



**WESLEY UNIVERSITY ONDO
COLLEGE OF ENVIRONMENTAL DESIGN AND
MANAGEMENT**

**PROSPECTUS
(UNDERGRADUATE DEGREE PROGRAMMES)**

2022 - 2026

FORWARD

WELCOME MESSAGE FROM THE HEAD OF DEPARTMENT

I would like to welcome you to the College of Environmental Design and Management. This college runs two programmes namely **Urban and Regional Planning and Estate Management**.

Department of Urban and Regional Planning has successfully entered its 10th year of academic life and it looks forward to more success in the future. It is our philosophy to continuously strive for excellence in our programmes and services and we are excited about what the future holds for the College.

The College aims to be at the frontier of knowledge Urban and Regional Planning and Estate Management. In the College we are striving to be a force to reckon with both within and outside Nigeria. The study of Urban and Regional Planning and Estate Management require a blend of analytical, evaluative, descriptive skill which can be very challenging and rewarding. There is no doubt that the College provides the best opportunity to all those who are willing to accept the challenge and take off to a bright future and a successful career. Graduates of Urban and Regional Planning with Estate Management have excellent job opportunities in private institutions as well as in key government ministries and agencies.

Our enrolment has steadily increased over the last five years. Students in the College participate to a high degree in the many and varied College and University activities and organizations available on campus. We greatly train and equip our students so that our products will be gainfully employed upon graduation. Our very qualified Staff provide the best well-rounded University experience for our students, both in and out of the classroom.

The Staff bring relevant knowledge to the classroom and continuously advances the state-of- the-art knowledge about various topics/issues by translating their cutting-edge research contributions into classroom illustrations.

This prospectus outlines our comprehensive programmes that will ensure the success of students and prepare them for the challenging task after graduation. I extend a warm invitation to you to join our team.

Best wishes from me and my team of dedicated Staff.

Dr. Olatunji S.A

Dean, College of Environmental Design and Management

1.0 ADMISSION REQUIREMENTS

(i) MINIMUM REQUIREMENT FOR UTME ADMISSION

To be eligible for admission, candidate must have passed at credit level, the Senior Secondary School Certificate or the General Certificate of Education or National Examination Council (NECO) in, NOT less than, five subjects at NOT more than 2 sittings including English Language, Mathematics, Economics and Two other subjects from Geography, Biology, Physics, Chemistry, Technical Drawing, Business studies/commerce, Agricultural science, Fine Art or Government.

(ii) THE MINIMUM REQUIREMENT FOR DIRECT ADMISSION TO THE DEGREE PROGRAM

For a candidate to be eligible for admission into part II of the programme, the following requirement shall be satisfied:

- (a) The general entry requirement of the university and as specified in (i) above
- (b) Passes at the Advance level of the General Certificate of Education in Mathematics, Economics and one subject from the following: Geography, Biology, Physics, Chemistry, Technical Drawing, and Fine Art or Government
- (c) Holder of National Diploma (ND) in the fields relevant to Environmental Science or similar qualifications can be considered for Direct Entry to Part II, provided they satisfy the conditions above, and of which the candidate's score is NOT less than 60% average (Upper Credit) equivalent.

Under special circumstance, holders of Higher National Diploma and other approved qualifications and those transferring from other University/Institutions may be admitted to part III, with the condition that any deficiency in parts 1 and 11 core courses will be made up. However, in all cases, the transcript of the student will reflect the grades for all courses taken in the university.

2.0 UNIVERSITY EXAMINATION REGULATIONS

Students should note some University Examination Regulations as contained in the University Examination Regulations for first Degree, Diplomas and Certificates are:

- (a) A candidate for a University examination must have registered the courses in the prescribed format not later than the closing date prescribed for registration for such courses. Any candidate who fails to register for courses at the appropriate time as prescribed by Senate will not be allowed to take any examination in such courses. Any examination taken without course registration shall be null and void.
- (b) Students who register for courses are committed to the number of units registered for and are expected to take examinations in such courses. If a student fails to take an examination he would be scored "O" "F" for the number of units he had registered for and in which he had failed to take the prescribed examination.
- (c) Any student who does not have any course to offer in a particular semester should apply for leave of absence.
- (d) A candidate who has less than 15 units in a particular semester to graduate should apply to his/her College Board for permission to register for less than 15 units. Failure to do so constitutes a breach of regulation which may result in the non-processing of the candidate's results.
- (e) A candidate, who cannot register for courses during the prescribed period for registration because of illness, must ensure that medical report on his illness is forwarded by him or his parents/sponsors to reach the Dean of his College not later than four weeks after the end of the normal registration period as scheduled in the University Calendar. Such a medical report should be forwarded for authentication by the Director of Medical and Health Services for it to be considered valid. Such a candidate shall be exempted from the penalties of late registration. All applications should be routed through the Head of Department.
- (f) Students must attend a minimum of 75% of course instructions including lectures, tutorials and practical where required to qualify to sit for examination in any course.

3.0 ABSENCE FROM EXAMINATION

Candidates must present themselves at such University examinations for which they have registered. Candidates who fail to do so for reasons other than illness or accident shall be bound by the following regulations:

- (a) Any student who fails to register for courses during one semester without permission should be deemed to have scored '0F' in the minimum number of units required for full time students (i.e. 15 units).
- (b) Candidates who registered for courses, attended classes regularly, did all practical's and tests but did not take required semester examinations should be given a continuous assessment grade in each of the affected courses and a grade of "0" "F" in the examination which they should have taken, but which they did not take.
- (c) Candidates who have less than 15 units to graduate but fail to take the required examinations should be deemed to have scored '0' "F" in the outstanding courses only provided such candidates obtained permission to register for less than 15 units.
- (d) Any candidate who on account of illness, is absent from a University examination may be permitted by the Senate on the recommendation from the appropriate College Board, to present himself for such examination at the next available opportunity provided that:
 - (i) A full-time student in the University shall report any case of illness to the University Health Centre at all time.
 - (ii) When a student falls ill during examination he should report to the Director, Medical and Health Services before attending any hospital outside the University. A report of sickness should be made to the Registrar within a week and a medical certificate of validation of his illness within three weeks.
 - (iii) When a student falls ill before an examination he shall be under an obligation to send a medical report countersigned by the Director, Medical and Health Services within one week of such illness. Anytime outside this period, shall be considered on its merit.
 - (iv) The Director of Medical and Health Services should within 48hours, submit a medical report on a candidate who is ill during an examination and is taken to the Health Centre or referred by it to the hospital for treatment.
 - (v) A candidate applying for leave of absence on medical ground must forward his application together with a medical report to the Dean of his Faculty through his Head of Department. The Director, Medical and Health Services must countersign the medical report. The appropriate Faculty Board must take all applications for leave of absence.

IMPORTANT INFORMATION

Information on scholarship, employment and other opportunities can best be obtained at the office of the Dean of Student's Affairs (DSA/and the University Registry). To afford oneself of such opportunities, it will be expedient for the students to visit the DSA and Registry on regular basis.

4.0 GENERAL ACADEMIC RULES AND REGULATIONS/PERFORMANCE MEASUREMENT

4.1 Grading system in the university:

The grading system applicable to all Nigerian Universities is based on the NUC recommendation as follows:

SCORE	GRADE	POINT(S)
70-100	A	4
60-69	B	3
50-59	C	2
45-49	D	1
0-44	E	0

4.2 GPA Calculation

If candidate score is 70 in a 3 unit course such as URP 111, then the candidate has (3x5-15) points, the summation of all points in an examination then gives the Total Credit Point (TCP) while the addition of all units offered by the student for the semester gives the Total Number of units (TNU). TCP divided by TNU gives the Grade Point Average (GPA). The first semester of a typical year one (1) student is produced as an example. A score of fail (F) carries no credit point. The minimum worked of a student is 15 units per semester.

Cumulative Grade Point Average (CGPA)

The CGPA shall be obtained by

- i. Multiplying the grade point assigned to the courses by the number of units assigned to the course to arrive at the weighted score for each course.

- ii. Adding together the weighted score for all courses taken up to that time.
- iii. Dividing the weighted score by the total number of Units

The CGPA is calculated using the formula:

$$CGPA = \frac{\sum_{i=1}^L GP_i U_i}{\sum_{i=1}^L U_i}$$

L is the total Number of courses taken (weather passed or failed) since entering the programme while GP_i is the grade point scored in course ‘I’ with unit U_i. CGPA must be calculated at the end of each semester.

4.3 Required Minimum Credit for Graduation

Level	Total
100	44
200	40
300	38
400	35
500	40
Total	197

5.0 PROBATION

Probation is a warning to a candidate that he/she needs to be serious with his/her studies. This occurs when candidate’s CGPA falls below the mandatory 1.50 which is the minimum required to enable the candidate remain as a student in the university. A student is therefore in probation if his/her CGPA is below 1.50 at the end of the following semester, such student is then advised to withdraw from the college/University.

6.0 CLASS OF DEGREE

The class of degree is determined by the CGPA at the end of the final year. The classification is as follows:

Class of Degree	CGPA
First Class (Honours)	4.50 - 5.0
Second class (Honours) Upper Division	4.00 - 4.49

Second class (Honours) Lower Division	3.00 - 3.49
Third class (Honours)	2.00 - 2.99
Pass	1.00 – 1.99
Fail	<1.0

7.0 DURATION OF PROGRAMME

Maximum number of years for completion of a four year programme is six years and eight years for the completion of a five year programme. (This means that the maximum for a direct entry student to a four year programme is six years and eight years for a five years programme).

7.1 CLASS ATTENDANCE

1. Attendance register shall be marked at all lecture and practical classes
2. Student shall be surcharged for late registration.

Late registration begins at the expiration of four weeks after the resumption day.

7.2 ELIGIBILITY FOR EXAMINATION

1. A student must have duly registered for the courses in which he/she intends to write examination.
2. Failure to meet 75% class attendance shall render a student ineligible to sit for semester examination.

