**AN ASSESSMENT OF THE EFFECTS OF FLOODING ON RESIDENTIAL PROPERTIES (A CASE STUDY OFCALABAR SOUTH)**

# BY

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This is to certify that this work has been carried out by Eban Joy Okpokam with registration number EM/2007/005. It has been read and approved as meeting the requirements for the award of Bachelor of Science degree in Estate Management.

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# EXTERNAL EXAMINER

I dedicate this research work to the Almighty God, who has been my source of strength and who saw through the years I stayed in school.

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The study is aimed at examining the effects of flooding on residential properties in Calabar South Local government Area of Cross River State.The data needed for the study were obtained through the use of 250 questionnaires in four intensively flooded areas of the case study.However, the researcher also carried out physical observation the areas prone to flood and general discussions and interviews with the resident of these areas. Also both primary and secondary sources were used for data collection. This shows that flood has serious effects in residential properties and the residents in general. It then recommended that: all drainage systems within the study area must be cleared to ensure free flow of storm waters; the local planning authorities in the study area should ensure adequate sanctions for violators of building regulations as this will go a long way to curb the menace of flood in the affected areas.

1. MAP OF NIGERIA SHOWING CROSSRIVER STATE
2. MAP OF CROSSRIVER STATE SHOWING CALABAR SOUTH L.G.A.
3. MAP OF CALABAR SOUTH SHOWING THE STUDY AREAS
4. PHOTOGRAPHS SHOWING AREAS WITHIN THE STUDY AREA THAT FLOOD OCCUR.
5. SEX OF RESPONDENTS.
6. AGES OF RESPONDENTS.
7. INCOME PER ANNUM OF RESPONDENTS.
8. SIZE OF HOUSEHOLD OF RESPONDENTS.
9. CAUSES OF FLOOD IN THE STUDY AREA.
10. DURATION OF FLOOD IN THE STUDY AREA.
11. AFFECTED HOUSESWITHIN THE AREA.
12. DISTRIBUTION OF RESIDENTS THAT RELOCATE WHEN FLOOD OCCURS.
13. NUMBER OF PROPERTIES DESTROYED IN THE 2011 FLOOD.
14. SUGGESTIONS GIVEN TO GOVERNMENT BY RESPONDENTS ON HOW TO CURB THE FLOOD MENACE.

# PAGES

COVER PAGE i

TITLE PAGE ii

CERTIFICATION iii

DEDICATION iv

ACKNOWLEDGEMENT v

ABSTRACT vi

LIST OF FIGURES vii

LIST OF TABLES… viii

TABLE OF CONTENTS… ix

# CHAPTER ONE

* 1. INTRODUCTION 1
  2. BACKGROUND OF THE STUDY 1
  3. STATEMENT OF THE PROBLEM… 4
  4. AIM AND OBJECTIVES OF THE STUDY 5
  5. SCOPE OF THE STUDY 5
  6. LIMITATIONS OF THE STUDY 6
  7. SIGNIFICANCE OF THE STUDY 6
  8. STUDY AREA 7

# CHAPTER TWO

* 1. LITERATURE REVIEW 10
  2. INTRODUCTION 10
  3. DEFINITIONS OF FLOOD 17
  4. CAUSES OF FLOOD 18
  5. EFFECTS OF FLOOD 23
  6. MEASURES OFCURBING THE FLOOD MENACE 26

# CHAPTER THREE

* 1. RESEARCHMETHODOLOGY 30
  2. RESEARCH DESIGN 30
  3. POPULATION 30
  4. THE SAMPLE 30
  5. SAMPLE TECHNIQUE 31
  6. INSTRUMENT OF DATA COLLECTION 31
  7. PROCEDURES FOR DATA PRESENTATION AND ANALYSIS…..32

# CHAPTER FOUR

* 1. PRESENTATION, ANALYSIS AND INTERPRETATION OF DATA…33
  2. DISCUSSION AND FINDINGS… 43

# CHAPTER FIVE

* 1. SUMMARY CONCLUSIONS AND RECOMMENDATIONS… 45
  2. SUMMARY 45
  3. CONCLUSION 45
  4. RECOMMENDATIONS… 46

# REFERENCES 47

**APPENDIX 1** 51

# APPENDIX 2