

# **Impact of Tree Shade on Rental Value of Residential Property in Maiduguri, North – Eastern, Nigeria.**

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**Key words:** Valuation; Rental Value, Hedonic Model, Residential Property, Tree Shade

## **SUMMARY**

Residents have preference for areas that are conducive to both their social and economic well being. Tree shade has been found to provide certain benefits that enhance the well being of residents such as shading of privacy, adding aesthetic value to residential property including addition to the rental value of property among other things. This study is set out to find a way of assessing the contribution of tree shade to the enhance value of residential property in Maiduguri metropolis, using the hedonic models (multiple regression techniques). The city was stratified into three (3) namely; traditional area, Government Reservation Area (GRA) and urban periphery. Systematic sampling technique was used in the administration of questionnaires of which the first house was randomly selected and every 25th house was subsequently selected. The household head in each of the selected houses was served with the questionnaire. On the whole, a total of 474 household heads were served with questionnaires out of which 372 were returned. Analysis was however, done for the whole city of Maiduguri. The study found out that tree shade contributes significantly to the value of residential property in Maiduguri at 0.05level of significance. The study recommends the use of a valuation model which will incorporate those structural and environmental attributes which in most cases are explicitly left out when using traditional valuation methodology. Also, there is the need for policy makers in the areas of environmental protection and management to create awareness on the benefits of tree planting in the study area.