

COMPARATIVE STUDY OF THE INFLUENCE OF GATED AND NON-GATED RESIDENTIAL ESTATES ON PROPERTY VALUES IN EDO STATE, NIGERIA

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Abstract

The study demonstrated the influence of the gated estate on residential property value vis-a-vis the non-gated estate with specific focus on public residential estates in Benin City, Nigeria. The study sought to establish whether there are significant difference(s) in the rental values of gated and non-gated residential estates, factors that influence choice of residential (gated and non-gated) estates and preferences for the requirement of a residential estate. To achieve this, structured questionnaire was administered to 20 household heads residents in C130 Estate which is a gated estate, out of which 18 were returned representing 90% response rate while 213 households' heads who were randomly selected in the non-gated estates were administered questionnaire, out of which 191 copies were retrieved, representing 89.67% response rate. The census method was adopted in the distribution of questionnaire to the residents in the gated estate while the stratified random sampling technique was adopted in the distribution of questionnaire to the residents of the non-gated estates in the study area. Data collected were analysed using descriptive statistics, trend analysis and graphs. The study revealed that, there were significant difference between the rental value of gated and non-gated estates. The study further established that location, accessibility, nearness to place of work and security are important factors attracting home seekers to place of residence whether gated or non-gated. However, good and regular water supply, good waste disposal system and functional amenities were discovered to be useful features required by home seekers in the choice of residential estate.

Keywords: Gated estate, Non-gated estate, Property value

INTRODUCTION

The gated estate is a widespread internationally recognized phenomenon. Studies have shown that fortified and enclave development became an increasingly common feature in the late 20th century (Grant & Mittelsteadt, 2004). Recently in Nigeria, there has been increasing interest regarding the emergence and growth of gated estates. The emergence and growth of gated estates has been attributed to the protective nature of man over his land and his environment (Iroham, Durodola, Ayedun & Ogunbola, 2014). In most literature reviewed, gated estates were referred to as gated communities (Grant & Mittelsteadt, 2004; Ajibola, Oloke, & Ogungbemi, 2011). This concept was defined as "a housing development on private roads which are closed to general traffic by a gate across the primary access" (Grant & Mittelsteadt, 2004). They further reiterated that the development may be surrounded by natural barriers which further limit public access. The term gated estate also implies a residential area with restricted access designed to privatize normally public spaces which is opined to occur in new suburban development and older inner city areas for security and segregation purposes (Ajibola, Oloke, & Ogungbemi, 2011).

In Nigeria, the gated estate is a recognized form of residential development, cutting across cultures, religion and socio-economy status. The rationale behind gated estates was to provide restrictions and control in and out of the estate for the purpose of safety and security. However, Iroham et al. (2014) opined that gated estates could have restricted or an open door policy with the former having a restricted and tight security, preventing outsiders (non-residents) from gaining access to the estate without invitation from an insider (a resident) of the estate and the later having no restriction of entry and exit. Other forms of estate exist such as the non-gated types. This type of residential community do not have any form of barricade such as walls, gate and other forms of restriction of movement in and out of the estates, giving rise to high level of insecurity, poor or lack of social order, poor control of malicious and offensive people or activities from the estate. This type of estate is very common in Nigeria.

The concept of gated estate has gained prominence with real estate developers in developing countries (Wambua & Theuri, 2015). This is the case with real estate developers in Nigeria. The cause for the development is tied to the desire for safe and secured residence by prospective and potential buyers and/or tenants due to increased crime rates in most urban cities, resulting from increased population and harsh economy. However, living in a gated estate has its own cost implication on the residents such as cost of maintenance of common infrastructure like the estate walls and gate(s), roads and drainage within the estate and security lighting systems. Other costs may include cost of waste disposal and security guard wages. This consequently, reflects on the rental values of the residential properties in a gated estate.

Property values (both sale and rental) are influenced by certain factors as location, accessibility, forces of demand and supply, neighbourhood characteristics, property characteristics among others (Udoka, 2014; Ogunba, 2013; Igbinsosa, 2011 & Oni, 2008). All these factors influence the variations in rental values of residential properties in urban centres. This study examined the influence of gated and non-gated estates on residential property values in Nigeria with a view to establishing whether property values are higher within gated communities than non-gated estates. The result is intended to serve as a guide for real estate investors and policy makers in their decision making process.

THE STUDY AREA

Two residential estates were randomly selected in Ikpoba-Okha local government area of Edo states. They are C130 Estate (Gated estate) and the Federal Housing Estate and workers village (Non-gated estates). These estates were chosen for the study because of their closeness to several Federal government parastatals such as Immigration office, Nigeria Civil Defence Corps, Nigerian Prison Service, National Business and Technical Examination Board, Radio Nigeria, Edo Broadcasting Service, West Africa Examinations Council, Federal Government Secretariats and other business centres. These estates provide accommodation for workers in these establishments, hence there is sufficient evidence of rental values for the study.

