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Impact of Urban Renewal on Land Price in GRA Bauchi, Nigeria

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Abstract

This study investigates the impact of urban renewal projects on land prices in GRA Bauchi, with emphasis on trends in property values, major infrastructural developments, and stakeholder perceptions. Urban renewal—encompassing redevelopment, rehabilitation, and modernization—has become a critical urban planning strategy for revitalizing deteriorated areas and stimulating investment. The study adopts a quantitative research design, utilizing a structured questionnaire administered to 140 respondents, comprising Estate Surveyors, Property Developers, Estate Agents, and Estate Agents. Findings show that 94.29% of the distributed questionnaires were validly returned, ensuring robust data reliability. Results reveal that land prices in GRA Bauchi have significantly increased over the past 10 years recording the highest mean score of 4.14 while efficiency and management of project implementation received a lower mean score of 3.15, indicating room for improvement. The study concludes that urban renewal has significantly influenced land market dynamics in GRA Bauchi, enhancing investment attractiveness and property values. It recommends strengthening institutional capacity, improving governance transparency, and ensuring inclusive stakeholder participation to sustain long-term benefits of renewal programs.

Keywords: Urban Renewal, Land Prices, Infrastructure Development, Property Values, Real Estate, GRA Bauchi

Introduction

Urban renewal, also known as urban regeneration or redevelopment, is a crucial aspect of urban planning aimed at revitalizing deteriorated or underdeveloped urban areas

to enhance their social, economic, and environmental conditions (Tarakci & Turk, 2018). This process typically involves infrastructure improvements, land-use restructuring, housing redevelopment, and public service enhancements to create more livable and sustainable urban environments. In many cities worldwide, urban renewal has been a strategic intervention to combat urban decay, increase economic activities, and improve the standard of living for residents (Adedeji & Arayela, 2018; Liu et al., 2022; Ogunnaike et al., 2025). However, one of the critical outcomes of urban renewal initiatives is their impact on land prices, which can significantly influence property values, investment patterns, and socio-economic dynamics within affected areas (Forouhar & Hasankhani, 2018).

In Nigeria, urban renewal programs have been undertaken in various cities, including Lagos, Abuja, Kano, and Port Harcourt, with varying degrees of success. These programs often include road expansion projects, drainage and sanitation improvements, slum upgrading, and the provision of modern housing facilities (Adedeji & Arayela, 2018; Ogunnaike et al., 2025). Government Residential Areas (GRAs) are among the primary locations where urban renewal efforts have been implemented due to their strategic importance and the presence of high-income residents. Bauchi's GRA, in particular, has witnessed several urban renewal projects in recent years, including infrastructure upgrades, improved waste management systems, and enhanced security measures, all of which have implications for land prices in the area (He et al., 2024; U. U & O. A, 2025).

Urban renewal plays a crucial role in transforming urban areas by enhancing infrastructure, improving environmental quality, and promoting economic growth. However, its impact on land prices remains a key concern, as it influences property values, affordability, and socio-economic dynamics within urban centers. In Bauchi's GRA, the effects of urban renewal are evident in the rising demand for land, increased property values, and heightened real estate investment. While these developments contribute to economic growth, they also pose challenges related to affordability and social inclusivity.

Statement of the Research Problem

Urban renewal projects are widely implemented to upgrade infrastructure, stimulate investment, and enhance urban livability (Tarakci & Turk, 2018). While such interventions often generate positive spatial and economic outcomes, they can also significantly influence land market dynamics, particularly within Government Reserved Areas (GRAs), which are characterized by regulated development standards and premium land values (Bewuket, 2013; Cho et al., 2020).

Despite growing literature on urban renewal and property markets in Nigeria, empirical evidence remains largely concentrated in major metropolitan centers such as Lagos and Abuja. Existing studies (Chime, 2020; Ige et al., 2022) document the relationship between redevelopment initiatives, infrastructure provision, and rising property values. However, these studies neither isolate GRAs as distinct land submarkets nor provide localized analysis for Bauchi.

