

Assessment of the Impact of Insecurity on Rental Values of Residential Properties in Bori Neighbourhood, Rivers State

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Annotation: The aim of this study is to examine the impact of insecurity on rental values of residential properties in Bori neighbourhood, Rivers State. The study adopted a qualitative descriptive study and a total of 393 Questionnaire was administered and 378 of the Questionnaire was retrieved, representing a response rate $\frac{378}{393} \times 100$. The data gathered was analyzed using statistical tools such as frequency and percentage distribution table, 5 Point Likert scale, so as to assist in assessing the significance of each factor. The finding revealed that factors that affects rental values of residential properties in Bori neighbourhood are kidnapping, cult war leading to destruction of lives and properties, burglary and armed robbery. The study therefore, recommended that concerted efforts are required on the part of both the government and the people in the area in mitigating the various factors leading to insecurity in the area.

Keywords: Insecurity, Rental Value, Residential Property.

1.1 Introduction

Property value is a function of property characteristics, accessibility characteristics, neighbourhood characteristics and environmental characteristics. Many of the variables determining property value had been well researched into while a few had only been scratched at the surface.

The demand for real estate has continued to increase over the years and this has resulted to increase in value ascribed to it. The measure of a property's value is a function of its degree of utility and scarcity relative to comparable utilities (Olusegun 2008). However, there are several other factors influencing property values positively or negatively. Widely accepted factors, which significantly influence property values include the various components of property characteristics, accessibility characteristics, neighbourhood characteristics and environmental characteristics.

However, insecurity such as burglary, robbery, cult clashes resulting in the destruction of lives and properties, street incivility, and violent crimes has been found to be overly absent in most studies' list of residential property value determinants. This paper considers this to be grossly inadequate, given the devastation that insecurity can cause the residential property which usually reflects on the rental values.

Inferably, this translates to the fact that a residential neighbourhood already stigmatized for these factors; burglary, robbery, cult clashes resulting in the destruction of lives and properties, street incivility, and violent crimes may bring less income to the investor or the developer. Insecurity is being described as the state of fear or anxiety stemming from a concrete or alleged lack of protection or inadequate freedom from danger (Beland, 2005; Achumba, Ighomeroho and Akpor-Robaro, 2013). In another view, Achumba et.al. (2013) opined that insecurity is a state of being subject to danger, exposed to risk or anxiety. A person or thing is said to be secured when not being exposed to any form of danger or risk of physical or moral aggression, accident, theft or deterioration (Eme and Anyadike, 2013).

Residential properties according to Ekenta (2014), Kuye (2003) and Kilptric (1999) is a land use in which housing predominates, as opposed to industrial and commercial areas. Housing may vary significantly between, and through, residential areas. This include single family housing, multi family, that is tenement houses, Block of flats, detached bungalows, semi-detached bungalows, detached houses, semidetached houses (Duplex) and maissonnettes.

Ekenta (2014) described rental value as the monetary return (Rent) which may reasonably be expected to be obtained from letting a property in the open Market at a particular point in time. By open market here, mean that all the parties must be aware of the rent the property will command in the market.

Nigeria was dubbed one of the worst places in the world to live due to pervasive corruption, injustice, violence, and a lack of protection that allowed many innocent people to fall victim to kidnappers, as is currently happening in Bori. No nation can develop when there is a high level of insecurity. The far-reaching effects of insecurity are evident in most communities in Nigeria including Bori nighbourhood. There are a large number of factors that go into choosing where to buy a house, rent or develop a building. In Nigeria where there is a high rate of insecurity such as Kidnapping, cult war, breaking and entering, theft etc, individuals must not only consider the characteristics of the house, such as the overall quality, size and number of bedrooms, but they must also consider the neighborhood safety.

The spate of insecurity in Bori has literally halted development efforts and property market in recent years. Notably, the incessant killings, kidnapping, armed robbery, cult activities and electoral violence recorded in Bori, Khana Local Government Area has left this area in desolation as most people have fled the area for fear of losing their lives. This situation has also resulted in the abandonment of some new residential buildings carried out by the people.

