

# Motel Development in Nigeria: A Case Study of Nigeria and New Zealand Motel Construction Building

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## To cite this article:

Fadogba Kehinde Samuel. Motel Development in Nigeria: A Case Study of Nigeria and New Zealand Motel Construction Building.

*International Journal of Architecture, Arts and Applications*. Vol. 9, No. 3, 2023, pp. 68-75. doi: 10.11648/j.ijaaa.20230903.11

**Received:** June 14, 2022; **Accepted:** July 7, 2022; **Published:** July 6, 2023

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**Abstract:** Motel is considered to be the most important branch of tourism and the most significant type of accommodation because of its ability to provide revenue and satisfy the needs of the guests. Motels are usually located in road side areas, and they cater for tourists and vacationers. Motels provide all motel services plus recreational and other activities. The provision and improvement of good road network, mass transit system and signposting obviously aid accessibility and accommodation of visitors and tourist can effectively enhance the advantage of increased level of visitors by channeling tourist to those areas that can best accommodate them. Innovation raises attention, helps positioning, brand recognition and differentiation. The building should be designed to be a viable and flexible one; it should reflect an atmosphere that depicts beauty, comfort, accommodation and relaxation. This research also examines the problems militating against the development of tourism and other factors such as problem of accommodation and publicity. The designs are aimed at harnessing nature and consequently improve productivity and creativity can be achieved through some characteristic features of such building. The facilities, front office procedures, housekeeping service, and room size are important factors contributing to the guest's perceptions of the motel standards as opposed to the rating of the motel.

**Keywords:** Comfort, Accessibility and Accommodation, Productivity and Creativity, Motel

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## 1. Introduction

Today's world is a moving community and a global village as people move and interact from one place to another. These movements result from business opportunities, employment, pleasure, tourism etc. Hence, people leave their places of residential abode to other places and thereby in need for a suitable sleep area where the comfort and facilities should near or better their personal residential places.

In 2003, Lawson mentioned that motels may be categorized in terms of location, market orientation and standards, the latter affecting the levels of tariffs charged. Hence, the need to pay particular attention to location and functional spaces to be provided to enhance the level of patronage [1].

"Before people are able to experience tourism they usually need discretionary income (i.e. money to spend on non-essentials); time off from work or other responsibilities; leisure time, tourism infrastructure, such as transport and accommodation; and legal clearance to travel. [2]"

The link between tourism and the hotel industry is complex and takes place in both directions. On the one hand, the hotel industry develops, increases quantitatively and structurally as a result of tourist traffic, and on the other hand, the development of tourism is conditioned by the existence of accommodation spaces, their equipment, the quality and variety of the offered services.

The hotel industry also plays an important role in highlighting the tourist heritage by attracting different areas to the economic circuit, as areas rich in tourist attractions may remain out of tourist interest due to inappropriate equipment and vice versa. [8] This was not an issue in an era where the major highways became Main Street in every town along the way and inexpensive land at the edge of town could be developed with motels, car lots, filling stations, lumber yards, amusement parks, roadside diners, drive-in restaurants, theatres, and countless other small roadside businesses. The automobile brought mobility and

the motel could appear anywhere on the vast network of two-lane highways.

The study area is Ado-Ekiti. This cultural headquarter of the homogenous people of Ekiti became a state capital following the creation of Ekiti State on October 1, 1996. Prior to this development, the city was the headquarter of Ado-Ekiti Local Government in the defunct old Ondo State, a state that was in itself carved out of the former western state of Nigeria on February 3, 1976.

But the potentials of Tourism in Nigeria if revived can create more employment and attract more foreign tourists and investors to Nigeria. Thus, tourism, which is in its budding state in Nigeria with a lot of potentials should be the focus of any concerned researcher in Nigeria as a way of reviving the economy and better the socio-economic status of the host communities. [13]

Local residents are generally receptive of the economic impacts of tourism. Resort towns tend to enjoy lower unemployment rates, improved infrastructure, more advanced telecommunication and transportation capabilities, and higher standards of living and greater income in relation to those who live outside this area. [9]

## 2. Study Methodology

Research methodology is referred to as processes, procedures, and methods by which data were collected, specified, collated, processed and analyzed. Data was gathered from both primary and secondary sources.

