Title: Proximity of HVOTLs and Residential Rental Values in Metropolitan Lagos.

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Abstract: High Voltage Overhead Transmission Lines (HVOTLs) otherwise referred to as power-lines have been thought to influence property values over the years. This study investigates the relationship between distance to HVOTLs and the rent of homes in metropolitan Lagos. Questionnaires were distributed to estate surveying firms, residents within 200m to power-lines in Surulere and Alimosho areas of Lagos while an in-depth interview of managers and field officers of Akangba and Alimosho PHCN sub-station was conducted. Average response rate was 66.5% and collated data were analyzed. Findings revealed that residential property rents increased as distance from power-lines increased and the existence of a null effect on the rent of residential properties located over 100m away from power lines. Finally, the study encouraged the burial of yet-to-be constructed power-lines and strict enforcement of ROWs within Lagos metropolis where power-lines already exist to abate the effect of power-line on property investments.