Similarly, most students of the only high institution in the area, Ken Saro Wiwa Polytechnic Bori have relocated due to consistent killing, factional political Violence and clashed of rival cult groups especially by the youths in the area. This has negatively affected the rental value of residential property market in this area.

2. Literature Review

2.1 Residential Property

Residential properties according to Ekenta (2014), Kuye (2003) and Kilptric (1999) is a land use in which housing predominates, as opposed to industrial and commercial areas. Housing may vary significantly between, and through, residential areas. This include single family housing, multi family, that is tenement houses, Block of flats, detached bungalows, semi-detached bungalows, detached houses, semidetached houses (Duplex) and maissonnettes.

A residential building is a building which provides more than half of its floor area for dwelling purposes. In other words, residential building provides sleeping accommodation with or without cooking or dining or both facilities. Residential property as a form of real property represents the class that provides living accommodation. It does not only accommodate the living but non-living as well (human properties).

Residential property takes different forms. Housing can be classified by four distinct criteria: design (bungalow, duplex, flat and the likes); density (low, medium and high density); in terms of settlement (rural, sub-urban housing); and in terms of ownership (public and private housing).

Sarathchandra (2008), posits that housing should meet four main requirements of who occupy it:

- It should provide adequate protection from intruders.
- It should be secured from the dangers of fire and structural collapse.
- It should be provided under conditions which promote good health including clean and adequate water supplies and the removal of various kinds of waste (sanitation).
- It should ensure that residence enjoy adequate space and privacy.

According to the above descriptions, it is obviously stated that house is the fundamental need of a human and housing is the major setting for family life. It should basically provide adequate space for eating, meeting, sleeping, and individual activities. Better housing means not only the provision of a physical unit with floor, walls, and roof: housing fulfills one of the most fundamental human needs of shelter.

Chris and Somefun (2007) and Nakamura and Crone (2004) explained the attributes includes bedroom, toilet, bathroom, kitchen, open space, drainage, water supply, refuse disposal, good road network, recreational parks, hospital and many more. Raymond (2000) further discussed that residential property is a multidimensional commodity, characterized by durability, structural inflexibility as well as spatial fixity.

2.2 Types of Residential Property

A residential building according to Kuye (2006) is grouped into;

1. House of various types.
 - i. Detached house for single family occupation: This could either be bungalow or two storey (2 floors) building standing on its own ground.
 - ii. Semi-detached house: This is popularly called duplex: it comprises a wing of a building of two houses, separated by a partition wall internally and extremely; it could be a storey building or bungalow.
 - iii. Terraced house: This is a house unit with its separate front and rear courtyards. It is separated from other units in the building block by a partition wall and all within a building block of more than two such units. It also could be a bungalow or a storeyed unit (2 floors).
 - iv. Duplex house: This is a house with symmetrical accommodation units separated internally by a common wall on two floors.
2. Flats and tenement buildings

Flats are self-contained residential accommodation units within a building block. Tenements on the other hand are accommodation units in rooms within a building block and sharing common convenience/services such as kitchen, toilet and bathroom. Flats, depending on location, ranks lower to houses in investment prospect, but are better than tenements.

More so, residential property includes;

- 4 bedroom detached house
- 3 bedrooms flat
- 2 bedrooms flat

- 5 bedroom detached house
- 4 bedroom terraced house
- Self contained units
- Single room

2.3 Rental Values

Ekenta (2014) states that the financial return (Rent) that might be logically anticipated to be gained from renting out a property in the free market at a specific period. Here, the term "open Market" refers to the requirement that all parties be informed of the rent that the property will fetch on the market.

The new Webster’s dictionary of the English Language (2004 p 844) defines Rental value as a sum paid as rent: Income from rents: a house.

Kuye (2003) defined Rental Value as the monetary return which an investment in property can be reasonable expected to command for the use of the particular property. It is the amount which a property would attract on a periodic basis (i.e. weekly, monthly, quarterly or yearly) when it is “vacant and to let” and freely exposed in the property market under the usual lease/tenancy conditions that normally operate with the particular type and character of the property that is involved. Rental value could also be described as the open market value of a particularly property in a given neighbourhood with the existence of demand and supply and can be determined annually or monthly etc.