Primary sources are original materials that provide firsthand information. Here are some common types of primary sources are diaries, journals, and letters, interviews, surveys and questionnaires, experiments and observation, case studies etc.

Secondary sources contain information gathered by someone else. Here are some common types of secondary sources are books, encyclopedias, magazines, newspapers, web sites, CD-ROMS etc.

For the purpose of this project, the following methods are used:

1. Review of selected bibliography on the subject (Motel), this include books, journals, pamphlets, theses and dissertations and surfing the net.
2. Observation of the existing motels at large will be made in order to ascertain their current situations.
3. Analytical study of existing motels and site of tourist attractions are made so as to determine some basic needs, problems, solutions and matters of interest regarding location and local conditions of specific projects. For these reasons two existing motels in the country are visited namely;
  - a) Stopover motels- Lagos State
  - b) KS motels – Ibadan, Oyo State
4. Survey and questionnaires were made to collect data for this study. The questionnaires were administered to the following categories of people;
  - a) Tourist and travelers who are the main end users
  - b) Motels managers
  - c) Design professionals

The quest for leisure in recent times has called for a growing demand for recreational activities across major cities of the world today [11].

## 3. Literature Review

Travelers in search of modern amenities soon would find them at cottage courts and tourist courts. The price was higher but the cabins had electricity, indoor bathrooms, and occasionally a private garage or carport. They were arranged in attractive clusters or a U-shape. Often, these camps were part of a larger complex containing a filling station, a café, and sometimes a corner store. Facilities like the Rising Sun Auto Camp in Glacier National Park and Blue Bonnet Court in Texas were "Mom-and-Pop" facilities on the outskirts of towns that were as quirky as their owners. Auto camps continued in popularity through the Depression years and after World War II, their popularity finally starting to diminish with increasing land costs and changes in consumer demands.

The direct contribution of tourism includes accommodation, transport, entertainment and the attractions of these industries: hotel services, food and beverage services, retail, transport and cultural services, sports and leisure services. In recent years, the tourism industry has contributed annually to the world economy by about seven trillion US dollars, approaching 8 trillion in 2016. A highly profitable and valuable industry for the global economy, travel and tourism has a direct economic impact of two billion dollars every year. [8]

Recreation may be associated with environmental concerns because of the impact of direct sensory experience or distinctive demographic characteristics of participants in particular forms of recreational activities [10].

A study by Da'an, Jidangkat, Chaskda, and Mwansat shows the presence of some human activities, such as logging, firewood collection, fishing, farm encroachment, cattle grazing and poaching in Pandam Game Reserve. If left uncontrolled, the implication of these socioeconomic activities in Pandam Game Reserve could result to biodiversity loss. [12]

### 3.1. History of Tourism

Wealthy people have always traveled to distant parts of the world to see great buildings or other works of art, to learn new languages, to experience new cultures, or to taste new cuisine. As long ago as the time of the Roman Republic places such as Baiae were popular coastal resorts for the rich. The word tourism was used in 1811 and tourist in 1840. In 1936 the League of Nations defined foreign tourist as someone travelling abroad for at least twenty-four hours. Its successor, the United Nations amended this definition in 1945 by including a maximum stay of six months [2].

Health tourism has long existed, but it was not until the eighteenth century that it became important. In England, it

was associated with spas, places with supposedly health-giving mineral waters, treating diseases from gout to liver disorders and bronchitis. The most popular resorts were Bath, Cheltenham, Buxton, Harrogate, and Tunbridge Wells. Visits to take 'the waters' also allowed the visitors to attend balls and other entertainments. Continental Spas such as Carlsbad (Karlovy Vary) attracted many fashionable travelers by the nineteenth century [3].

