**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.

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