Rental value is the fair market value of property while rented out in a lease. More generally, it may be the consideration paid under the lease for the right to occupy, or the royalties or return received by a Lessor (Landlord) under a license to real property. In the science and art of appraisal, it is the amount that would be paid for rental of similar real property in the same condition and in the same area.

Ekenta (2014) said rent may be defined as “an annual or periodic payment for the use of another person’s land or building.” This payment could be weekly, monthly, or yearly depending on the terms and conditions of tenancy.

2.4 Factors Affecting Rental Values of Residential Properties in Bori Neighbourhood

Over the years, researchers have devised different methods of measuring the critical determinants of residential property values but just a very few have recourse to residential neighbourhood crime (RNC) as a substantive value attribute, notwithstanding the generally perceived consequence of residential neighbourhood crime (RNC) on rental values. The best one could get in existing literature (Abidoye & Chan; 2016, Babawale & Adewumi, 2011, Babawale, Koleoso & Otegbulu, 2012) is to treat security as a subset of neighbourhood characteristics which ought not to be.

Insecurity such as kidnapping, cult war, burglary, theft and armed robbery as key factors affecting rental values of residential properties in Bori neighbourhood, Khana Local Government Area of Rivers State. The study therefore explores the position of kidnapping, cult war, burglary and armed robbery amongst others as significant determinants of rental values of residential property in Bori, and to rank its position in relation to the other two factors (accessibility and neighbourhood characteristics) that have been established in the literature.

a. Kidnapping: This is another visible sign of insecurity in the area. The perpetrators of this crime do not spare anyone in this new wave of crime that seems to have supplanted armed robbery and other non-contact crimes. Since this act began in Nigeria, aged, children, male, and female have been kidnapped for ransom.

This has made life unbearable to the citizens. People now live in fear of falling victims to these criminals in the neighborhood.

b. Cult War: *Secret Cult*: - The word "cult" is derived from the Latin word "cultus" meaning worship. This is responsible perhaps for the fact that wherever cult is defined, religion forms an integral part of the definition. The dictionary meaning posits cult as "a system of religious worship, especially one that is expressed in rituals".

The term "secret" attached to cultic operations denotes something kept hidden or separate from the knowledge of others that is cryptic, only known to initiates. What is secret actually belongs to the realm of the unknown, the unseen, the unheard of, the untouchable, the unapproachable and the indescribable. The secret can only be imagined, guesses can be made, and the secret is mysterious and mystically mythical as well (Adelola, 1997). One thing that is uniquely common to cult group is secrecy, or properly put, protectiveness of self, withholding information from non-members and abhorring interference in the internal affairs of the group.

c. Burglary: Ratcliffe (2001) and Moreto (2010) defined ‘residential burglary’ as the unlawful entry into other peoples’ residential apartment for the purpose of committing a crime. Offences that constitute residential neighbourhood crime. Increases in insecurity will have direct impact individual perception of safety in a neighbourhood

d. Theft and Armed Robbery: Theft and armed robbery is the act of robbing (stealing) someone or a place while armed with a weapon. Especially by force or through threats of violence. To be armed is to be carrying a weapon. Findings reveals that armed robbery is associated with insecurity of lives and properties, loss of human resources, reduction of the level of development, unemployment, poverty, permanent disability on the victims and wastages of state resources on security agents.

Before the Nigerian Civil War, robbery was legally defined as “stealing with violence”

offences across the country, the then Federal Military Government abrogated the section of the Criminal Code dealing with “aggravated robbery” and replaced it with the Armed Robbery and Firearms (Special Provisions) Decree 1970 no 47, 3 as a general deterrent measure (Igbo, 2001). This Decree is the basis for the fluid definition regarding armed robbery in Nigeria today. It addresses the offender, the objects used before, during, or after the offence, the accomplices, the injury inflicted on the victim, the intent to commit the offence, the conspiracy to rob, and the requisite punishment.

This work has been conceptualized to fill in this major gap in knowledge, therefore, to explore the position of kidnapping, cult war, burglary, theft and armed robbery among other key factors or attributes such as accessibility, neighborhood characteristics, structural attributes, and the availability of public facilities affecting rental values of residential property (Kauko, 2003;Techhong, 2011: Abidoeye & Chan, 2016) .