GRA Bauchi represents a structured residential enclave with unique regulatory controls, infrastructure standards, and investment characteristics. Yet, there is limited empirical

evidence quantifying how specific urban renewal interventions such as road expansion, drainage upgrades, and provision of public amenities affect land price dynamics within this context. The near absence of such localized analysis constrains evidence-based planning, valuation practice, and policy formulation.

This study addresses this gap by empirically examining the extent to which urban renewal initiatives influence land prices in GRA Bauchi, thereby contributing context-specific evidence to the broader discourse on urban regeneration and land market performance in emerging cities.

Research Questions

1. To what extent has urban renewal influenced land prices in GRA Bauchi over the past decade?
2. What are the perceptions of property owners and real estate developers regarding the impact of urban renewal on land prices in GRA Bauchi?

Aim and Objectives

The aim is empirically analyse the impact of urban renewal initiatives on land prices in GRA Bauchi with a view to providing evidence-based insights for urban planning, land valuation practice, and sustainable policy formulation.

Objectives

i. To assess the effect of urban renewal on land price trends in GRA Bauchi over the past decade
ii. To assess the perceptions of property owners and real estate developers regarding urban renewal's effect on land values.

Materials and Methods

i. **The Study Area**

This study was conducted in GRA Bauchi in Bauchi Metropolis, Nigeria. Old and New GRA are well-known classy low-density area within Bauchi metropolis. The basis for conducting this study in these areas was due to their apparent ongoing urban renewal projects especially in the New GRA.

- **Sampling and Data Collection Technique**

Researchers randomly collected data using structured questionnaire among 140 Estate Surveyors, Property Developers, Estate Agents, and Estate Agents in New and Old GRA Bauchi from July to September of 2025. The research is purely quantitative.

- **Data Analysis**

The analyses conducted were mainly descriptive, where it shows the respondents' socio-demographic background, and also the causation effect of urban renewal on the prices of land in the GRA were presented in form of frequencies, percentages, and charts. Data analysis was carried out with the aid of SPSS.

Results and Discussions

Socio-demographic Information of the Households

Table 1 presents the distribution of respondents based on their age groups. From the table 18.94% of respondents fall into the 25-34 age range, 13.36% of respondents are aged 45 and above while the largest group, comprising 69.70% of respondents, falls into the 36-44 age range.

Similarly, the table provides a breakdown of respondents based on their highest level of education. 3.79% of respondents have completed their SSCE, 20.45% of respondents have attained a National Diploma or Nigerian Certificate in Education, making it the second largest educational group, 32.58% of respondents hold a Higher National Diploma or Bachelor of Science degree. This group represents those with a tertiary education beyond the diploma level while 43.18% of respondents have completed postgraduate studies, representing the largest educational group in the survey.

Also, the table shows the distribution of respondents based on their marital status. The majority of respondents, 86.36%, are married. This indicates that a significant proportion of the sample is in a marital relationship, 3.03% of respondents are single, representing a relatively small portion of the survey population while only 10.61% of respondents are divorced, making this the smallest group in the sample.

The table also present the period spent in the area where 7.57% of the total respondents spent less than 5 years, 56.82% spent between 5 to 10 years while 35.61% spent more than 10 years. Similarly, majority of the land use in the area residential with a response rate of 97.73% while other uses include; commercial (1.52%) and agricultural uses (0.76%).

Table 1: Socio-Demographic Background of the Respondents

Items	Category	Frequency	Percentage (%)
Gender	Male	119	90.15
	Female	61	9.85
Age	25-34	25	18.94
	36-44	92	69.70
	Above 40 years	15	13.36
Educational Level	SSCE	5	3.79
	ND/NCE	27	20.45
	HND/BSc	43	32.58
	Postgraduate	57	43.18
Marital status	Single	4	3.03
	Married	114	86.36
	Divorced	14	10.61
Years spent in GRA	Less than 5 years	10	7.57
	5-10 years	75	56.82
	Above 10 years	47	35.61

Items	Category	Frequency	Percentage (%)
Type of property	Commercial	2	1.52
	Residential	129	97.73
	Industrial	-	0
	Agricultural	1	0.76
	Others	-	0

