal in Table 2. The rent differential is as a result of location, neighbourhood public amenities and structural characteristics. The findings of this research concur with the study of Ankeli, Dabara, Gambo and lawal (2016) examined residential housing rental values and infrastructural development in Osogbo, Nigeria using survey method, systematic random sampling technique. The study revealed that, properties with better conditions in terms of infrastructures and physical soundness command higher rental values.

The Effect of Spatial Distribution of Public Amenities on Residential Property Rental Value

The findings on the effect of spatial distribution of public amenities on residential property rental value show that water supply (P value 0.001), Health amenity (p value 0.012) and Security [(Police station, Army post) p value 0.006] have statistically significant effect on rental value in Kaduna Metropolis. The findings show that Electricity supply (p value 0.536) does not significantly affect rent. This is because there is available electricity supply; in that tenant do not consider it as a condition to be met before they are willing to pay rent.

CONCLUSION

The study concludes that there is an uneven distribution of the eight (8) public amenities across the study area with wide difference in their state or condition. Kaduna Township and Ungwan Rimi-Malali have the public amenities in good condition than other sub-areas. The uneven distribution of public amenities and their condition resulted in rent differentials within the Kaduna Metropolis. The study also concludes that Public amenities; water supply, Health amenity and Security (Police station, Army post) have statistically significant effect on residential property rental value. In order to enjoy this opportunity, tenants in residential property in Kaduna metropolis cherish security-enhancing amenities and residential properties with constant water supply. In order to maximize return in the form of rent by private investor and property tax or income tax by public authority there is need to provide these amenities and improve the existing ones in order to ease the living condition of the occupants and create an incentive to the tenant and increase his willingness to pay the rack rent.

Recommendation

The following recommendations are considered in line with the findings of this study:

1. Government should provide these public amenities across Kaduna metropolis and improve/upgrade the existing amenities. Investors are motivated to invest in residential properties in area with good public amenities as this enable them maximize return on the investment in terms of rack rent.
2. Private investor (Landlord) should provide the in-house amenities; wall-fence and burglary proof, Boreholes, etc. in their residential properties as this will serve as incentive to tenant most especially on their willingness to pay the highest rent.
3. Government should make implementable policies and established housing quality standard and supervisory agency that will be responsible for monitoring of housing standards.
4. Government should use Public Private Partnership (PPP) in delivery of these public amenities.

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