8.0 ELIGIBILITY FOR THE AWARD OF B.SC (HONS) IN COLLEGE

To be eligible for the award of B.Sc. in Urban and Regional Planning, students must satisfactorily complete the minimum number of units prescribed for the degree as follows:

- i. They must pass the normal course examinations including continuous assessment.
- ii. They must satisfactorily complete the industrial work experience.
- iii. They must pass the total units required for graduations.

8.1 Examination Offences

- (a) A candidate shall not be allowed during an examination to communicate by word or otherwise with any other candidates nor shall he leave his place except with the consent of an invigilator. Should a candidate act in such a way as to disturb or inconvenience other candidates, he shall be warned and if he persists he may, at the discretion of the invigilator be

excluded from the examination room. Such action by the invigilator must also be reported in writing through the Head of Department to the Vice-Chancellor within 24 hours.

- (b) It shall be an examination offence for any student, staff or any person whatsoever, to impersonate a candidate in any University examination. Any student or staff of the University found guilty under this regulation shall be subjected to disciplinary action by the appropriate authority of the University.
- (c) No candidate shall take into an examination room or have in his possession during examination any book or paper or printed or written documents, whether relevant to the examination or not, unless specifically authorized to do so. Any invigilator has authority to confiscate such document.
- (d) Mobile phones are not allowed in examination halls.
- (e) A candidate shall not remove from an examination room any papers, used or unused, except the question papers and such books and papers, if any, as he is authorized to take into the examination room.
- (f) Candidates shall comply with all "direction to candidate" set out on an examination answer book or other examination materials supplied to them. They shall also comply with duration given to them by an invigilator.
- (g) Candidates shall not write on any paper other than the examination answer books. All rough neatly. Supplementary answer books, even if they contain only rough work must be tied inside the main answer books.
- (h) When leaving the examination room, even if temporarily, a candidate shall not leave his written work on the desk but he shall hand it over to an invigilator. Candidates are responsible for the proper return of their written work.
- (i) Smoking shall not be permitted in examination room during examination sessions.
- (j) Any candidate or staff who attempts in any way to unlawfully have or give pre-knowledge of an examination question or to influence the marking of scripts or the award of marks by the University examiner shall be subject to disciplinary action by the appropriate authority of the University.
- (k) If any candidate is suspected of cheating, receiving assistance or assisting other candidates or of infringing any other examination regulation, a written report of the circumstance shall be submitted by the invigilator to the Vice-Chancellor

within 24 hours of the examination session. The candidate concerned shall be allowed to continue with the examination.

- (l) Any candidate suspected of examination malpractice shall be required to submit to the invigilator a written report immediately after the paper. Failure to make a report shall be regarded as a breach of discipline. Such report should be forwarded along with the Invigilators report to the Vice-Chancellor.
- (m) Where a Head of Department fails to forward a report on examination malpractice to the Vice-Chancellor such action would be considered misconduct.

9.0 PHILOSOPHY AND OBJECTIVES OF THE DEPARTMENT OF URBAN AND REGIONAL PLANNING

9.1 PHILOSOPHY

Urban and Regional Planning is the art and science of ordering and managing land uses based on the detailed understanding and analysis of societal needs, goal and objectives within the social, economic and physical environmental frame works. It is a professional discipline that is concerned with formulation, design implementation and monitoring of land use. It is a broad-based discipline that requires a multidisciplinary approach and knowledge. It therefore requires a comprehensive education and training in the planning, design and management of the total environment from both the theoretical and practical perspectives.

9.2 OBJECTIVES

The objectives of the degree programme are:

- i) Developing students to understand Urban and Regional Planning through the study of theories and methods of planning, designing and managing land-use activities and the environment;
- ii) Assisting students to acquire and understand the development of social, economic, technological and legislative framework of society within the existing physical and ‘other’ planning processes (social and economic) and the potential capacities of that framework for more coherent and relevant collaborative policy formulation.
- iii) Providing students with varied practical experience of realistic planning problems and encouraging the students to develop interest in particular planning skills and research methods.

Course content / Syllabus of all courses in the programme / Sub – Discipline:

FIRST SEMESTER YEAR 1

Course Code	Course Title	Units	L	T	P	Remark
MAT 111	Introductory Mathematics I	3	2	1	0	C
ECO 111	Principles of Economics	3	2	0	0	C
URP 110	Nature of Environmental Sciences	3	2	1	0	C
URP 111	History of Town Planning	3	2	1	0	C
URP 112	Graphic Communication 1	3	2	1	3	C
GNS 111	Use of English	2	2	0	0	C
GNS 112	Introduction to philosophy and Logic	2	2	0	0	C
LIB 101	Information Retrieval	2	2	0	0	C
TOTAL		21	16	4	3	

SECOND SEMESTER YEAR 1

Course Code	Course Title	Units	L	T	P	Remark
URP 120	Basic Elements of Planning	2	1	0	1	C
URP 121	Population and Urbanization Studies	2	2	0	0	C
URP 122	Urban Development Planning	2	2	0	0	C
ESM 124	Introduction to Quantity Surveying	2	2	0	0	C
URP 123	Techniques of Drawing and Design	3	0	0	9	C
URP 124	Geomorphology	2	2	0	0	C
URP 125	Graphic Communication 11	3	0	0	9	C
GNS 121	Use of English	2	2	0	0	C
GNS 122	Philosophy and Logic 11	2	2	0	0	C
	Total	24	15	0	19	

FIRST SEMESTER YEAR 2

Course Code	Course Title	Units	L	T	P	Remark
URP 210	Planning Studio I	3	0	0	9	C
URP 212	Site Selection and Planning	2	1	0	1	C
ECO 212	Statistical Methods/Sources	3	2	1	0	C
ESM 210	Introduction to Valuation I	3	2	1	0	C
ESM 211	Land Economics I	2	1	1	0	C
ESM 214	Land Surveying I	2	1	0	1	C
ESM 215	Building Components and Methods I	2	2	0	0	C
CSC 111	Introduction to Computer Science I	2	2	0	0	C
ENT 211	Introduction to Entrepreneurship	2	2	0	0	
	Total	21	13	3	11	

SECOND SEMESTER YEAR 2

Course Code	Course Title	Units	L	T	P	Remark
URP 220	Planning Studio II	3	0	0	9	C
URP 221	Natural Resource and Environmental Planning	2	2	0	0	C
URP 222	Planning Laws and Procedures	3	2	1	0	C
URP 223	Quantitative Techniques II	3	2	1	0	C
URP 224	Regional Development Planning	3	2	1	1	C
ESM 221	Land Economics II	2	2	0	0	C
ESM 225	Building Components Methods II	2	1	0	1	C
URP 225	Introduction to Principles of Remote Sensing	2	2	0	0	C
GNS 226	Communications Skills	2	2	0	0	C
	Total	22	15	0	11	

FIRST SEMESTER YEAR 3

Course Code	Course Title	Units	L	T	P	Remark
URP 310	Planning Studio III	3	0	0	9	C
URP 311	Traffic and Transportation Planning I	2	1	0	1	C
URP 312	Rural Development Planning	2	1	1	0	C
URP 313	Land Use and Resources Management Theory I	2	2	1	0	C
URP 314	Geographic Information System	2	1	0	1	C
URP 315	Computer Application	2	2	0	0	C
ESM 310	Principles of Valuation I	2	1	0	0	C
ESM 316	Elements of Nigerian Land Law I	2	2	0	0	C
URP 316	Housing	2	2	0	0	C
ESM 318	Building Economics 1	2	1	0	0	E
ENT 311	Introduction to Entrepreneurial Skills	2	2	0	0	C
	Total	23	15	2	11	

SECOND SEMESTER YEAR 3

Course Code	Course Title	Units	L	T	P	Remark
URP 320	Planning Studio IV	3	0	0	9	C
URP 321	Traffic and Transportation Planning II	3	1	1	3	C
URP 322	Industrial Development Planning	2	1	1	0	C
URP 323	Land Use and Resource Management Theory II	2	2	1	0	C
URP 324	Project Planning and Evaluation	2	2	0	0	C
URP 325	Highway Engineering	2	2	0	0	E
URP 326	Community Development & Gender Studies	2	0	3	0	E
ESM 326	Element of Nigerian Land Law II	2	2	0	0	C
URP 327	Landscape Design	2	1	0	1	C
ESM 328	Building Economics II	1	1	0	0	E
ENT 321	Entrepreneurship and Corporate Governance	2	2	0	0	R
	Total	23	14	6	13	

FIRST SEMESTER YEAR 4

Course Code	Course Title	Units	L	T	P	Remark
URP 410	Planning Studio V	3	0	0	9	C
URP 411	Urban Design	2	1	0	1	C
URP 412	Public Utilities and Services	2	2	0	1	C
ESM 213	Law of Contract	2	2	0	0	C
URP 413	Management and Planning	2	2	0	0	C
URP 414	Urban Renewal Techniques	2	1	0	1	C
URP 415	Urban Economics & Management	2	1	1	0	
URP 416	Research Technique in Planning	3	2	1	0	
GNS 410	Global Citizenship: Peace and Resolution 1	2	0	0	0	C
	Total	20	11	2	12	

SECOND SEMESTER YEAR 4

Course Code	Course Title	Units	L	T	P	Remark
URP 402	SIWES (Industrial Based Assessment)	5	-	-	5	C
URP 404	SIWES (University Based Assessment)	5	-	-	5	C
URP 406	SIWES (Students Report and Seminar Presentation)	5	-	-	5	C
	Total	15			15	

FIRST SEMESTER YEAR 5

Course Code	Course Title	Units	L	T	P	Remark
URP 510	Planning Studio VI	3	0	0	9	C
URP 511	Environmental Impact Assessment	3	1	0	1	C
URP 512	Professional Practice	2	2	0	0	C
URP 513	Project Dissertation 1	3	0	0	9	C
URP 514	Planning Seminar	3	0	0	0	C
URP 515	Independent Project on Nigeria Problems	3	0	0	6	C
ENT 411	Entrepreneurial Development	2	2	0	0	C
	Total	19	5	0	25	
3 units of electives chosen from below						
URP 516	Advanced Regional Planning	3	2	1	0	E
URP 517	Tourism Planning and Development 1	3	2	1	0	E

URP 518	Disaster Risk Management and Planning	3	2	1	0	E
URP 519	Planning Administration	3	2	1	0	E

SECOND SEMESTER YEAR 5

Course Code	Course Title	Units	L	T	P	Remark
URP 520	Planning Studio VII	3	0	0	9	C
URP 521	Recreation Planning	2	1	0	1	C
URP 522	Professional Practice 11	2	2	0	0	C
URP 523	Project Dissertation 11	3	0	0	3	C
URP 524	Planning Control & Settlement of Disputes	3	2	0	0	C
URP 525	Advanced Planning Theory	3	1	0	0	C
	Total	16	6	0	13	

	3 units of electives chosen from below					
URP 526	Advanced Landscape Design	3	2	1	0	
URP527	Advanced Housing Studies	3	2	1	0	
URP 528	Disaster Risk Management and Planning	3	2	1	0	E
URP 529	Planning and Politics	3	2	1	0	E

COURSE SYNOPSIS

URP 110: NATURE OF ENVIRONMENTAL SCIENCES (3 UNITS)

Explain the philosophy of environmental science and how environmental science deals with planning, design, construction and management, of the man-made and natural environment. The course also shows the various disciplines that constitute environmental sciences or concerned with ordering the use of surface of the earth with a view to making it functionally appropriate, aesthetically pleasing and culturally relevant while at the same time optionally utilizing available resources.

