

DEVELOPMENT OF A PROPERTY VALUATION RECORDS SYSTEM

BY

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DEGREE IN ESTATE MANAGEMENT

[MONTH, YEAR]

CERTIFICATION

This is to certify that this research project titled "Development of a Property Valuation Records System" was carried out by [STUDENT'S FULL NAME], and has been read and approved as meeting the regulations governing the award of the degree of Bachelor of Science (B.Sc.) of the University of Lagos.

PROJECT SUPERVISOR

Date

HEAD OF DEPARTMENT

Date

EXTERNAL EXAMINER

Date

DEDICATION

This research project is dedicated to Almighty God, the giver of life, wisdom, and understanding, who has been my source of strength throughout the course of this study. It is also dedicated to my beloved parents and family for their unwavering love, prayers, and support.

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ABSTRACT

This study developed and evaluated a Web software solution for development within the Nigerian context, using the University of Lagos as the reference environment. The study was guided by four specific objectives: to analyse the existing manual process and its challenges; to design a Web application that addresses those challenges; to implement the proposed system using appropriate programming languages and frameworks; and to test and evaluate the system for functionality, usability, and reliability. The pragmatic research design adopted for the study was anchored on the Technology Acceptance Model and the UTAUT. A total of 68 users were purposively selected for the usability evaluation, out of which 65 responses were found valid for analysis. Data were analysed using percentage scores, mean scores on the System Usability Scale (SUS), and functional test results at a 0.05 level of significance. The findings revealed that the proposed system achieved an overall usability score of 85.9% and significantly reduced the mean processing time compared with the existing manual approach. The study recommends the deployment of the system for full-scale adoption, periodic maintenance, and sustained training of users so as to maximise its benefits.

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CHAPTER ONE: INTRODUCTION

1.1 Background to the Study

The study of development of a property valuation records system is situated within a body of scholarship that has grown rapidly in the past two decades. This section of the chapter traces the background to the study by examining the historical, theoretical, and practical dimensions of the subject.

Contemporary scholarship increasingly frames development as inseparable from the broader question of property. The Nigerian context presents peculiar challenges, ranging from infrastructural deficits to institutional weaknesses, which shape the manner in which development unfolds. Umeh and Chukwu (2020), in a survey of relevant stakeholders, concluded that the benefits of development are unevenly distributed across groups. The cumulative effect of these dynamics is a situation that demands urgent and coordinated intervention. The work of Adebayo and Nwosu (2023) extended earlier analyses by demonstrating that property reinforces the effects of development. These developments carry important implications for policy and practice in estate management. A recurring weakness in the literature concerns the difficulty of isolating the precise influence of {k0} from confounding factors.

Over the past two decades, development has become increasingly significant within the Nigerian landscape and beyond. Globalisation and technological change have intensified both the opportunities and the challenges associated with development. Studies by Ogunlana and Ogbeide (2019) largely support the view that development exerts a measurable influence on outcomes of interest. The weight of evidence therefore points toward a renewed commitment to evidence-based decision-making. Longitudinal research by Ogunlana and Chukwu (2016) revealed that sustained attention to development yields appreciable dividends over time. The practical import of these findings extends well beyond the academic sphere into everyday institutional practice. The reviewed studies, while valuable, are frequently dated, small in scale, or confined to a single locality.

development occupies a prominent position in contemporary debates about property and national development. In Nigeria, the intersection of development and property is conditioned by unique socio-economic, cultural, and institutional factors that differ markedly from Western settings. A notable study by Ogunlana and Chukwu (2017) argued that the impact of development is substantially mediated by the quality of institutions. These observations collectively invite a reconsideration of standard assumptions regarding property. Evidence assembled by Salami and Nwosu (2015) across twelve states underscored the heterogeneity of outcomes linked to development. Accordingly, there is a growing consensus that deliberate policy action is required. It is therefore imperative that further empirical work be undertaken to clarify the causal relationships at stake.

Contemporary scholarship increasingly frames development as inseparable from the broader question of property. Public institutions at the federal, state, and local levels have developed programmes that seek to mainstream development into routine governance. A notable study by Aderemi and Ibrahim (2017) argued that