2.5 Causes of Insecurity that is kidnapping, Cult war, Burglary, Theft and Armed robbery

- A. The Reality of Bad Governance
- B. The Reality of Economic Imbalance and Marginalization
- C. The reality of Ethnic/Religious Intolerance
- D. The Reality of Poor/Weak Security apparatus
- E. The Reality of the Loss of Traditional Value and Moral System
- F. The Reality of Porous Borders and Arms Proliferation
- G. The Reality of Politically Motivated Insecurity
- H. The Reality of Unemployment/Poverty

2.6 The Study Area

Bori is the study area and it is located between $4^{\circ} 40' 34.64''$ North of the equator and Longitude $7^{\circ} 2' 54.68''$ East of the Greenwich meridian. It has a DD coordinate N 4.67629 and E 7.36519 while the UTM Coordinate 32 N 318663.65263652, 517093.01168473. It is the administrative headquarter of Khana Local Government Area of Rivers State. It is also a traditional headquarters of the following Local government areas; Khana, Gokhana, Tai, Eleme and Oyigbo Local Government areas respectively. It has an area of 5000sqkm and a population of 250,000 at the 2006 census.

The postal code of the area is 504. Bori serves as a commercial centre for the Ogoni, Andoni, Opobo, Annang and other ethnic nationalities of the Niger Delta Benue congo. Bori is the host of Ken Saro Wiwa Polytechnic Bori. The Bori urban Area has many adjoined communities including Bori Town, Buakaani, Yegb, Zaakpon, Wiiyaakara, Beten 3, Kor, Kpong, and Boue. Bori is the second largest city in Rivers State after Port Harcourt and the commercial centre of the Rivers Southeast senatorial district in Rivers State. Bori is an Agricultural hop in Rivers state involve in the production of Yams, Gari, Corn, Cocoyam, Palm oil and vegetable. Also available are fishes and meat.

Geographically, Bori consists of a low ridge sloping to the North and South reaching a height of about 15.24m above the sea level (Igbara, 2013). It is bounded to the North by Luubara River which presently constitutes one of the physical constraints affecting its expansion toward the towns of Kor and Kani. To the east, it is bounded by Nwiyaakara and to the south and west by Zaakpon and Yegbe native Communities. Bori has climate conditions as the same with that of the Niger Delta tropical and rainy. The average rainfall over the years is about 107.6 inches. The dry season lasts from December to March. Rainfall increase in March and April, reaching its peak in July after which there is generally a short dry period in August (Bori master plan, 1972). The dry season has less cloudiness but experiences Harmattan. A dry desert wind from the north which carries fine sand. According to Bori Master plan (1972), temperature in Bori ranges between minimum of 70°F during the months of February and March, both extremes occurring in the dry season.

It is significant to note that most of vegetations within the area is of secondary existence and mostly used for cultivation except marginal parts lying within flood plain of Luubara River and wetlands of Zaakpon which at the point in time, supports the growth of raffia palm, which according to Igbara (2013) is the source of palm wine- a product of major occupation of the people and other domestic vegetative utilities. Historically, the topography of Bori necessitated the interest of the Colonial officer to choose the area as the divisional headquarter. Thus, Hollard (1947) ascertains that Bori is low ridge sloping gently to both south and North which will enhance effective development as Divisional headquarter. The observed ridge has been part of network of undulation which characterized the region.

The study area is characterized by deposits of sedimentary alluvium as applicable in many cities and settlements of the Niger Delta. The major types of soil in the study area as stated by the Bori Master Plan (1972) are shallow, poorly drained and acid sulphate soil. On physiological ground, different soil types can be identified within the area, some of them are;

- a. The swamp or basin soils like Sliky-Clay-Loamy or sandy-Loaming soil which undated by water for most part of the year. This type is highly located along Luubara River and within swampy areas of Zaakpon.
- b. The soils of the Low-lying leaves e.g. sandy-Loaming, Loaming Sandy and Silty-Loamy.
- c. The soils of the Low-lying leave e.g. the moderately fine texture, red silt or clay-Loamy soil.
- d. The silted river bed soils e.g. Peat-clay water logged soil found mainly in the beds of dead creeks, streams, watershed and floodplain.

