

**Tropical Journal
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Built Environment**

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Aim and Scope

Tropical Journal of the Built Environment (TJBE) is a biannual publication of a high-quality peer-reviewed journal that the College of Environmental Sciences publishes, Joseph Ayo Babalola University (JABU), Nigeria. Tropical Journal of the Built Environment provides a platform where academics and built environment professionals can publish well-researched empirical and theoretical papers on issues related to the built environment. TJBE encourages prospective authors to submit original articles that offer feasible solutions and planning implications for environmental improvement.

TJOBE Policy

TJBE does not accept or encourage the submission of articles that are under consideration for publication with any other journal. We encourage all prospective authors to ensure that they uphold the integrity of academic writing and standards. TJBE has zero tolerance towards academic fraud and plagiarism. In view of this, all submissions will be subjected to plagiarism checks as a first line of review process and may be returned to the authors based on the result obtained. Authors are responsible for the integrity and contents of their work and bear sole responsibility for their publication.

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Authors must follow the guidelines when preparing their papers. The Editor will first review submissions to ensure they fit the journal's scope and meet the authors' guidelines before sending them for peer review. Therefore, the Editorial Board reserves the right to return or reject submissions that do not conform to the prescribed guidelines for authors.

1. All submitted manuscripts should be double-spaced and not be more than 6000 words (abstracts, figures, tables and references) on A4 paper size. Additional words may attract penalties to be determined by the editorial board.
2. The margins for the manuscript is 1 inch for the top, bottom, left and right sides of the paper. The manuscript should be presented as a single column with no special styles.
3. The manuscripts should be devoid of headers or footnotes that contain the identities and affiliations of the authors. The details and affiliations of the author(s) should be provided only on the first page.
4. Each manuscript should contain an abstract of not more than 250 words. The abstract should have between 5 to 7 keywords.
5. The acceptable referencing style for the journal is APA format.
6. Authors are enjoined to restrict themselves to SI units and symbols, and should there be a need to use unusual characters and symbols, such symbols and units must be explained.
7. Illustrations, Figures, Plates and Tables should be placed at the appropriate places within the manuscript and cited within the text.
8. No Table should be presented in picture format; tables should be properly drawn with the right cells in MSWord or MS Excel.
9. Authors must avoid using any page breaks, footers, headers or any special formatting in their manuscripts.
10. All manuscripts should be sent via email to tjobe@jabu.edu.ng for a blind peer review, after which the results and decisions of the editorial board on the article would be communicated to the corresponding author. The blind peer review process should not exceed 6 weeks under normal circumstances.

11. Authors of accepted manuscripts will be requested to address the corrections or revisions on their articles, after which a camera-ready version of the paper is mailed to tjobe@jabu.edu.ng
12. Authors with accepted manuscripts will be asked to pay a publication fees.

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Correspondence

All correspondence should be addressed to
The Managing Editor
Tropical Journal of the Built Environment
College of Environmental Sciences,
Joseph Ayo Babalola University (JABU),
Ikeji-Arakeji, Osun State, Nigeria
Email: tjobe@jabu.edu.ng
Phone: 07067725632

Published By

College of Environmental Sciences, Joseph Ayo Babalola University (JABU),
Ikeji-Arakeji, Osun State, Nigeria

Editor- In- Chief

Prof. O. Oriye

Department of Architecture
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Ikeji-Arakeji, Nigeria

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Department of Architecture
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Department of Architecture
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College of Environmental Sciences,
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Editorial

The publication of this edition of Tropical Journal of the Built Environment (TJOBE) Volume 6 Number 2 has established our pledge to developing the built environment through the sustenance of the Journal in the Built Environmental Sciences. This December 2025 edition of TJOBE emphasizes the journal's recognition within the academic and professional spheres. The articles in this edition cover a variety of topics and issues touching the professional practices and human peculiarities in built environment and society at large. The authors in this issue have shown a significant knowledge of their field of study.

Abubakar-kamar, Adewoyin, Oladimeji and Adedo examined the Relationship Between the Socioeconomic Characteristics of Low-Income Earners and Affordable Housing: A Case Study of the University of Ilorin Primary School Staff. As the first article in this edition, they set the tone for the an interesting reading. They established that there is an increasing gap between income levels and housing costs, which has brought to the fore the significance of affordable housing, particularly for low-income earners. This article explored the relationship between the socioeconomic characteristics of low-income populations and the availability, accessibility, and quality of affordable housing in Nigeria. The findings revealed a significant correlation between income levels, family size, education, and housing affordability. They identified challenges such as inadequate institutional housing support, high rent costs, and poor access to housing finance. The study recommended context-specific interventions that reflect the economic realities and housing needs of teachers in similar public institutions.

The second paper by Adedamola Fisayo Audu, which he titled Critical Success Factors for A Sustainable Interoperable Land Information Management Systems in an Emerging Economy: Evidence from Nigeria. The study adopted a survey

research design. A cross-sectional survey of four hundred and forty-one (441) respondents were purposively drawn from across Estate Surveyors and Valuers (27), Land Surveyors (115), Town Planners (78), Lawyers (183), Geologists (13) and Heads of Indigenous land Owners (15) from the study area. Twenty-nine (29) critical success factor variables for sustainable interoperable land information management were clustered within nine (9) components using factor analysis. The fuzzy synthetic evaluation revealed that critical success factor component group 4, which is, "Land information management security and integrity factors" has the highest index of 4.48 and the highest coefficient of 0.1217. The study recommended an urgent inclusion of relevant critical success factors in the road map for the development of a sustainable interoperable land information management system in developing countries.

