

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

BY

EBAN JOY OKPOKAM

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TITLE PAGE

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CERTIFICATION

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.

MRS. EZINNE.I.ONYEKWELU **MRS. EZINNE.I. ONYEKWELU**

PROJECT SUPERVISOR

HEAD OF DEPARTMENT

EXTERNAL EXAMINER

DEDICATION

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.

ACKNOWLEDGEMENT

I want to acknowledge the following persons who contributed to the success of my stay while I at school. I want to acknowledge my lecturers Professor J. U. Ogbuefi, Dr. Idu R. Egbenta, My H.O.D., Mrs Ezinne I. Onyekwelu, Mrs L. Nebo, Mr Onyejiaka, Mr I. U. Ochu, and My former H.O.D. Mr. Mba William. I want to acknowledge the Dean of the Faculty of Environmental Sciences and D.V.C. Caritas University Rev. Fr. Professor Remy Onyewuenyi, and all the lecturers of the Faculty of Environmental Sciences for their support and perseverance in lecturing me and making sure I understand everything I was taught in order for me to be a qualified professional in future.

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And to all whom space did not allow me name them. God bless you all and thank you for your support.

ABSTRACT

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.

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