The results from the table 2 show that respondents agreed most strongly that land prices in GRA Bauchi have significantly increased over the past 10 years, with this variable ranking 1st and recording the highest mean score of 4.14, indicating strong consensus. This is followed by the view that urban renewal and infrastructure development are the main reasons for the changes in land prices, which ranked 2nd with a mean of 4.03, also reflecting high agreement. Meanwhile, the statement that the frequency of land transactions has significantly increased ranked 3rd with the lowest mean score of 3.67, suggesting that while respondents acknowledged rising land prices and the role of infrastructure, they were less convinced about a corresponding rise in transaction frequency.

Table 2: Effect of urban renewal projects on land prices in GRA Bauchi

Variables	SA	A	UD	D	SD	∑fx	Mean	Ranking
The trends in land prices in GRA Bauchi over the past 10 years has shown a significant increase.	65	40	11	13	3	547	4.14	1st
Urban renewal and infrastructure development are the main reason for the change in land prices in GRA Bauchi.	70	35	-	15	12	532	4.03	2nd
The frequency of land transactions in GRA Bauchi has increased significantly over the past 10 years.	41	36	31	19	5	485	3.67	3rd

From the table 3, the ranking and mean values reveal that property owners and real estate developers in GRA Bauchi strongly support the continuation of urban renewal initiatives, with this variable ranking 1st and recording the highest mean score of 4.83, indicating overwhelming approval. This is followed by the belief that government has played an effective role in regulating land price changes resulting from urban renewal projects, which ranked 2nd with a mean of 4.45, reflecting high confidence in government intervention. The perception that urban renewal activities have significantly influenced property values ranked 3rd with a mean of 4.08, suggesting strong agreement though slightly lower than the first two. Meanwhile, the idea that urban renewal has made GRA a more attractive destination for real estate investment ranked 4th with a mean of 3.77, showing moderate agreement among respondents. The lowest-ranked perception was that property owners and developers faced

challenges as a result of urban renewal, which ranked 5th with a mean of 3.15, implying that although some difficulties exist, they are not considered as significant compared to the overall positive impacts of urban renewal.

Table 3: Perceptions of property owners and real estate developers regarding the impact of urban renewal on land prices in GRA Bauchi

Variables	SA	A	UD	D	SD	∑fx	Mean	Ranking
Urban renewal activities have significantly influenced the value of my property or land in GRA Bauchi.	71	31	10	9	11	538	4.08	3rd
Urban renewal has made GRA Bauchi a more attractive destination for real estate investment.	51	31	28	13	9	498	3.77	4th
I have encountered challenges as a result of urban renewal projects in GRA Bauchi.	21	25	52	21	13	416	3.15	5th
The government has played an effective role in regulating land price changes resulting from urban renewal projects.	85	25	-	15	7	587	4.45	2nd
I support the continuation of urban renewal initiatives in GRA Bauchi.	109	23	-	-	-	637	4.83	1st

Conclusion and Recommendations

In conclusion, the findings indicate that urban renewal significantly influences the land market dynamics of GRA Bauchi. Renewal efforts have elevated land values and increased investor interest. Nevertheless, the study identifies ongoing challenges such as management inefficiencies, affordability concerns, and unequal benefit distribution. These results underscore the necessity for enhanced governance and sustainable urban planning to optimize urban renewal in Bauchi and similar Nigerian cities. Hence the following recommendations:

1. The government should enhance institutional capacity for effective implementation and evaluation of urban renewal projects for optimal outcomes.
2. Regulatory policies should be enacted to manage speculative landholding and enhance affordability via credit access and housing finance initiatives.
3. Stakeholder involvement, including property owners, developers, and residents, should be emphasized in planning to promote inclusivity and mitigate challenges.
4. Urban renewal initiatives must integrate long-term maintenance strategies to ensure the sustainability of infrastructure investments.
5. Mechanisms for transparency and accountability should be established to foster public trust and encourage further investment in urban renewal projects.

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