URP 111: HISTORY OF URBAN AND REGIONAL PLANNING (3 UNITS)

In depth study of history of human settlements; evolutions; historical development of earlier urban centres; evaluation of planning; a thorough study of major earlier cities such as Summanian, Egyptians, Roman, Baroque, and Islamic cities among others.

URP 120: BASIC ELEMENTS OF PLANNING (2 UNITS)

Main land use type, justification for planning the uses; roles of government in planning; types of plan; planning process; types of data required for planning; data sources, collection analysis; data storage forms. Plan making production; needs for traffic studies and survey of buildings during planning as well as method usually adopted.

URP 121: POPULATION AND URBANISATION STUDIES (2 UNITS)

The significance of population studies in Urban and Regional Planning. Spatial distribution of the population of the world and of Nigeria. Demographic variables; techniques of population projection. Definition of urbanization, nature, trends, rates of growth, effects and patterns of urbanization-implications for planning, housing and rural area development. Relationship between urbanization and industrialization, transportation, education, and modernization. Policies and strategies in planning for urban and regional development in relation to urbanization in less developed countries.

URP 122: URBAN DEVELOPMENT PLANNING

Growth factors and forms of cities dimensioning urban land use problems space allocation standards Methods of study and projection of land use, demographic and economic data.

URP 123: TECHNIQUES OF DRAWING AND DESIGN (3 UNITS)

Basic principles and methods of environmental perception and design. Techniques of free-hand drawing and sketching. Preparing still life drawing of simple objects in the studio. Colour and shading techniques in preparing plans and perspectives. Theory of composition: space, form, texture, tones, etc. two dimensional and three-dimensional composition in different media. Methods of visual communication and presentation of design drawings. Methods of drawing trees, shrubs hedges, other landscape elements and urban appurtenances in pencil and ink. Drawing plans, elevation and section of buildings and their environs.

URP 124: GEOMORPHOLOGY (2 UNITS)

Meaning of geomorphology; application of some geographic concepts to land issues. Study of some important land forms; water cycles, nitrogen cycle etc. natural land disasters; general

implication of main land uses by man; effect of land use on earth crust as an entity; methods of checking adverse effect of man's use of land.

URP 210: PLANNING STUDIO 1 (3 UNITS)

The course is expected to prepare students for an understanding of the general urban environment together with its detailed physical relationships. Introduce the students to the urban foci of intensive activities, their functioning, location, physical structure and special problems, students will conduct relevant surveys in areas such as land use, circulation, parking, conflict points, spatial differentiation, utilities and the general environment. Existing problems like congestion, incompatible uses, encroachment, are to be emphasized and recommendations for improvement presented.

URP 212: SITE SELECTION AND PLANNING (2 UNITS)

Explanations on major land use types, suitability of different site types for different uses; need for proper site selection; site selection criteria and methods; factors that can hinder proper site selection.

URP 220: PLANNING STUDIO II (3 UNITS)

A residential community/neighbourhood: Objective- To familiarize the students with the residential community neighbourhood unit, scale and its physical structure. Students will conduct surveys to acquaint themselves with household characteristics and other pertinent demographic data and analyses of such data for input into the design process.

URP 221: NATURAL RESOURCES MANAGEMENT AND ENVIRONMENTAL

PLANNING (2 UNITS)

The concept of ecology as applied to natural environment, climate condition, the use and abuse of natural resources, environmental planning problems and solution. Conservation of natural resources, the process of land use change and management. Public control over private use of resources. The evaluation of contemporary environmentalism, the green movement, recycling of resources, dangers and problems of toxic waste disposal and other contemporary ecological issues.

URP 222: PLANNING LAWS AND PROCEDURE (3 UNITS)

The origins of town and country planning Law in Nigeria. Statutory powers of planning authorities: compulsory purchase and acquisition, development control and enforcement, compensation and betterment, land tenure, laws relating to sale, conveyance, mortgage of land. The structure of the Nigeria Legal systems; structure and procedures, tribunals and inquiries. Acts relating to Highways, Public Health. Industrial location; a review of planning laws from some developing and developed countries.

URP 223: QUANTITATIVE TECHNIQUES II (3 UNITS)

Measures of association for discrete and continuous variables for field table and analysis. Contingency and statistical influence. Basic concepts of population. Descriptive inductive statistics, statistical procedure involving skewness and kurtosis, index number, linear regression and correlation, probability theory, test of hypothesis, multiple regression and analysis of variance, factor analysis.

URP 224: REGIONAL DEVELOPMENT PLANNING (3 UNITS)

The concept of a region. The city and its hinterland. Central place theory and its application. Distribution and functions of central places. Theories and processes/regional development. Growth pole and growth centres. Diffusion paths in regional development. The role of transportation and information flows in regional development. Human and environment, dualism and dependency, efficiency, equity and environmental goals. Problems of measure in regional development. Inequalities in regional development and spatial organization.

URP 225: INTRODUCTION TO PRINCIPLES OF REMOTE SENSING (2 UNITS)

Single lens, multi lens, strip and panoramic cameras. Aircraft and space remote sensing platforms. Space shuttle. Scanning systems. Retura Beam Vidicon. Image transmission for space digital Imagery, Minimum discrete area pixel methods in land use classification.

URP 310S: PLANNING STUDIO III (3 UNITS)

Studio project in traffic and transportation planning in a small town or a part of a city. Applications of principles and analytical techniques of urban traffic planning. Traffic surveys (0= D surveys, cordon counts, parking surveys and accident surveys). Analysis and presentation of traffic data: forecasting future traffic; transportation networks planning and traffic routing; road geometric design.

URP 311: TRAFFIC AND TRANSPORTATION PLANNING I (2 UNITS)

The relationship between Land use and transportation planning. Land uses as generators of traffic, contemporary urban transportation problems, major considerations for road alignment, road classification (road hierarchy). Environmental areas, traffic architecture, set back. Factors and standards affecting road design; speed, sight, junctions distance, lanes and carriageways, road and bus lay byes, road geometries. Traffic controls in urban transportation. Transportation policies formulation. Evaluation of highway cost and benefits.

URP 312: RURAL DEVELOPMENT PLANNING (2 UNITS)

Issues in rural development planning; the urban-rural dichotomy, evaluation of existing rural development and planning policies and instrument on agricultural development, rural infrastructure, social mobilization etc. village planning rural housing. Case studies development strategies in developing counties and evaluation of their performance, the prognosis for rural development and planning.

URP 313: LAND USE AND RESOURCES MANAGEMENT THEORY 1 (2 Units)

Land Resources, human settlement and land use in Nigeria. The evolution of growth structure and pattern of human settlement. The proprietary land capital and income; obsolescence and urban

renewal. The relocation problems. An introduction to the economic forces that influences land uses, through succession of land uses and the competition between uses which evident in the operation of the land market. The Economics of land uses in non-market societies. Urban Land Use and location. Development of the theory of location, economics of location, land uses and land values, patterns of urban land use. Man-land relationship. Economic and legal concepts of land. Rural and urban land uses and theory of allocation. Population pressure and the supply and demand for land resources. Urban growth theories. Theory of highest economic returns to land resources, property values and real estate market, property rights in land resources location theory and land use: acquisition transfer of rights. The leasehold system.

URP 314: GEOGRAPHIC INFORMATION SYSTEM (2 UNITS)

Definition of GIS; scope of GIS; importance of GIS; relevance of GIS to Urban and Regional Planning; GIS tools, GIS presentation formats, nature methods; GIS tools; interpretation of GIS presentations; case studies and field work.

URP 315: COMPUTER APPLICATION (2 UNITS)

Review of computer programming. Flowcharts, Algorithms, basic language, Fortran language. Development of simple software's and routine for basic planning operation. - traversing, leveling, triangulation, etc. development of Fortran programmes for least Squares solution of Photogrammetric, Geodetic and Hydrographic problems.

URP 316: HOUSING (2 UNITS)

The concept of housing, characteristics of housing in Nigeria: urban housing market, rural housing, traditional surveys, new housing. Housing needs and housing demand; housing standards. Housing finance. Housing policy: examination of existing housing policies in the world: housing for special needs; public housing, system built estates, cooperative housing. The Nigeria National Housing Policy. Case studies of public and private housing development efforts.

URP 320: PLANNING STUDIO IV (3 UNITS)

Subject: Neighbourhood Design and Housing layout

Objective: Introduction of students to the concept of planned and integrated development of residential areas, spatial differentiation into distinct units neighbourhood and the physical, social and

functional of the neighbourhood units, its structure and density. Design of housing layout and plot subdivision as a detailed aspect of neighbourhood planning based on relevant environmental factor (topographic, vegetational etc). preparation if a detailed layout of a would-be site, population, densities, site occupancy, etc. two and three dimensions forms. Technical report writing.