Creative tourism has existed as a form of cultural tourism since the early beginnings of tourism itself. Its European roots date back to the time of the Grand Tour, which saw the sons of aristocratic families traveling for the purpose of (mostly interactive) educational experiences. More recently, creative tourism has been given its own name by Crispin Raymond and Greg Richards, who as a member of the Association for Tourism and Leisure Education (ATLAS) has directed a number of projects for the European Commission, including cultural tourism, crafts tourism or sustainable tourism. They have defined "creative tourism" as tourism related to the active participation of travelers in the culture of the host community, through interactive workshops and informal learning experiences. Meanwhile, the concept of creative tourism has been picked up by high-profile organizations such as UNESCO, who through the Creative Cities Network have endorsed creative tourism as an engaged, authentic experience that promotes an active understanding of the specific cultural features of a place. [2]

### 3.2. Early Motels

The motel concept originated with the Motel Inn of San Luis Obispo, originally called the Milestone Mo-Tel, which was constructed in 1925 by Arthur Heineman (although some earlier motels that dated to 1915 have been discovered). In conceiving of a name for his hotel, Heineman abbreviated motor hotel to motel after he could not fit the words "Milestone Motor Hotel" on his rooftop.

The post-war 1950s would usher in a building boom on a massive scale. By 1947, there would be approximately 22,000 motor courts in operation in the US alone; a typical 50-room motel in that era cost \$3000 per room in initial construction costs, compared to \$12,000 per room for metropolitan city hotel construction. By 1950 there would be 50,000 motels serving half of the 22 million US vacationers; a year later motels would surpass hotels in consumer demand.

## 4. Aim and Objectives

### AIM

The aim of this project is to provide a conducive environment for the travelers with modest in style, beauty and structurally sound building.

### OBJECTIVES

1. To propose an architectural piece that will be aesthetically pleasing and also form the basis of future development of tourism and accommodation for travelers in the state.

2. To promote more effective welfare for the travelers.
3. To improve the economy base of the state and the nation by maximizing the benefits derived from tourism and travelers.
4. To reduce a stress undergone by the highway travelers and tourist.

### 4.1. Justification of Study

- a) Ado-Ekiti is the capital of Ekiti State and the seat of government, hence the need for a modern motel.
- b) There are large influx of persons of various background and status
- c) Source of revenue to government
- d) Means of employment generation
- e) Low quality of functional spaces in the existing motels.

### SCOPE OF STUDY

The scope is an extensive of the functional space and design requirement for an international standard motel.

- a) The purpose, role and function of interrelated activities in motel.
- b) Basically influencing customer stay with good conducive and affordable environment.

### Limitation of Study

To achieve the aim, there are limitations which include the following:

- a) Lack of cooperation and falsification from the motels management
- b) Low response from lodgers
- c) Problems of taking pictures
- d) Access to some part of the motels during case studies.

### MOTEL FACILITIES

- a) Guest rooms
- b) Convenience
- c) Restaurant
- d) Bar
- e) Managers' office
- f) Serveries
- g) Cold room
- h) Dry store
- i) Wet store
- j) Delivery bay
- k) Laundry
- l) Reception

### 4.2. Essential Three Factors That Determined Successful Motel

The success of any motel is influenced by three factors:

1. Good location
2. Attractive appearance
3. Quick, pleasant and economic services.

Location: is paramount for the success of any motel, usually a motel is located along the highways.

Attractive appearance: in determine the success any motel it must have a good appearance which usually evolved from architectural perspective.

Economic services: A motel must render pleasant and

economic services for the transient users who use the motel.

#### 4.3. Major Services Rendered in a Motel

- i. Restaurant/catering services
- ii. Bar
- iii. Accommodation
- iv. Laundry

**Restaurant:** Restaurant is a supporting service in a motel to cater for transient users and provide catering services for them.

**Bar:** Motel also provides a bar for the users. A bar is a place where drink is selling or can be obtained.

**Laundry:** Ironing and watching services is also providing in a motel.

**Accommodation:** The major goal of a motel is to provide a conducive accommodation for its users. [4]

## 5. Theoretical Framework

Motel design involves the planning, drafting, design and development of hotels.

