

Title: A Preview of Non-Client Influence in Property Valuation in Nigeria

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Abstract: The study was carried out with the aim at ascertaining the role non-client standing as third party to contracting of valuation jobs will play in valuation assignments. The research entailed the study of 162 Estate Surveying firms in Lagos Metropolis. A simulated mortgage valuation was carried out by the respondents. The result revealed that Estate Surveyors and Valuers were influenced upward to an average of about 16% of the actual sale value. Finding indicated that influence in valuation might not necessarily be due to inherent stake attached to the task. The study conclude by recommending eradication of any form of influence in valuation assignments with a view to safeguarding the integrity of the profession.