URP 321: TRAFFIC AND TRANSPORTATION PLANNING II (3 UNITS)

Methods of transportation studies collection, collation, tabulation analysis and presentation of data, traffic volume census, origin and destination surveys, cordon surveys, accident surveys, methods of resolving traffic conflicts in various land uses. Transport modeling, trip generation, modal split, traffic assignment, transportation evaluation methods, traffic forecasting planning for pedestrians. Mass transportation; types of mass transit systems and the evaluation criteria for urban poor.

URP 322: INDUSTRIAL DEVELOPMENT PLANNING (2 UNITS)

- Factors affecting the location of industry
- Assessment of land for industrial land use
- Design standards for industrial land use
- Management principles for industrial land use

URP 323: LAND USE AND RESOURCES MANAGEMENT THEORY II (2 UNITS)

Property market and estate investment, estate development, public control of land use, land reform, classification of land reform, objectives and methods, housing- The provision of shelter in human settlements. The influence of climate, topography social order and economic conditions upon housing. Housing policy-with particular reference to housing as a social need and private investment. The urban housing problem, nature of urban housing markets, urban renewal, housing markets and policy. Capital costs and rental income. Urban transportation: problems involves in traffic congestion. Theories on road pricing. Transport-land use interaction. Public measures for controlling and guiding land use in Nigeria. Conservation of land resources.

URP 324: PROJECT PLANNING AND EVALUATION (2 UNITS)

Types of projects; project objectives; project examinations in the private and public sectors; need for project planning; project planning activities/approaches; project assessment methods - cost/benefit analysis; feasibility and viability studies; etc. project risk analysis.

URP 325: HIGHWAY ENGINEERING (2 UNITS)

- Road design and construction methods
- Road Geometry
- Highway construction materials
- Road Alignment principles and aesthetic considerations
- Road Furniture Maintenance of highway infrastructure

URP 326: COMMUNITY DEVELOPMENT & GENDER STUDIES (2 UNITS)

Basic principles of community development. Community development in relation to model planning and housing. Self-help techniques. Role of voluntary organizations in community development. Gender: Nature and scope, Gender: Characteristics, gap and discrimination. Role of Gender in National Development. Towards enhancing gender Quality and empowerment.

URP 327: LANDSCAPE DESIGN (2 UNITS)

Definition and scope of landscape planning, design and basic elements of landscape. Principles of landscaping. Landscaping design process (site survey, site analysis, detailed design and implementation), factors influencing landscape design. Landscape evaluation techniques.

Typology of human landscape. Landscape design considerations for housing, shopping, institutional, industrial, roads, agricultural, forestry, mining, outdoor recreational spaces, open spaces, urban parks, tourist development.

URP 410: PLANNING STUDIO V (3UNITS)

Subject Urban Planning-Comprehensive

Objectives: To introduce the concepts of comprehensive urban development and its application to small and medium size settlements, field survey, analysis of data and projection models, development criteria including plan goals and objectives, a master plan for the future growth of the settlement.

URP 411: URBAN DESIGN (2 UNITS)

Visual elements in an urban complex; from scale, colour and texture; emotional characteristics in relation to visual elements. Design resources; natural features, building materials, structure and their influence on urban form. Design composition relationship between space, solids and voids, proportions scale, symmetry, height, mass, balance, harmony, dominance. Space articulation, concept of space in urban design; squares, vistas, focal points and their role in creating the image of the city. Aesthetic qualities, the street, picture, the sky-line, the architectural assembles, the water-front development, the city-centre as an urban climax, aesthetic qualities or residential, commercial, industrial, recreational space and Management of Restructuring and upgrading programme. Case studies from Nigeria, Africa, Asia, Latin America, developed countries.

URP 412: PUBLIC UTILITIES AND SERVICES (2 UNITS)

Definition of social infrastructure; identification and explanation of main utilities and services. Deals with the nervous system of the city, water supply, power supply, solid waste disposal, drainage, sewage and sewerage and telecommunication. Factors in the planning and design, costs, management and maintenance. General standards and evaluation of alternatives.

URP 413: MANAGEMENT AND PLANNING (2 UNITS)

Principle of management as applied to the planning profession, methods of financing plans, implementing land use plans; managing land use plans; personnel management in planning.

URP414: URBAN RENEWAL TECHNIQUES (2 UNITS)

- Urban renewal as a technique for improving living conditions
- Cost and benefits of urban renewal schemes.
- Economic and social consideration for urban renewal
- Management of urban renewal scheme.
- Case studies of renewal scheme.

URP 415: URBAN ECONOMICS & MANAGEMENT (2 UNITS)

Urban functions. Occupational characteristic of urban population structure, types. Basic non basic concepts. Measurement of urban economic activities in terms of products income and employment Economic development theories: export base, sector dynamic growth, backwash effects. Applicability of economic development theories at different levels in Nigeria (national, state and local levels).Mobilization of financial resources for urban management and plan implementation (local taxation, fee, capital budgeting, financial institutions, public and private sectors etc.)

URP 416: RESEARCH TECHNIQUES IN PLANNING (3 UNITS)

Purpose of research in urban and regional planning problem identification and definition. Selection a topic, definition of objectives and hypothesis. Research design, Data sources: statistical, non-statistical research surveys:: types advantages and disadvantages, planning and execution of surveys. Data analysis: statistical, non-statistical, drawing conclusion, report.

URP 420 – 406: SIWES (15 UNITS)

All 400 Level students shall be exposed to a supervised six month period of industrial work experience in the second semester. Students are posted to planning authorities and planning consultant outfits as well as other organizations (both private and public). The students are expected to prepare and submit a systematic log book for assessment at the end of the training period.

URP 510: PLANNING STUDIO VI (3 UNITS)

Subject: Central area planning and urban design methodology and techniques of studying central areas of town and cities. The planning of central areas within an urban and regional context necessary surveys to delineate the centre and its sphere of influence, determine its functions and problems; such as traffic, land-use density etc. redevelopment in two and three dimensions.

URP 511: ENVIRONMENTAL IMPACT ASSESSMENT (3 UNITS)

Methods of predicting and assessment of the physical, economic, social, political, legal and visual effects of human activities on the environment. Environmental stresses of urbanization, industrialization, resources development, land use planning and project construction in relation to human settlements. Case studies from Nigeria and other parts of the world. Environmental impact Law in Nigeria and other parts of the world.

URP 512: PROFESSIONAL PRACTICE I (2 UNITS)

Legal basis for planning; the ethics of preparing land use and other master plans, principles of writing planning briefs, consideration of pitfalls in planning, communication, technical report writing and graphic techniques. The NITP and TOPREC Law; professional ethics.

URP 513: PROJECT DISSERTATION 1 (3 UNITS)

Students are expected to carry out a major design project which must be planning based, planning related problems must be identified and proposals for some alleviation considered in the design and technical report to be attached.

URP 514: PLANNING SEMINARS (3 UNITS)

Every student is to present a seminar paper on major planning issues, which may be related either to the topic of dissertation or on an independent project. The aim is to test the students' ability to present seminar paper of high academic and professional standards.

URP 515: INDEPENDENT PROJECT ON NIGERIA (3 UNITS)

Independent project (selected under supervision) to enable the students carry out major urban study and present the findings, analysis and proposals or recommendations in a seminar paper of high academic and professional standard.

URP 516: ADVANCED REGIONAL PLANNING (3 UNITS)

A build-up of principles of urban planning discussion. Planning models, their relevance and usage, strategic choice approach to planning, system approach to planning, corporate planning. The role and the use of public planning, Budgeting systems, the use and scope of Alternative Interrelated Decision Area (AIDA) method and a general review of contemporary theories, issues and tools in planning theory.

URP 517: TOURISM PLANNING AND DEVELOPMENT I (3 UNITS)

Nature of tourism development, essential of tourism planning, tourism resources in Nigeria consideration for design, construction and development of tourist resorts, tourism organization, travel agent and developers, role, impact of tourism, principles of tourism management.

URP 518: DISASTER RISK MANAGEMENT AND PLANNING (3UNITS)

Definition causes and types of environmental hazards. Approach for the control and management of hazards. The role of institution and agencies for the control and management of environmental hazards.

URP 519: PLANNING ADMINISTRATION (3 UNITS)

Organization, procedure & practice in an urban and regional planning office, decision-making process operational methods & Efficiency of public relations and citizen participation in the planning process. Phasing, implementation, legal and administrative tools for effecting development. Management of technical, local state and federal planning department.

URP 520 PLANNING STUDIO VII (3 UNITS)

The design of new towns and capital cities and their respective master and structure plans. Socio-cultural, environmental and aesthetic considerations of the settlement design. The studio project will synthesize design concepts and design techniques applicable to pre-planned new settlements in Nigeria.

Studio project on planning for new towns. This project will enable the student to demonstrate all the planning principles so far learnt and carry this to a finesse in the planning and design of a new town.

- Technical reporting.

URP 521: RECREATION PLANNING (2 UNITS)

- Definition of recreation
- Assessment of supply and demand for recreational resources
- Recreation planning standard
- Recreation carrying capacity
- Management of recreation resources

URP 522: PROFESSIONAL PRACTICE II (2 UNITS)

The NITP as compared with other professional bodies

- Code of professional practice. Procedures for membership of NITP
- The NITP charter
- Planning and politics
- Planners and the elected representative
- Planners and the general public

URP 523: PROJECT DISSERTATION II (3 UNITS)

This is a continuation of URP 509; loop holes would be identified during defense of the main design work in URP 509 and a more comprehensive work would be expected to be done and comprehensive report submitted with the design upon successful jury defense.

URP 524: PLANNING CONTROL AND SETTLEMENT OF DISPUTES (3 UNITS)

- Development control measures
- Cases in planning
- Compulsory acquisition and compensation

URP 525: ADVANCED PLANNING THEORY (3 UNITS)

This course is to build on the basic element of planning by developing it to a more advanced stage.