The concept of motel design is rooted in traditions of hospitality to travelers dating back to ancient times, and the development of many diverse types of hotels has occurred in many cultures. For example, the advent of rail travel in the early 1900s led to the planning, design and development of motels near railroad stations that catered to rail travelers. [14] The theory embarking this framework is as follows:

- a) It is an attempt to show the significant positive impact and social global presence motel can have in a state.
- b) Establishing a very nice qualitative conducive environment for the customers.
- c) Generating a high class motel structure in terms of conveniences and comfort through the functionality flows of the motel.

#### 5.1. Topography and Adjourning Properties

The proposed site for the motel is in gentle slope. It has a small stone that will make the foundation more solid. On the site a winding path for cars has been cleared for ease of movement within the site. The proposed site is a terrain land

and along a highway road leading to other parts of the towns. There is a bus stop and parks around the site area which makes the area suitable for a motel.

##### *Topography*

- a) The site is terrain site.
- b) The land is considered to be a virgin land.
- c) The site has a mud soil.

##### *Vegetation*

The proposed site contains tress, shrub and grasses which have to be excavated during the construction process.

##### *Drainage*

Drainage is a means of channeling the water to prevent the erosion from getting into the proposed site and to prevent the structures from sinking.

##### *Climate*

It has been said and confirmed that Ado-Ekiti lies in the tropical Zones, with heavy down poor, rainfall, high humidity, temperature and solar radiation. The rainfall in Lagos is high between March and October every year humidity is high between the month of June and September which between 80% and 95% the annual maximum 380c. This is experience in the hottest period during January to March having the average temperature between 38.50c and 450c. [5]

#### 5.2. Case Study of Design

##### *Introduction*

One of the method used in carrying out a research on the project (motel), is case studies of an existing project related to the given project.

Case study was being conducted differently at various places, location where the existing project are situated. Here is the list of places where the case studies are being carried out:

- a) Stopover Motel Lagos
- b) KS motel Ibadan
- c) Blue-haven motel New Zealand.

Case Study One: Stop Over Motel.

Location: Muritala Mohammed International Airport Road | Ajao Estate, Lagos, Nigeria.

Building Material & Construction Method

**Table 1.** Building Composition and Method of Construction of Stopover Motel.

Building Composition	Materials	Method of construction
Floor	Ceramic tiles	mixture of sand and cement in the ratio 1:2:4 as a base for the tiles
Walls	450mm x 225mm sand concrete block and rendered with cement screed, paint with emulsion paint finishes	The external and internal walls are constructed with 225mm x 450mm x 225mm sand crete hollow block, internal wall are finished with emulsion paints.
Ceiling	Plaster of Paris and concrete ceiling	The ceiling wall is constructed with plaster of Paris made of white cement with water.
Roofing	Long span aluminum roofing tiles	building is roofed with brown long span aluminum roofing tiles.
Doors	Aluminum glazed doors	The entrance to the reception and guests rooms are made of 1500 x 2100 mm
Window	Aluminum framed casement window	The windows of the guest rooms are made of aluminum frame casement window



Source: Field Survey Photograph.

**Figure 1.** Description: 3D View Of The Motel.

#### Case Study Two: K S Motel.

Location: Queen Elizabeth II Road, Orita-Mefa, Ibadan, NG

#### Building Material & Construction Method

**Table 2.** Building Composition and Method of Construction of K.S Motel.

Building Composition	Materials	Method of construction
Floor	Terrazzo floor finishes	mixture of sand, fine stones and cement.
Walls	450mm x 225mm sand Concrete block and rendered with cement screed, paint with emulsion paint finishes	The external and internal walls are constructed with 225mm x 450mm x 225mm sand crete hollow block, internal wall are finished with emulsion paints.
Ceiling	Wooden ceiling	The ceiling wall is constructed with wood and finish with spray.
Roofing	Long span aluminum roofing sheet	The building is roofed with green long span aluminum roofing sheet.
Doors	Aluminum glazed doors	The entrance to the reception and guests rooms are made of 1500 x2100 mm
Window	Aluminum framed casement window	The windows of the guest rooms are made of aluminum frame casement window