3. Methodology

The study adopted a descriptive survey design to enable the researcher describe the feature, statements as they exist in the study area and analyze them properly. In the course of this study the instrument was measured on a 5-Point Likert Scale. The population of the study area considered by the researcher include only but the landlords and tenants. The population is 23,908 of both landlords and tenants. The researcher arrived at the said population through physical counting and identification of the properties and the occupiers – as follows; landlord is 3,506 while tenant is 20,402 respectively.

Simple Random Sampling Technique was employed in the study area. The study area covered only the suburban city, Bori, Khana Local Government Area. This was grouped into two (2) groups: landlord and tenant respectively to enable the researcher achieve efficient and effective result of the study. This gives a Sample Size of 393 from the population using Taro Yamane's formula. The instrument and method used by the researcher for the purpose of data collection commenced with collection of data and information from the property's owners and tenants, through the use of questionnaires and personal interview, and this lasted for appropriately six days.

Face Validity was adopted in ensuring that the instrument used measured what it was designed to measure. The ability of the instrument to collect data that will meet the objectives of the study (Noah,2002). Copy of the questionnaire was sent to three lecturers for validation and assessing the entire instrument based on their expertise and prior experiences. They evaluated the instrument by ascertaining whether or not the instrument covers the whole context to be asked basically, ensuring that formal used is also appropriate to the data to be obtained, covering the scope that is relevant to the objectives of the study and meeting the requirements of the.

To establish the reliability level of the instrument, a test retest method was used. The instrument was first administered to 20 peoples outside the sampled neighbourhood of the main study area. After an interval of two weeks, the instrument was re-administered to the same peoples; the scores obtained were analyzed using the Pearson Product Moment Correlation. The reliability coefficient was computed to be 0.75. This shows that the instrument of the study is reliable. 393 copies of questionnaire were distributed in the study area, specifically to landlords and tenants. Both the distribution and collection of copies of questionnaire were done by direct delivery. The data acquired through questionnaire to answer the research questions were summarized and analyzed using frequency and percentage distribution table as well as presentation of data in diagrams such as bar charts.

Items were again rated using Likert Scale. Hence, the instrument was measured on a scale of 1 – 5 from strongly disagree (1) to strongly agree (5). The questions relating to each construct were adapted, adopted and formulated through the related literature while the reliability test was conducted to measure the internal consistence of the research instruments.

Comparable of the current rental values of the residential properties and rental values of the residential properties before the insecurity to ascertain whether or not there is a reduction in rental values was determined.

4. Data Presentation and Analysis

Factors affecting Rental Values of Residential Properties in the Study Area.

Table 4.1: Mean of Factors affecting Rental Values in the Study Area

S/N	Statement	SA 5	A 4	U 3	D 2	SD 1	Total Score	No Of Respondents	Mean \bar{X}	Result
1	Kidnapping	166 (830)	119 (476)	29 (87)	38 (76)	26 (26)	1494	378	3.95	Accept
2	Cult war leading to destruction of lives and properties	285 (1425)	84 (336)	3 (9)	3 (6)	3 (3)	1779	378	4.71	Accept
3	Burglary	142 (710)	148 (592)	6 (18)	41 (82)	41 (41)	1443	378	3.82	Accept
4	Armed robbery	180 (900)	131 (524)		52 (104)	15 (15)	1543	378	4.08	Accept
Grand Mean									4.14	

Source: Field Survey, 2021

Data from Table 4.1 above revealed that items 1, 2, 3 and 4 were all accepted as factors that relate to insecurity in Bori. This showed that majority of the respondents agreed that kidnapping (\bar{X} =3.95) is a factor that militate against rental values of residential properties in the study area, cult war leading to destruction of lives and properties (\bar{X} =4.71) is also another factor that militate against rental values of residential properties in Bori, burglary (\bar{X} =3.82) again is a factor that relate to insecurity militating against rental values of residential properties in the study area and armed robbery (\bar{X} =4.08) also is a factor that relate to insecurity militating against rental values of residential properties in Bori. Again, with a Grand Mean 4.14, it is confirmed that kidnapping, cult war leading to destruction of lives and properties, burglary and armed robbery are all factors that relate to insecurity in the study area. And insecurity itself is a factor that affects rental values of residential properties in Bori, Khana Local Government Area of Rivers State.