Impact of Bioclimatic Design Strategy on Indoor Thermal Comfort Perception: Case Study of Selected Postgraduate Hostel Buildings in Northwest Nigerian Universities by Yaki, Olaniyan and Arosanyin is the third article of this edition. They examined the impact of bioclimatic design strategy on users' perception of indoor thermal comfort in selected postgraduate hostel buildings located in the hot-dry climatic region of Northwest Nigeria. The results of the analysis on the bioclimatic assessments of the postgraduate hostels revealed a moderate performance as features like building form and building envelope were rated well. The findings suggested the need for adequate consideration of bioclimatic design features in hostels designs for the Northwest Nigeria. They further established the need to integrate relevant strategies such as shading devices, evaporative cooling systems, proper building orientation, and appropriate building envelopes, for enhanced students' indoor thermal comfort.

The fourth article by Ibrahim-Muhammad and Adedokun is titled Comparative Analysis of the Effectiveness of Internally Generated Real Estate Revenue Methods across Selected Local Governments in Oyo State, Nigeria. Their study examined the effectiveness of real estate internally generated revenue (IGR) methods across selected Local Government Areas (LGAs) in Oyo State, Nigeria; Ibadan North, Ogbomosho North, Akinyele, Oyo East, Ibarapa North, and Orire, to provide information on the most for sustainable local revenue generation. Findings from the study revealed that real estate remains a central pillar of local fiscal systems, with significant variations in effectiveness across the LGAs. Market stall and shop rentals (mean = 4.54), event hall rentals (mean = 4.50), and land leasing for informal settlements and agriculture (mean = 4.38) emerged as the most effective IGR sources, conversely, statutory and regulatory fees, such as building plan approvals (mean = 3.82) and outdoor advertising charges (mean = 3.64), were perceived as less effective due to procedural inefficiencies. The comparative results highlighted that the effectiveness of real estate-based IGR strongly shaped urbanization levels, institutional efficiency, and governance transparency. The study concludes that strengthening administrative capacity, improving regulatory enforcement, and aligning revenue strategies with local economic realities are vital for enhancing fiscal sustainability.

The study by Olawuyi, Igho & Adekunle investigated the significant relationship between government policies and the real estate development in Lagos State, Nigeria. The study adopted a descriptive survey design for a population of 321 estate surveyors and valuers. The Pearson correlation analysis ($r = 0.793$, $p = 0.000$, $n = 103$) revealed a strong positive relationship between government policies and real estate development in Lagos State. The study found that effective and transparent government policies serve as strong drivers of residential and commercial

real estate expansion. It further revealed that the zoning laws generally supported orderly and sustainable development. Based on the findings, the study concluded that real estate development in Lagos State improves where policies are predictable, properly implemented, and supported by infrastructure and fair regulatory structures. The study recommended that the government should strengthen policy implementation mechanisms, streamline land and approval processes, and reform taxation.

Appraisal of Landscape Design Attributes and Park Security of Selected Recreational Parks in Lagos State, Nigeria, by Adebayo, Ayuba, Muhammad and Isah, examined the relationship between landscape design attributes and park security in selected recreational parks in Lagos State, Nigeria. Their study assessed natural surveillance, territorial reinforcement, access control, and target hardening attributes using a mixed-method approach. The findings of the study revealed that landscape security attributes across the parks were moderately effective, with access control demonstrating relatively stronger performance compared to other components. Users' perceptions indicated statistically significant associations ($p < 0.05$) between landscape design elements and perceived safety, particularly natural surveillance, maintenance quality, and lighting adequacy. The study established that disparities in infrastructural investment and maintenance consistency were observed across parks. The study concluded that while CPTED principles were partially integrated within Lagos recreational parks and that more systematic and holistic implementation is required to optimize crime prevention outcomes.

The seventh paper by Adu, Audu and Adegoke on effective information sharing within the Estate Surveying and Valuation profession in Nigeria. The study examined the forms and channels of valuation information shared among Estate Surveying and Valuation firms in Akure, Nigeria. Their findings revealed that both primary

and secondary information constituted the major types of valuation information shared among Estate firms. These were broadly classified into general economic information, property-specific information, and supply and demand information. The study concluded that the availability of valuation information and the mode of its dissemination significantly influenced valuation accuracy.

A total of 12 manuscripts were received and reviewed for this edition and after a careful review process, we were able to accept and publish 7 papers. It is on this basis that I must commend the authors who made it into this December 2025 issue for their efforts in adhering to the reviews and suggestions made to their manuscripts. We have continued to strive for excellence with each edition of the journal. This is a testament to the quality of all the contributing authors to our journal. I appreciate the continued selfless contributions of all the reviewers for this edition. We do hope that you will recommend Tropical Journal of the Built Environment to colleagues (academic/professionals) and institutions as we begin the process for the June 2026 edition and beyond.

I welcome the readers to enjoy this Volume 6 Number 2 edition and for the contributors, let us kick start **Volume 7 Number 1** immediately.

This edition strengthens our adoption of the online version for publication, as our journal can be accessed on www.jabu.edu.ng. This has become necessary as we seek to get indexed on some international database.



Prof. O.F. Adedayo
Managing Editor

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