Source: Field Survey Photograph

**Figure 2.** Description: Right Side View Of The Motel.

#### Case Study Three: Blue Haven Motel.

Location: 10 Tweed St Mt Maunganui New Zealand

Mt Maunganui motel is situated on Tweed Street, which is off Maunganui Road and opposite New World supermarket. They are within close walking distance of the Central Parade shops, cafés and restaurants, including the RSA. Blake Park sports facilities and the beach are both a short walk away.



Source: [www.tripAdvisor.com/bluehavenmotel](http://www.tripAdvisor.com/bluehavenmotel)

**Figure 3.** Description: 3D View Of The Motel.



Source: [www.tripAdvisor.com/bluehavenmotel](http://www.tripAdvisor.com/bluehavenmotel)

**Figure 4.** Description: 3D View Of The Accommodation Area.

## 6. Site and Environmental Analysis.

#### Site Location

The proposed site is located at Fajuyi along Ado-Iworoko

road, Ado-Ekiti, Ekiti State. The site is very close to Total filling station and Christ School Ado-Ekiti. The proposed site is accessible through the road linking from Iworoko and Ado-Ekiti.

#### *Topography And Anjourning Properties.*

The proposed site for the motel is in gentle slope. It has a small stone that will make the foundation more solid. On the site a winding path for cars has been cleared for ease of movement within the site. The proposed site is a terrain land and along a highway road leading to other parts of the towns. There is a bus stop and parks around the site area which makes the area suitable for a motel.

#### *Topography*

- a) The site is terrain site.
- b) The land is considered to be a virgin land.
- c) The site has a mud soil

#### *Vegetation*

The proposed site contains tress, shrub and grasses which have to be excavated during the construction process.

#### *Drainage*

'Drainage is a means of channeling the water to prevent the erosion from getting into the proposed site and to prevent the structures from sinking.

#### *Climate*

It has been said and confirmed that Ado-Ekiti lies in the tropical Zones, with heavy down poor, rainfall, high humidity, temperature and solar radiation. The rainfall in Lagos is high between March and October every year humidity is high between the month of June and September which between 80% and 95% the annual maximum 380c. This is experience in the hottest period during January to March having the average temperature between 38.50c and 450c.

#### *Exterior and Interior Finishes*

These include the wall, floor and the ceiling.

- (i). WALL: The interior of the wall was plastered using cement screed for the wall and painted with emulsion paint while the exterior was also plastered with cement screed and painted with text coat paint. The approach which consist of the reception and the restaurant, are glazed for easy view from the exterior.
- (ii). FLOOR FINISHES: The floors of all the spaces in the structure are all constructed with 150mm thick over site concrete, vitrified floor finishes and ceramics tiles was used for the finishes.

The floor of the rooms and other spaces in a motel are usually constructed of durable materials with pleasant appearance. These includes; ceramic tiles, terrazzo.

- (iii). CEILING FINISHES: the ceiling is finished with 600mm by 600mm PVC. [6]

The requirements of the Inclusionary Affordable Housing Ordinance may also be satisfied by the following methods: Rehabilitation of Existing Dwelling Units, SRO Hotel Rooms, or Conversion of Guest Rooms Existing dwelling units and SRO Hotel Rooms can be rehabilitated, or existing guest rooms in a motel or hotel could be converted to

inclusionary dwelling units to satisfaction. [15]

## **7. Legal and Planning Regulation**

This section discusses the planning laws and regulation that should be considered for the project to be approved by the planning Authority.

They include:

- a) Building line
- b) Set back
- c) Site coverage
- d) Building height
- e) Parking spaces

**BUILDING LINE:** This specifies the minimum distance measured from the center line of any road within which no building or structure, permanent or temporary should be erected. It helps in the position of the building, 59m for the express and highway, 15m for the access road.

