Title: HVOTL Associated Risks and Real Estate Investment in Lagos Metropolis, Nigeria.
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Abstract: High Voltage Overhead Transmission Lines (HVOTLs) associated risks have been thought to foster potential risks elements capable of creating property value diminution when located within the built environment. This current attempt identifies and evaluates particular risk elements attributable to HVOTLs within a perpendicular distance of 200m in residential neighbourhoods within Alimosho and Surulere neighbourhoods in Lagos metropolis using survey method. Data retrieved from residents within a 200meters distance perpendicular to power lines in the study areas of Lagos metropolis were analyzed and interpreted using the relative importance index. The study established that within the study areas, all nine risk elements were found significant but within varying extents. The study suggests that ROWs in the state must be enforced and respected by the public while erring individuals be sanctioned and their buildings demolished by State and Federal governments actions. This is crucial in promoting the sustainability of real estate investments.