- Theories of urban growth and structure
- Planning models and their relevance
- The strategic choice approach to planning
- Corporate planning

URP 526: ADVANCED LANDSCAPE DESIGN (3 UNITS)

Overview of the nature of landscape architecture, the relationship of man and nature; History of landscape design, ecosystems ecological factors in landscape assessment and planning including data gathering and manipulation techniques. Illustrated lecture and assignments. Introduction to site analysis and site planning and design focus will be on landscaped design process, site analysis and site planning, climate and microclimatic considerations in site planning and design; Elements in

landscape design, review of plant materials and regional variation, painting design, site grading and drainage as elements of landscape construction.

Case studies and assigned project on any two issues selected in accordance with program focus or interest of faculty staff/students. Issues include: Urban open space/ recreation planning and design, Resource conservation and management, Housing/Industrial layout, Urban renewal, Management of Right of Way.

URP 527: ADVANCED HOUSING STUDIES II (3 UNITS)

Types of pollution and sources, international, national and local implications of pollution, the various effects of pollution on environment and man, approaches to eliminating pollution and their limitations, international, national and local machinery for pollution control. Case studies, long term view. Due to evolving socio-economic and environmental challenges, there is greater focus on design-oriented approaches to urban regional planning. Students learn to work individually and in groups on various design Studio project and assignments. This inspires positive competition that further encourages students to be creative in their Studio/planning concepts and designs. It shows in the unique students' studio project portfolios.

URP 529: PLANNING AND POLITICS (3 UNITS)

The nature, scope and definition of politics. The relationships between planning and different political systems. The responsibility of urban political systems. Public participation in planning at the urban, regional and local level.

DEPARTMENT OF URBAN AND REGIONAL PLANNING ACADEMIC STAFF LIST**LIST OF EXISTING ACADEMIC STAFF FOR THE PROGRAMME**

S/ N	NAME OF ACADEMIC STAFF	AREA OF SPECIALIZATION	DISCIPLINE	QUALIFICATION	RANK
1	Dr. S. A. OLATUNJI (FNITP)	Cartography and Planning admiration	Urban and Regional Planning	Ph.D. Cartography, M.Sc. Urban and Regional Planning B.Sc. Urban and Regional Planning	Associate Professor
2	Prof. S. S. OBEKA (Rt. Rev.)	Urban Geography and Housing	Geography and Planning	Ph.D. Geography, M.Sc. Geography, B.Sc. Geography,	Professor
3	Dr. S. A. YOADE	Housing development and environmental Management	Geography and Planning	Ph.D. Urban and Regional Planning, M.Sc. Urban and Regional Planning B.Sc. Geography and Planning	Senior Lecturer

4	Dr. O. P. DARAMOLA	Urban Planning Management, Environmental Sustainability, water supply and sanitation studies and community participation.	Urban and Regional Planning	Ph.D. Urban and Regional Planning, M.Sc. Urban and Regional Planning B.Sc. Urban and Regional Planning	Senior Lecturer
5	Dr. Solomon ZAKKA	Development Control	Urban and Regional Planning	Ph.D. Urban and Regional Planning, M.Sc. Urban and Regional Planning B.Sc. Urban and Regional Planning	Senior Lecturer
6	Tpl. A.S OLADIPUPO	Environmental Management	Urban and Regional Planning	M.Sc. Geographical Information System B.Sc. Urban and Regional Planning	Lecturer I
7	Tpl. Ademola ADESINA	Urban Geography and Environmental Resource Management	Geography and Planning	M.Sc. Geographical Information System B.Sc. Urban and Regional Planning	Lecturer II
8	Mr. David MOBOLAJI	Urban Development	Urban and Regional Planning	Hnd Urban and Regional Planning	Technologist
9	Mr. Caleb OBEKA	Urban Geography and Housing	Geography and	B.Sc Geography and	Graduate assistant

			Planning	Planning	
10	Tpl. Ayoola LUKMAN	Regional Development Planning	Urban and Regional Planning	M.Sc. Urban and Regional Planning B.Sc. Urban and Regional Planning	Lecturer II
11	Tpl. Seun AMOGBONJA YE	Waste Management	Urban and Regional Planning	M.Sc. Urban and Regional Planning B.Sc. Urban and Regional Planning	Lecturer II

NON ACADEMIC STAFF OF URBAN AND REGIONAL PLANNING

Name	Designation	Qualification
Mrs. Nneoma Oji	College Officer	B.Sc.
Mrs. Richard, E.F.	Personal Secretary I	B.Sc.
Mr. K.O. Aina	Technologist II	H.N.D.

DEPARTMENT OF ESTATE MANAGEMENT

PHILOSOPHY AND OBJECTIVES OF THE DEPARTMENT OF ESTATE MANAGEMENT

1. PHILOSOPHY

To produce competent Estate Surveyors and Valuers with sufficient technical knowledge and skill in order to optimize the use of land resources to facilitate economic development

2. OBJECTIVES OF THE COLLEGE

The aims and objectives of the programmes to:

- i) Instill in students an appreciation of the complex nature of the relationships between man and his environment.
- ii) Involve the students in an intellectually stimulating and satisfying experience of learning and studying.
- iii) Provide a broad and balanced foundation of the knowledge of land and buildings and their exploitation and use.
- iv) Develop in students the ability to apply their analytical skills to the solution of theoretical and practical land resource problems.
- v) Develop in students, entrepreneurial skills of value in self employment in the profession.
- vi) Develop in the students survival skills in an ever changing economic, technological and political world.
- vii) Lay the foundation on which students can proceed to further studies in specialized aspects of estate surveying practice or multi-disciplinary areas involving estate surveying and valuation.
- viii) Create an appreciation of the importance of estate surveying and valuation in an industrial, environmental, economic and social context.

- ix) Develop the students in the use of information technology in the effective management of land and the environment.

4. REQUIRED MINIMUM CREDIT FOR GRADUATION

Level	Total
100	44
200	40
300	38
400	35
500	40
Total	197

5. IMPORTANT INFORMATION

Information on scholarship, employment and other opportunities can be obtained at the office of Dean, Student's Affairs (DSA/and the University Registry). for such opportunities, students are to visit the DSA and Registry on regular basis.

GENERAL ACADEMIC RULES AND REGULATIONS/PERFORMANCE MEASUREMENT

Grading system in the university:

The grading system applicable to all Nigerian Universities is based on the NUC recommendation as follows:

SCORE	GRADE	POINT(S)
70-100	A	4
60-69	B	3
50-59	C	2
45-49	D	1
0-44	E	0

GPA Calculation

If candidate score is 70 in a 3 unit course such as ESM 101, then the candidate has (3x4 -12) points, the summation of all points in an examination then gives the Total Credit Point (TCP) while the addition of all units offered by the student for the semester gives the Total Number of units (TNU). TCP divided by TNU gives the Grade Point Average (GPA). The first semester of a typical year one (1) student is produced as an example. A score of fail (F) carries no credit point. The minimum worked of a student is 15 units per semester.

PROBATION

Probation warning occurs when candidate's CGPA falls below the mandatory 1.50 which is the minimum required to enable the candidate remain as a student in the university. Where his/her CGPA is below 1.50 at the end of the following semester, such student is advised to withdraw from the University.

CLASS OF DEGREE

The class of degree is determined by the CGPA at the end of the final year. The classification is as follows:

Class of Degree	GPA
First Class (Honours)	3.5-4.0
Second class (Honours) Upper Division	3.0-3.49
Second class (Honours) Lower Division	2.0-2.49
Third class (Honours)	1.0-1.99
Fail	≤ 1.0

DURATION OF PROGRAMME

Maximum number of years for completion of a four Year programme is six years and eight years for the completion of a five Year programme. This means that the maximum for a direct entry student to a four Year programme is six years and eight years for a five Year programme).

COURSE CURRICULUM

100 LEVEL FIRST SEMESTER

Course Code	Course Title	Units	L	T	P	Remark
MTS 111	Introductory Mathematics 1	3	2	1	0	C
URP 110	Nature of Environmental Science	3	2	1	0	C
ESM 110	Introduction to Estate Management 1	3	2	1	0	C
ACC 111	Principles of Accounting 1	2	2	0	0	C
ECO 211	Principles of Economics 1	2	2	0	0	C
ESM 111	Building Graphics 1	3	2	1	0	C
GNS 111	Use of English	2	2	0	0	C
CSC111	Introduction to Computer	2	1	0	1	C
GNS 112	Introduction to philosophy and Logic	2	2	0	0	C
LIB 111	Information Retrieval	2	2	0	0	C
	Total	24	19	4	1	

100 LEVEL SECOND SEMESTER

Course Code	Course Title	Units	L	T	P	Remark
ESM 120	Introduction to estate Management II	3	2	1	0	C
ACC 121	Principles of Accounting II	2	2	0	0	C
ECO 121	Principles of Economics II	2	2	0	0	C
MAT 112	Introductory Mathematics 11	3	2	1	0	C
ESM 121	Principles of Land Economics	2	2	0	0	C
ESM 122	Architectural Graphics	2	1	0	1	C
URP 120	Basic Element of Planning	2	1	0	1	C
ESM 123	Building Graphics II	2	1	1	1	E
ESM 124	Introduction to Quantity Surveying	2	1	0	0	C
GNS 121	Use of English	2	2	0	0	C
GNS 122	Philosophy and Logic 11	2	2	0	0	C
	Total	24	18	3	3	

200 LEVEL FIRST SEMESTER

Course Code	Course Title	Units	L	T	P	Remark
ESM 210	Introduction to Valuation 1	3	2	1	0	C
ESM 211	Land Economics 1	3	2	1	0	C
ESM 212	Economics of Agriculture 1	2	2	0	0	C
ESM 213	Law of Contract	2	2	0	0	C
ESM 214	Land Surveying 1	3	1	0	9	C
ESM 215	Building Components and Methods 1	2	1	0	1	C
ESM 216	Principles of Agriculture Production 1	2	2	0	0	E