Rental Values of Residential Properties Now and Before the Insecurity in the Study Area

Table 4.2: Rental Values of Residential Properties affected by Insecurity in Study Area.

S/N	Residential Properties	Rent Passing p.a (₦)	Rate	Rental Values p.a (₦)
1	Single room	39,000.00	1.1	42,900.00
2	Self-Contained unit	72,000.00	1.1	79,750.00
3	1-Bedroom flat	120,000.00	1.1	132,000.00
4	2-Bedroom flat	170,000.00	1.1	181,000.00
5	3- Bedroom flat	225,000.00	1.1	247,500.00

Source: Field Survey, 2021

Table 4.3: Rental Values of Residential Properties before Insecurity in the Study Area.

S/N	Residential Properties	Rent Passing p.a (₦)	Rate	Rental Values p.a (₦)
1	Single room	51,000.00	1.1	56,000.00
2	Self Contained unit	115,000.00	1.1	126,500.00
3	1-Bedroom flat	175,000.00	1.1	192,500.00
4	2-Bedroom flat	250,000.00	1.1	275,000.00
5	3- Bedroom flat	350,000.00	1.1	385,000.00

Source: Field Survey, 2021

Table 4.2 and Table 4.3 showed the rental values of residential properties in the study area before the insecurity and rental values of residential properties affected by insecurity. The data in the above tables revealed that there is reduction in the rental values of residential properties affected by insecurity and the rental values of residential properties before the insecurity in the study area. Therefore, it can be concluded that there is loss of income accruable from residential properties and that insecurity affect rental values of residential properties in Bori.

Table 4.4: Graphical demonstration of Trend in Rental Values of Residential Properties now and before.

S/N	Residential Properties	Rental Values p.a Now (₦)	Rental Values p.a Before (₦)	Diff. in Rental Values (₦)	Bar Height Now	Bar Height Before
1	Single room	42,900.00	56,000.00	13,100.00	1.1	1.4
2	Self Contained unit	79,750.00	126,500.00	46,250.00	2.00	5.2
3	1-Bedroom flat	132,000.00	192,500.00	60,500.00	3.3	4.8
4	2-Bedroom flat	181,000.00	275,000.00	94,000.00	4.5	6.9
5	3- Bedroom flat	247,500.00	385,000.00	137,500.00	6.2	9.6

Source: Field Survey, 2021

Using 1cm to represent #40,000, bar heights represent rental values of residential properties