**SETBACK:** Is the distance between the edges of the plot of the structure, the minimum setback for the motel is 10m for the front, 6m for the rear, 6m for the left and right. This will help to regulate the amount of air space within the structure to help the occupant enjoy adequate ventilation and lighting.

**SITE COVERAGE:** the planning authority set the limit to which parcel of land could be put to use. The maximum plot coverage for the motel is 40%.

**BUILDING HEIGHT:** the essences of the building height are to adjoining building in the area are not prevented from enjoying adequate ventilation.

Natural lighting by the proposed structure. And the aesthetic appearances.

**PARKING SPACES:** The parking lots are close to the accommodation area in other for the guest to easily access their rooms. Enough parking lots are provided to avoid congestion among the guests and the staffs.

## **8. Building Composition**

The entrance porch and the windows in the reception are treated with a glass that illuminates viewers to have attention to the outside. The entrance is provided with verandah which blends with the wall of the building. While the roof is treated with concrete fascia with long span aluminum roofing sheet. The back view of the restaurant is also treated with glazed. [7]

#### *Material and method of construction.*

**FOUNDATION:** The foundation is made up of reinforced concrete. The type of foundation used is deep strip foundation because of the nature of the area which is made up of good terrain land. The deep strip foundation depth will be determined by a structural Engineer.

**FLOOR:** The floors of the accommodation areas are being treated with 600x600 tiles and also 450mm above the natural ground level.

Also, the conveniences are being treated with 300x300 floor tiles and 300mm above the natural ground level.

**ROOF:** The roof of the motel is constructed with long span aluminum roofing sheet. The roof are surrounded with concrete facial and treated with glossy white paint.

**WINDOWS:** The windows of the guest rooms and administrative area are treated with casement window frame. The bar and restaurant are glazed to enable viewing from outside and ventilation.

**DOOR:** The door of the entrance is 1500mm by 2100 are filled double leaves swing doors, the guest rooms are constructed with single bay glazed aluminum door with glazed window.

**WALLS:** The wall would be 225mm x 450mm x 625mm sand screed block mortal cement using English bond exterior and interior wall would be painted with emulsion paint to provide a better appearance. The interior wall of the toilet would be finish with tiles due to its water repellent and maintenance.

#### *Services*

The services of the proposed motel are:

#### *Electricity*

Electricity is connected to the site from the electric poles through the electricity supply by the power holding company of Nigeria (PHCN) which is not dependable, therefore an alternative means is to be provided which is generating plant and solar power especially for the building.

The exterior of the building is constructed with fluorescent bob because it provides uniform lightning and look attractive than incandescent light.

#### *Water Supply Service*

The water supply will be mainly from borehole because of inadequate Water supply from the water corporation.

#### *Sewage Disposal*

The sewage is disposed with separate method. This method is adopted because of its easy maintenance and longer combined method of disposal all the foul water would be one chamber while the wasted are disposal through another chamber.

#### *Final Synthesis*

Before people are able to experience tourism they usually need discretionary income (i.e. money to spend on non-essentials); time off from work or other responsibilities; leisure time, tourism infrastructure, such as transport and accommodation; and legal clearance to travel. [2]

However, a motel is frequently a central feature of tourism, A motel is a commercial establishment that provides lodging, food, and other services to the public. The motel is an important industry in many countries, especially in those attracting a large tourist trade. Motel can be classified according to location, facilities and services offered, and clientele served.

## 9. Recommendation

Based on the result of the research, the following recommendations are made:

- 1) Motel must meet some basic requirement of the users' such as relaxation, accommodation, and Laundry and

Sundry services

- 2) Motel should meet the need of the people with adequate and modern facilities that is majorly meant for transient user.
- 3) Motel should also be easily accessible by the users in term of location.

## 10. Conclusion

After a research and case study and collection of information from various sources. Furthermore, through the case study, research, literature review and with the help of my supervisors, I have gained a lot of insight about a motel designs and functional flow of a motel designs with cross ventilation. This will also reduce the stress of the travelers on the highway by providing a conducive accommodation for the transient users.

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