ECO 111	Statistic Methods & Sources	2	2	0	0	E
URP 312	Rural Development Planning	2	2	0	0	E
GNS 211	Introduction to Ethics	2	0	0	0	R
	Total	23	16	2	10	

200 LEVEL SECOND SEMESTER

Course Code	Course Title	Units	L	T	P	Remark
ESM 220	Introduction to Valuation II	3	2	1	0	C
ESM 221	Land Economics II	2	2	0	0	C
ES M 222	Economics of Agriculture II	2	2	0	0	C
ESM 223	Law of Tort	2	2	0	0	C
ESM 224	Land Surveying II	3	1	0	9	C
STS 121	Statistic Methods II	2	1	1	0	C
ESM 225	Building Components and Methods	2	1	0	1	C
ESM 226	Principle of Agricultural Production II	2	1	1	0	C
URP 221	Natural Resources and Environmental Planning	2	2	0	0	E
GNS 226	Communications Skills	2	0	0	0	C
	Total	22	14	3	10	

300 LEVEL FIRST SEMESTER

Course Code	Course Title	Units	L	T	P	Remark
ESM 310	Principles of Valuation 1	2	1	1	0	C
ESM 311	Principle of Property Management 1	2	2	0	0	C
URP 314	Geographical Information System	2	1	0	1	C
ESM 312	Estate and Building Services I	2	2	0	0	C
ESM 313	National Taxation and Rating I	2	2	0	0	C
ESM 314	Principles of Urban and Regional Planning I	2	1	0	0	C
ESM 315	Building Maintenance I	2	1	0	1	C
ECO 325	Economics Theory I	2	2	0	0	C
ESM 316	Elements of Nigerian Land Law I	2	2	0	0	C
ESM 317	Arbitration and Awards I	2	2	0	0	C
ENT 311	Entrepreneurship Skill	1	1	0	0	
	Total	22	17	1	2	

Electives: Students to select 1 unit from below:

ESM 318	Building Economics I	1	1	0	0	E
URP 316	Housing	2	2	0	0	E

300 LEVEL SECOND SEMESTER

Course Code	Course Title	Units	L	T	P	Remark
ENT 321	Entrepreneurship and Corporate Governance	2	2	0	0	R
ESM 320	Principles of valuation 11	2	1	1	0	C
ESM 321	Principles of property Management 11	2	2	0	0	C
ESM 322	Estate and Building Services 11	2	2	0	0	C
ESM 323	National Taxation and Rating 11	2	2	0	0	C
ESM 324	Principles of Urban and Regional Planning 11	2	2	0	0	C
ESM 325	Building Maintenance 11	2	1	0	1	C
ESM 326	Elements of Nigerian land law 11	2	2	0	0	C
ECO 328	Economics theory 11	2	2	0	0	C
ESM 327	Arbitration and Awards 11	2	1	1	0	C
ESM 328	Building Economics 11	2	1	0	0	E

	Total	22	18	2	1	
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400 LEVEL FIRST SEMESTER

Course Code	Course Title	Units	L	T	P	Remark
ESM 410	Advanced Valuation 1	3	2	1	0	C
ESM 411	Management of Building Projects	2	2	0	0	C
ESM 412	Urban Land Economics	2	2	0	0	C
ESM 413	Project Planning and Control	2	1	0	0	C
ESM 414	Comparative Land Policies	2	2	0	0	C
ESM 415	Research Methodology	2	1	0	1	C
ESM 416	Housing Economics	2	2	0	0	E
ESM 417	Natural Resources and Environmental Planning	2	2	0	0	R
GNS 410	Global Citizenship: Peace and Resolution 1	0	0	0	0	R
	Elective	2	1	0	1	C
	Total	20	17	1	2	

Electives: Students to select 2 units from below:

ESM 418	Facility Management	2	1	0	1	E
ESM 419	Real Estate Marketing	2	2	0	0	E

400 LEVEL SECOND SEMESTER

Course Code	Course Title	Units	L	T	P	Remark
ESM 420	SIWES - Industrial Based Assessment	5	0	0	5	C
ESM 421	SIWES - University Based Assessment	5	0	0	5	C
ESM 422	SIWES - Students Report and Seminar Presentation	5		0	5	C
	Total	15	0	0	15	

500 LEVEL FIRST SEMESTER

Course Code	Course Title	Units	L	T	P	Remark
ESM 510	Professional Practice	2	2	0	0	C
ESM 511	Applied Valuation 1	3	2	0	1	C
ESM 512	Applied Property Management 1	2	1	0	1	C

ESM 513	Feasibility and viability studies 1	2	2	0	0	C
ESM 514	Applied Urban and Regional Planning 1	2	1	0	1	C
ESM 515	Estate and Development Finance 1	2	2	0	0	C
ESM 516	Plant and Machinery Valuation	2	1	0	1	C
ESM 517	Research Project-Dissertation 1	3	0	0	3	C
ESM 518	Land Use and Resources Development 1	2	2	0	0	C
ENT 411	Entrepreneurial Development	2	1	0	1	E
	Total	24	15	1	9	

Electives: Students to select 2 units from below

ESM 519	Applied Urban and Regional Planning 1	2	1	0	1	C
ESM 510	Environmental Impact Assessment	2	2	0	0	E

500 LEVEL SECOND SEMESTER

Course Code	Course Title	Units	L	T	P	Remark
ESM 520	Applied Valuation 11	3	2	1	0	C
ESM 521	Applied Property Management 11	2		0	0	C
ESM 522	Feasibility and viability studies 11	2	1	0	1	C
ESM 523	Professional Practice	2	1	0	1	C
ESM 524	Applied Urban and Regional Planning 11	2	1	0	1	C
ESM 525	Estate and Development Finance II	2	1	0	1	C
ESM 526	Land use and Resources Development 11	2	2	0	0	C
ESM 527	Research Project-Dissertation 11	3	0	0	3	C
ESM 528	Environmental Impact Assessment	2	1	0	1	C
	Elective	2	1	0	1	E
	Total	22	10	1	9	

Electives: Students to select 2 units from below

ESM 529	Assets Management and Portfolio Analysis	2	1	0	1	E
ESM 522	International Real Market Analysis	2	1	1	0	E

COURSE CONTENT

ESM 110: INTRODUCTION TO ESTATE MANAGEMENT 1

(3 UNITS)

Introductory Management principles, Setting Objectives; Management functions:- planning, Co-ordinating Controlling, Organizing and Directing, Management by Objective (MBO) Management Function; Meaning of Estate Management, History of Estate Management profession in Nigeria.

ESM 111: BUILDING GRAPHICS 1**(3 UNITS)**

Introduction to design types, purposes of design, need for design in the construction industry, design tools and equipment, design presentation firms, importance of design studio, main design works and presentation defence.

ESM 120: INTRODUCTION TO ESTATE MANAGEMENT 11**(3 UNITS)**

Functions of Estate Management, Interests in land; types of interest in land, factors affecting interest in land, Motives of property ownership, Land tenure system in Nigeria, Management of private and public estates.

ESM 121: PRINCIPLES OF LAND ECONOMICS 1**(2 UNITS)**

Legal, physical, social, economic, political implication of land use, Land administration/ tenure methods; history of land administration in Nigeria; land policies in Nigeria; reasons for land administrations.

ESM 122: ARCHITECTURAL GRAPHICS**(2 UNITS)**

Introduction to different presentation techniques, Rendering in pencil, pen and other media, Perspective techniques, aids and shortcuts, Lettering types and application, Use of colour in architectural presentation.

ESM 123: BUILDING GRAPHICS 11**(2 UNITS)**

Continuation off ESM 105; more explanations on design scales and levels; quality/ aesthetic consideration in design; more building design studies; internal and external design requirements/ standards for buildings; studio work/assignments

ESM 124: INTRODUCTION TO QUANTITY SURVEYING**(2 UNITS)**

This course is involved with the historical aspects of quantity surveying, purpose of bills of quantities and principles of measurement, introduction to estimation and costing methods.

ESM 210: INTRODUCTION TO VALUATION 1**(3 UNITS)**

An appreciation of the economic basis of property value: Nature and concept of value. Difference between price, cost and value. Definition of valuation etc. purpose of valuation. The valuer: His functions, and methods. The principal types of landed property and the interests subsisting therein; nature of real estate. The determinants of land and property values. Investment generally, including real property and capital market investments; operations of the stock exchanges and the capital market generally; and real poverty market. Rates of interest derived from property- accumulative and remunerative rates. Outgoings and the relationship between rental value and income. Concept of years purchase and construction of and use of valuation tables. Introduction to methods of valuation. Revision.

ESM 211: LAND ECONOMICS 1**(3 UNITS)**

Meaning of land, concept of rent, land market, price determination, location theory. Land resources requirements comparative and complementary land uses. The demand for land, local and global, and its relation to population and resources. The supply of land; Malthusian, Neomalthusian and other doctrines. The exploitation of land resources. The nature and concepts of land rent classical formulation of Rent theories-Ricardian, Von Thunen. Rent as an unearned increment, significance of land rent. Factors affecting supply and demand. Major economic problems. Definition of land economics.

ESM 212: ECONOMICS OF AGRICULTURE 1**(2 UNITS)**

Basic economics tools and reasoning and their applicability to agriculture problems. Structure of production units, capital and labour inputs, forms of costing and estimating term budgets scales economics.

ESM 213: LAW OF CONTRACT**(2 UNITS)**

The nature of contract and contractual obligations, against the background of the fundamental notion of freedom and equality of bargaining strength. The common rules and status governing the formation of a contract-offer, acceptance, consideration and intention to create legal relations examined together with contents to the contract as evidenced by the express term, implied term, excluding and limiting terms and the doctrine of fundamental breach. The last topic for the first semester is contractual capacity.

ESM 214: LAND SURVEYING 1**(3 UNITS)**

Design adjustment, care and use of surveying instruments including modern levels, theodolites, tachometers, chain surveying. Steel tapes, surface and centenary tapping; corrections, sources of error, accuracy. Theodolite and compass traversing, computations and adjustment. Principles of levelling, sources of error. Tachometry, horizontal and vertical staff systems. Pea man Arch, self-reducing alidades, tachometers and telemeter. Attachment Substance bar and its uses, preparation of large scale plans, contouring revision, plans tabling for large scale plans.

