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TOPIC: COMPARATIVE ANALYSIS OF RENTAL VARIATION IN RESIDENTIAL AND COMMERCIAL PROPERTIES IN PORT HARCOURT, NIGERIA, 2004-2014.

STATEMENT OF THE PROBLEM

Real estate investment be it residential or commercial is meant to be affordable for both medium and low income earners; starting from acquisition of land for the developers and investors in Port Harcourt.

But residential and commercial houses in Port Harcourt are quite expensive in terms of annual rent due to high demand, especially commercial houses which is because they are income generating properties by which some of the occupiers pay according to the income generated. This in turn makes the these properties too high for the medium and low income earners to acquire.

If something is not done to address this issue, time will come when property owners will increase their rental value to a point that will discourage the low and medium income earners to acquire any of these properties, causing stagnation in the development of the state and country generally.

Government should monitor and check the rental value placed on these properties and land in the area to encourage proper development.

AIM OF THE STUDY

To determine the rental variation in residential and commercial properties in Port Harcourt, Nigeria within 2004 - 2014.

OBJECTIVES OF THE STUDY

1. To determine the rate at which demand for residential and commercial properties in Port Harcourt vary within 2004-2014.
2. To examine the factors that determine rent for residential and commercial propertie in Port Harcourt within 2004-2014.
3. To identify the problems associated with these variations in rents.

RESEARCH QUESTIONS

1. What is the rate at which demand for residential and commercial properties in Port Harcourt vary within 2004-2014?

2. What are the factors that determine rent for residential and commercial properties in Port Harcourt within 2004-2014?

3. What are the problems associated with these variations in rents?