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QUESTION NO 8.

RESEARCH TOPIC- A COMPARATIVE ANALYSIS OF RENTAL VARIATION IN RESIDENTIAL AND COMMERCIAL PROPERTIES IN NIGERIA.

DATE- 29/7/2017

STATEMENT OF THE PROBLEM

Location of economic properties has been a difficult concept to comprehend. Although the primary objective of commercial properties is the derivation of financial profit, while that of residential properties is for dwelling, shelter and comfort, the need for land is a reflection of the viability or satisfaction derivable from its use. The more the benefit to be obtained from a particular use, the higher the rent that the user will be willing to pay for it.

There appear to be wide ranging differences in the levels of rent passing on residential and commercial properties in Port-Harcourt and Nigeria generally.

This research is seeking among other things to find out the causes of rental variation in commercial and residential properties in Nigeria.

AIM OF THE STUDY

The aim of this research is to examine the reasons for rental variation in commercial and residential properties with a view to provide tool to be used in catching issues related to rent on these properties in Port-Harcourt and Nigeria generally.

OBJECTIVES OF THE STUDY

1. To identify the present level of rents for commercial and residential properties in the study area.
2. To examine the factors influencing the rents being commanded by these properties.
3. To specify the result of rental variation on decisions to acquire those properties.
4. To determine the trend in rental values for residential and commercial properties in the study area.

RESEARCH QUESTION

The topic "comparative analysis of rental variation in residential and commercial properties in Nigeria

1. What are the effect of high cost of residential and commercial properties in Nigeria?
2. What are the actual increases in residential and commercial properties in Nigeria?
3. Amongst properties put for residential and commercial use, which one is on a higher rate of demand?
4. What are the factors influencing rents passing on those commercial and residential properties?