ESM 215: BUILDING COMPONENT AND METHODS 1**(2 UNITS)**

1. Site operations and construction personnel
2. Site investigation and site preparation processes.
Site Investigation and Layout, leveling and setting out.

3. Excavations- soil classification, methods of excavation (manual/mechanical). Tools for manual excavation. Problems of excavation (including site drainage) and timbering to excavation
4. Design and construction detailing of elements of building.
 - i. Foundations (to include subsoil/loading conditions).
 - ii. Floors-soil ground floors, raised/upper timber floors
 - iii. Solid upper floors
 - iv. Finishes
5. Modeling of building elements and components
6. Practical

ESM 216: PRINCIPLES OF AGRICULTURAL PRODUCTION 1 (2 UNITS)

Principles of crop production including climatic factors and types of cropping system, land preparation, planting, protection and harvesting annual crops and perennial crops.

ESM 220: INTRODUCTION TO VALUATION 11 (3 UNITS)

Revision (ESM 211): (a) Methods of property valuation (b) concepts of years purchase and construction of valuation tables. Rent theories and their relevance to property valuation. the investment method of valuation. freehold and leasehold valuations-valuations with vacant possession, term and reversion, varying rents etc. analysis of sales and letting of freehold and leasehold properties.. annual equivalent, virtual/sitting rent, cost-in-use valuation, etc. Landlord and tenant valuations-premiums, surrenders and renewal of leases including marriage values. Treatment of capital receipt and expenditures in landlord and tenant valuation.

ESM 221: LAND ECONOMICS 11 (2 UNITS)

Theories of consumption, theories of income, employment and international trade. Theories of interest and asset prices, nature of Land investment decisions and appraisal. Divergence of private and social costs and the problems of resource allocation. Conservation of land resources. Concepts of land use capacity. Concepts of highest and best use. Principles of comparative and absolute advantages and application in allocation of resources. Organization and its effects on values. Reasons for urbanization. Economic advantages and disadvantages of urbanization. Urbanization and land use values patterns. Value determination-accessibility and complementarities'. General patterns of land use within urban areas.

ESM 222: ECONOMICS OF AGRICULTURE 11 (2 UNITS)

Role of theory in economics analysis; the structure of Nigeria's economy; agriculture versus industry. Natural resources, free enterprises; centrally planned and mixed economic system.

ESM 223: LAW OF TORT**(2 UNITS)**

Designed to educate the students on the existing civil rights action meant for the protection of individual against civil wrongs committed by fellow members of a given society. This covers introduction and historical background of tort. Topic such as assault battery, false imprisonment, international harm to person other than trespass, trespass to goods, conversion, trespass to land tort of negligence under which will be discussed duty of care, breach of duty, damages causation and remoteness proof of negligence nervous shock, liability for economic loss, employer's liability to workmen, defences and liability of occupiers.

ESM 224: LAND SURVEYING II**(3 UNITS)**

Location and setting out of works; roads, bridges, railways, tunnels, pipelines, large buildings, setting out of simple, compounds reverse and transition curve super-elevation. Vertical curves. Areas and volumes sectioning, longitudinal and cross profiles, grid levelling, calculation of volumes from contours, spot heights and sections. Curvature corrections in cart work measurement. Basic photogrammetry, practical uses on serial photographs.

ESM 225: BUILDING COMPONENT AND METHODS II**(2UNITS)**

1. walls
 - Load-bearing and Non load-bearing walls
 - Timber walling
 - stones wall
 - brick/block walls
- v. Bonding, mortar mixes, d.p.c.
- vi. Wall finishes-plastering, rendering, tyro-leaning, painting, etc.

2. Openings in walls
 - Doors
 - Windows
 - Lintels, beams and columns
 - Arches

- 3 Stairs and fittings

4. Roofs and ceilings

5. Drainage-tools, equipment, materials and methods of installation

6. External works and landscaping
 - Fences and fencing
 - Gates

- Access roads

7. Preparation of Architectural and construction Drawings of a simple building up one-storey building.
8. Modelling of building elements and components
9. Practical

ESM 226: PRINCIPLES OF AGRICULTURAL PRODUCTION 11 (2 UNITS)

Soil profiles, soil formation and influence of parent material, relief, climate, vegetation, texture, struted, moisture relationships and soil air.

ESM 310: PRINCIPLES OF VALUATION 1 (2 UNITS)

The use of valuation tables (Summary of ESM 221). Analysis of sale and letting of freehold and leasehold properties, Effects of income tax on sinking fund and years purchase, Adjustment of gross yield to net yield and vice-versa, Valuation of Gross funds. Valuation of leasehold interest with varying profit rents. Errors in reversionary leasehold valuation and methods of correcting the errors. Valuation of freehold and terminable income-conventional and the defects in the approaches. Introduction to contemporary valuation methods.

ESM 311: PRINCIPLES OF PROPERTY MANAGEMENT 1 (2 UNITS)

Management theory. Management evolution, principles of management, forecasting, planning, organization, co-ordination, control, motivation, communication. Meaning of property and types of property, meaning of property management; advantages of property management.

ESM 312 ESTATE AND BUILDING SERVICES 1 (2 UNITS)

Introduction to public health hygiene, internal environmental comfort standards, lighting and ventilation, water services - sources of hot and cold water, reservoir and mains, treatment and filtration. Distribution of cold water in building. Circulation in urban and rural areas. Storage of cold and hot water. Principles of sewage disposal.

ESM 313: NATIONAL TAXATION AND RATING 1 (2 UNITS)

Income tax nature and incident, allowances and deductions, assessment of owners and occupiers of landed property. Taxation of capital, estate duty, capital transfer tax. Elementary principles of national finance with particular reference to central and local government finance. The principles of taxation. Taxation distinguished from other land burdens. Methods of taxation, proprietary interests in land: income tax, inheritance tax, local rates and other statutory charges. National taxation policies relating to land.

ESM 314: BUILDING MAINTENANCE 1 (2 UNITS)

Meaning of maintenance, types of maintenance, scope of maintenance, building maintenance workers, building maintenance financing

ESM 315 ELEMENTS OF LAND LAW 1

(2 UNITS)

The principles of English land law. Historical outline of the development of freehold and lease hold estate and interests and legal and equitable estates and interests in land. Pledges and pawns mortgages and their nature.

ESM 315: ARBITRATION AND AWARDS 1

(2 UNITS)

Definition of arbitration; the nature of arbitration; its origin and application to estate management profession, the arbitration. Act references to arbitration by constant examination of arbitration laws; importance of arbitration; process to estate management in relation.

ESM 316: BUILDING ECONOMICS 1

(1 UNITS)

Some general terms in building economics. Cost planning as a design toll, factors governing building costs, price analysis, and bills of quantities cost criteria, cost research and estimating cost plants.

ESM 320: PRINCIPLES OF VALUATION 11

(2 UNITS)

Statutory valuations-Compensation valuation. The effects of legislation on property value and relationship with valuation methods with special reference to relevant current legislation in Nigeria. Mortgage valuation. Insurance valuation. principles and methods involved in the valuation of company assets, companies and partnerships-going concern and alternative use valuation. valuation of goodwill. Methods of calculation depreciation. Agricultural valuations-capital value comparison, profit methods, calculation of income by field-to-field methods.

ESM 321: PRINCIPLES OF PROPERTY MANAGEMENT 11

(2 UNITS)

The estate managers, qualities of an estate manager; types of interests to consider during property management; objective of property management; resource requirement for property management.

ESM 322: ESTATE AND BUILDING SERVICES 11

(2 UNITS)

Introduction to design consideration hot water production, storage and distribution planning, culinary and sanitary appliances; fire regulations, control systems, fire alarm systems and electrical services.

ESM 323: NATIONAL TAXATION AND RATING 11

(2 UNITS)

Organization of rating and administration of rating; concept; valuation list and preparations, objections proposals and appeals assessment of properties. Occupation and hereditaments. Tone of the list. Gross value, net annual value, rateable value. When to use gross and net annual value. Rebus sic Stantibus. Rating valuation practice. Hypothetical tenant. Valuation assumptions vacant and to let

exemptions. Adjustment of Gross Value to Net Annual Value. Alterations to the valuation list aggrieved person.

ESM 325: BUILDING MAINTENANCE 11 (2 UNITS)

Time budgeting for building maintenance, maintenance works operations scheduling, financial budgeting for maintenance operations, forecasting maintenance operations.

ESM 326: ELEMENTS OF NIGERIAN LAND LAW 11 (2 UNITS)

The role of land indigenous Nigerian society and economy. The nature of land holdings. Creation of family ownership, incidents of family ownership, customary forms of alienation. Dealings with family property. Compulsory acquisition and state grants. Registration of title of family land.

ESM 327: ARBITRATION AND AWARDS 11 (2 UNITS)

Procedure in arbitration awards, proceedings subsequent to awards and the costs on awards. Expert evidence and proof of evidence. Post arbitration rights.

ESM 328: BUILDING ECONOMICS 11 (1 UNITS)

Course content includes: cost planning as a design tool. Cost criteria, cost plans, cost checks and reconciliation. Others are cost analysis, indices and data and research. Practical application of cost control techniques during the construction process.

ESM 410: ADVANCED VALUATION 1 (3 UNITS)

Advanced valuation for compulsory acquisition; need for acquisition, essence of valuation of interest during compulsory acquisition; valuation of assess of a company, assess identification mocechre, valuation procedure during merger and beak-up; going concern concept and valuation. Appraisal of development projects, Developmental valuation, Mineral valuation - capital budgeting, cash flow.

ESM 411: MANAGEMENT OF BUILDING PROJECTS (2 UNITS)

Definition of building projects, types of projects, 'agent' and the types. Duties of an agent to his principal. Termination of the agency. Types of Principles or building projects owners and their limitations. Formation of a building contract. Circumstances that can affect validity of a contract. Remedies for breach of contracts. Mode of payments. Contract documentation. Development process. Building professionals. Site meetings interim valuation, planning for execution. Completion of a building project and maintenance procedures.