Bar Height= (Rental Value/40,000) x 1cm

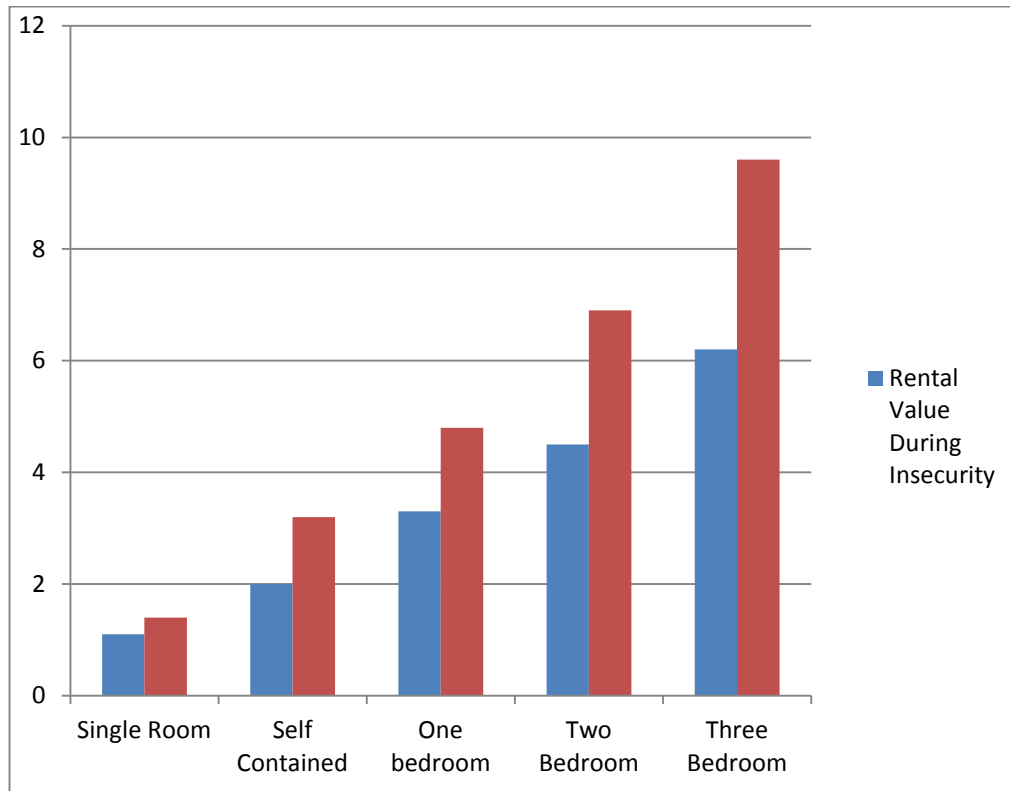


FIG 4.1: Graph showing Loss of income/Reduction in Rental Values of Residential Properties in Bori due to Insecurity

Fig 4.1 above also showed loss of income/reduction rental values. From the graph it is obvious that the effect on rental values varies amongst the various residential property types in the study area.

5. Discussion of Findings

Findings from Table 4.1 revealed that outside these factors such as neighbourhood characteristics, accessibility, structural characteristics as mentioned in the literature (Kauko, 2003;Techhong, 2011: Abidoye & Chan, 2016), kidnapping (with Mean 3.95), cult war with Mean of 4.71, burglary with Mean of 3.82 and armed robbery with Mean of 4.08 are all factors that determined rental values. This implies that kidnapping, cult war leading to destruction of lives and properties, burglary and armed robbery are factors which affect rental values of residential properties in Bori neighbourhood, Khana Local Government Area of Rivers State.

Ratcliffe (2001) and Moreto (2010) defined residential burglary as the unlawful entry into other peoples’ residential apartment for the purpose of committing a crime. That’s burglary is refer to breaking into, entering into and stealing from dwelling offence.

Findings from Tables 4.2, and 4.3 showed the rental values of residential properties in the study area before the insecurity such as; kidnapping, cult war leading to destruction of lives and properties, burglary and armed robbery have negative impact on rental values of residential properties as seen also in the differences between the two rental values

The data in the above tables revealed that there is reduction in the rental values of residential properties affected by these factors and the rental values of residential properties before “now” in the study area. Therefore, it is concluded that there is lost of income/reduction in rental value of residential properties as a result of these factors as played in Bori. Looking at the different between the rental values “**now**” and “**before**” the insecurity in the area, one will be right to say that, that is the open market value one has to pay in order to live in a neighbourhood that is not safe.

6. Conclusion

The study examined the factors affecting Rental Values of Residential Properties in Bori neighbourhood, Khana Local Government Area of Rivers State. It was discovered that outside these factors such as neighbourhood characteristics, accessibility, structural characteristics as mentioned in the literature (Kauko, 2003;Techhong, 2011: Abidoye & Chan, 2016), kidnapping, cult war, burglary and armed robbery within the study area affected the marketability of residential properties which in turn diminished the rental values of properties in the study area: this was evident in the difficulties which landlords faced in getting properties in the area affected by insecurity disposed of by sale and/or letting. The data analyzed showed that there is high rate of Kidnapping, cult war, burglary and armed robbery in Bori neighbourhood, Khana Local Government Area of Rivers State.

6.1 Recommendations

The study therefore recommends that concerted efforts are required on the part of both the government and the people in the area in mitigating the various factors leading to insecurity in Bori. Doing this, will attract interest of residents to the area thereby resulting into increased demand for residential properties and attendant increase in rental values.

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