EFFECT OF URBAN SUB-CENTRES ON THE PATTERN OF LAND VALUES IN ZARIA, NIGERIA

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ABSTRACT
Several studies have shown that the pattern of land value in cities have the tendency to decline with distance from the Central Business District (CBD). It is however, obvious that polycentric cities have secondary centres (the sub-centres) that possess some attributes akin to that of the CBD. This paper analysed the effect of urban sub-centres on the pattern of commercial and residential land values in the Zaria urban area, Nigeria. To achieve the set objective, data were collected from both primary and secondary sources. The primary source was through field survey that included the administration of questionnaires, interviews and observations. Purposive sampling was used to select the 7 sub-centres, while 23 sampling transects were randomly selected from around them. Systematic sampling was used to select specific commercial and residential properties for questionnaire administration. A hypothesis was formulated and tested using the spearman’s rank correlation coefficient. The result revealed that the sub-centres had a significant effect on the pattern of commercial land value in the area, while they had little effect on the pattern of residential land value. In specific terms, commercial land value declined by a mean of about N3,400/m² after a distance of about 1,600 metres away from one of the sub-centre areas. It was concluded that the urban sub-centres in Zaria have a significant effect on the pattern of commercial land value, while they have little effect on the pattern of residential land values.

Keywords: Central business district, land value, pattern, sub-centres, Zaria
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