ESM 412: URBAN LAND ECONOMICS (2 UNITS)

Meaning of land, concept of rent, land as a factor of production, land market, price determination location theory. Theories of consumption, theories of income, employment and international trade, theories of interest and asset prices, nature of investment decision and appraisal.

ESM 413: PROJECT PLANNING AND CONTROL (1 UNIT)

Meaning of project, types of project, ordering of projects activities; time budgeting, network analysis, project financial budgeting and analysis; project management procedure.

ESM 414: COMPARATIVE LAND POLICIES (2 UNITS)

The nature customary tenure in the economics and social structure of selected countries in West Africa. Social and legal theories of property. Proprietary land use analysis. The purpose of progress in national land reforms in selected countries bodies related thereto.

ESM 415: RESEARCH METHODOLOGY (2 UNITS)

This course aim at giving the student an opportunity to develop his research techniques and writing skill, the course incorporates the use of elementary statistical analysis in problem solving. Need for research; types of data; data collection methods, data analysis methods, and inference drawing approach.

ESM 416: HOUSING ECONOMICS (2 UNITS)

Concept of housing, housing components, factors affecting housing, housing stakeholders; housing demand supply, housing market operations; factors affecting Nigerian housing market, housing needs and projections, housing value/price determinations.

ESM 417: NATURAL RESOURCES AND ENVIRONMENTAL PLANNING (2 UNITS)

The concept of ecology as applied to the natural environment

- vii. Climatic conditions
- viii. The use and abuse of natural resources e.g. water, air, land
- ix. Extractive industries
- x. Environmental planning problems and solutions e.g. pollution, soil erosion, desertification, etc
- xi. Conservation of natural resources

ESM 418: FACILITY MANAGEMENT (2 UNITS)

Meaning of facility management, scope of facility management, facility manager, qualities of a facility manager, facility management tools, facility management records keeping, financial planning and control for facility management, programming and scheduling for facility management operations.

ESM 419: REAL ESTATE MARKETING (2 UNITS)

Meaning of real estate types of real estate, concept of market, meaning of marketing levels and types of marketing. Definition of real estate market; types of real estate market, real estate marketing methods, real estate marketing stakeholder/participants, levels of real estate market analysis.

ESM 420: SIWES (INDUSTRIAL BASED ASSESSMENT) (5 UNITS)

Students are to undergo industrial training (IT). They are expected to be exposed to practices in the industry for better appreciation of theory of classroom non-teaching

ESM 421: SIWES (UNIVERSITY BASED ASSESSMENT) (5 UNITS)

ESM 422: SIWES (STUDENT REPORTS AND SEMINAR PRESENTATION) (5 UNITS)

ESM 510: PROFESSIONAL PRACTICE 1 (2 UNITS)

The course deals with professional's practice of a value and his relation to clients and other bodies. Hence, the following should be covered

- xii. Rules of professionals practice and code of conduct
The Nigeria Institution of Estate Surveyors and Values
- xiii. The Estate Surveyors and Values Registration Board of Nigerian
- xiv. The roles of values in the public and private sectors and relationship with other professional bodies.
- xv. Professional firms, groups, partnership and their management Rules of thumb in real estate practice.

ESM 511: APPLIED VALUATION 1 (3 UNITS)

More explanations on more complex buildings, multipurpose buildings; specialized valuation; agricultural valuation; corporate valuation; taxation consideration in valuation; mortgage valuation.

ESM 512: APPLIED PROPERTY MANAGEMENT 1 (2 UNITS)

Development and re-development process, property management in relation to social political, economics, physical and location aspects. Property management process-strategy of estate owner and choice of alternative to achieve owner' objectives. Management techniques including P.P.Bs critical path analysis.

ESM 513: FEASIBILITY AND VIABILITY STUDIES 1 (2 UNITS)

The nature if investment projects, identification and preparation. Application of modern appraisal techniques. Discounted cash-flow, internal rate of return and net present value, sensitivity analysis, cost benefit analysis.

ESM 514: APPLIED URBAN AND REGIONAL PLANNING 1 (2 UNITS)

Planning standards, methods of collection, organization and selection of planning data. Preparation of surveys and analysis of sources of information.

ESM 515: ESTATE AND DEVELOPMENT FINANCE 1 (2 UNITS)

Concept of development; development process; property development stakeholders; resources requirements for property development. Meaning and purpose of accounting, income statements and balance sheets.

ESM 516: PLANT AND MACHINERY VALUATION (2 UNITS)

Mean of plant and machinery; purposes of plant and machinery valuations; plant and machinery valuations procedural steps; plant and machinery methods; plant and machinery reports writing.

ESM 517: RESEARCH PROJECT-DISSERTATION 1 (6 UNITS)

At the beginning of the final year, students will be given a project in which they will be required to prepare a project report. The project will require a student to plan and carry out an investigation on a living project under the supervision of a member of academic staff.

ESM 518: LAND USE AND RESOURCES DEVELOPMENT 1 (2 UNITS)

Introduction to human settlement and land use. The evolution growth structure and pattern of **human** settlement. The proprietary land capital and income, obsolescence and urban renewal. The relocation problems

ESM 520: APPLIED VALUATION 11 (3 UNITS)

Compulsory acquisition valuations-need procedure and valuation, probate valuation - purpose and procedure; further taxation consideration in valuation, latest methods of valuation (apart from the usual fire).

ESM 521: APPLIED PROPERTY MANAGEMENT 11 (2 UNITS)

Leasing agreements, rent collections, insurance maintenance and other obligations. Conservation of property. Project identification and feasibility studies. Management of residential, commercial and industrial properties, selection of tenants, restrictive covenants, and tenancy agreements and their termination or maintenance works.

ESM 522: FEASIBILITY AND VIABILITY STUDIES 11 (2 UNITS)

Investment decision process; an examination of projects from an investment point of view-sources of information, financial plans, feasibility studies; project supervision and management, monitoring and evaluation.

ESM 523: PROFESSIONAL PRACTICE 11 (2 UNITS)

The course deals with professional practice of a value and his relation to clients and other bodies. Hence, the following should be covered.

- xvi. Rules of professional practice and code of conduct
- xvii. The Nigeria Institution of Estate Surveyors and Valuers
- xviii. The Estate Surveyors and Valuers Registration Board of Nigeria
- xix. The roles of a valuer in the Public and Private sectors and relationship with other professional bodies
- xx. Professional firms, groups, partnerships and their management
- xxi. Rules of Thumb in real estate practice.

ESM 524: APPLIED URBAN AND REGIONAL PLANNING 11 (2 UNITS)

Surface and sub-surface conditions. Utility services, right services, right of way, the landscape, accessibility and environmental standards, functional requirements of building environments in sitting buildings, introduction of planning law-machinery of planning control and planning application.

ESM 525: ESTATE AND DEVELOPMENT FINANCE 11 (2 UNITS)

Sources of development capital, control and management of working capital. Budgeting and financial forecasting. Analysis and interpretation of accounts.

ESM 526: LAND USE AND RESOURCES DEVELOPMENT 11 (2 UNITS)

Property market and estate investment, estate development, public control of land use, land reform, classification of land reform, objectives and methods, sustainability concept; need for resource sustainability ;Natural land policy.

ESM 527: RESEARCH PROJECT-DISSERTATION 11 (3 UNITS)

This is a continuation of ESM 517 started in the first semester.

ESM 528: ENVIRONMENTAL IMPACT ASSESSMENT (2 UNITS)

Meaning of EIA: purpose of EIA: EIA procedures; preliminary stage, inspection stage, data collection, analysis, use impact summary, EIA reporting, EIA laws in Nigeria.

ESM 529: ASSET MANAGEMENT AND PORTFOLIO ANALYSIS (2 UNITS)

Meaning of portfolio management; need for portfolio management; investment consideration in portfolio management; record keeping for portfolio management purposes.

ESM 522: INTERNATIONAL REAL ESTATE MARKET ANALYSIS (2 UNITS)

Local, regional and global real estate market. Analysis need for cross cultural real estate market. Factors affecting international real estate market. Operators/stakeholders of real estate market. International real estate market; international real estate marketing; tool and strategies. Real estate market analysis methods and the applications to international market(s) methods of international real estate market analysis reporting.

DEPARTMENT OF ESTATE MANAGEMENT ACADEMIC STAFF LIST

NAME OF ACADEMIC STAFF	AREA OF SPECIALISATION	DISCIPLINE	QUALIFICATION	RANK
Prof. A.S. Asaju	Estate Management	Housing Market Analysis	B Sc, M Sc, PhD ANIVS, RSV	Professor
Dr. T.T Oladokun	Estate Management	Urban Economics	B Sc, M Sc ANIVS, RSV, PhD	Reader
Mr. A. Alake	Building	Building	B Sc, M Sc	Graduate assistance
Esv Adelabu	Estate Management	Valuation	B Sc, M Sc,	Lecturer II
Dr. A. Oluwadare	Land surveying	Land Surveying	B Sc, M Sc, PhD	Lecturer 1
Dr. M.O. Oyewole	Estate Management	Valuation	B Sc, M Sc, PhD ANIVS, RSV	Senior Lecturer
Dr.G.K.Ojo	Building economics	Cost Analysis	B.Sc. M. Sc. PhD.	Senior Lecturer 1
Mr . Eluyomade success	Estate Management	Valuation & Property Management	B Sc, M Sc, ANIVS,	Lecturer II
Engr. Olutope Akinosun	Building Services	Mechanical Engineering	B Sc, M Sc,	Lecturer II
Arch. Farodoye Bukunmi	Architecture	Architecture	HND.	Technologist

NON ACADEMIC STAFF OF ESTATE MANAGEMENT

Name	Designation	Qualification
Mrs. Oji	College Officer	B. A. Edu.
Mrs.Richard Olufunbi	Confidential Secretary I	H.N.D.
Mr. K.O. Aina	Technologist II	H.N.D.