The C130 Estate (Gated estate) was developed by the Federal Government of Nigeria for the purpose of housing the families of the military officers of Edo state origin who died in the Ejigbo plane crash which happened in September, 1992. A part of the estate was allocated to the families of military officers, while the other part was allocated to civil servants in the state. This estate was formally occupied by the families of the late military officers and civil

servants until later, when most of the properties were given rented out. Today, the estate is mostly occupied by tenants with few of the flats occupied by the owners.

The Federal Housing Estate and workers village (Non-gated estates), were also developed by the Federal Government to provide housing accommodation for its workers. The estate consists of different types of residential buildings; 1-bedroom semi-detached bungalows, 2-bedroom semi-detached bungalows, residential blocks of 4, 8 and 12 numbers of 2 bedroom flats and residential blocks of 8 number 2-bedroom duplexes. All the estates are serviced by poor road infrastructure, electricity supply and amenities. The residents are responsible for the provision of water through the sinking of boreholes as there is no functional public water supply in the estates. The estates are serene, peaceful and calm, and are occupied by middle and low class residents.

LITERATURE REVIEW

This section examined various literature on gated communities with a view to providing an understanding of the concept and its influence on property values.

In Nigeria, a gated estate is a recognized form of residential development cutting across culture, religion and socio-economic status. The rationale behind gated estate was to provide restrictions and control in and out of the estate for the purpose of safety and security. However, there are other perceptions to the development of gated estates such as for luxury, limitation of access, privacy amongst others (Blakely & Snyder, 1997).

Blakely and Snyder (1998) identified three classifications of gated communities such as lifestyle, prestige, and security zone. They opined that the lifestyle gated community provides security and separates all leisure activities and amenities within the community with retirement communities; golf, country club, and resort developments; and new towns falling within this category. Prestige gated communities are symbols of rich and famous, enclaves for the residents who are conscious of their social status and lastly, security zone communities are those communities which shield residents against real or perceived threats. These types of gated estates identified by Blakely and Snyder (1998), are in agreement with the study of Osman, Rabe and Bachok (2011). Osman et al. (2011) identified four types of gated estates in Malaysia, they are; the Elite community, Lifestyle community, security zone, and security zone community and lifestyle. The fourth type is a combination of security zone and lifestyle estates. The security zone and lifestyle estates focused on the security of the residents and provision of leisure facilities. The study posited that there are both advantages and disadvantages of gated estates. Gated estate enjoys calm environment and enhanced safety and security. The concept of gated housing development however, promotes possible exploitation of buyers and residents by real estate developers due to the element of security that is being promoted by the concept (Osman et al., 2011). In the Middle East, with reference to Saudi Arabia, Mahgoub and Khalfani (2012) opined about a type of gated estate which provides the inhabitants with the same lifestyle to practice their activities without hindrance, prohibiting outsiders who disagree with their lifestyle from entering the gated communities.

There are several factors which influence the development of gated estate. Wambua and Theuri, (2015) identified several factors that influence the development of gated houses in Kenya. They include increasing cases of insecurity, prestigious residences on the side of residents and speculative purposes on the part of real estate investors. They opined that,

investors in real estate should satisfy buyers and residents quest for not only security but esteemed residences by the inclusion of prestigious features to increase demand, thus securing high returns on their investment. In the United States, real estate developers see gated estates as another way of targeting a specific market and meeting prospective residents demand (Blakely & Snyder, 1997). They opined that developers sell gated residential properties faster with quicker turnover per unit.

Studies have also revealed that gated estates are developed for reasons other than security, life style and prestigious living. In Doha Qatar, Mahgoub and Khalfani (2012) posited that gated estates started with the sole reason of making profit and expanding works by business merchants. They further revealed that real estate investors seized on the opportunity by enlarging the development of gated housing estates in Qatar to maximize profit. However, further study revealed that many units in gated estates were vacant. This was attributed to the location of gated estates in remote areas and lack of public services, failure of integrating different categories of people in the estate by the investors, citizens' preference to own private property rather than leasing houses and lack of interest by foreigners to live in bigger and expensive units due to high electricity and water consumption (Khodr, 2011 in Mahgoub & Khalfani, 2012).

RESEARCH METHOD

Primary data used for this study were obtained through the use of questionnaire and personal interviews. Questionnaires were administered to the residents of the gated and the non-gated estates. A pre-study survey of the study area revealed that there are twenty (20) housing units in the gated estate with 100% occupation while over five hundred and forty six housing units (546) were identified in the non-gated estates with about 92% occupancy rate. The sample size adopted for the gated estate was 100% of the total study population, representing twenty (20) households. The sample size for the non-gated estates was taken as 39% of the total study population, representing two hundred and thirteen (213) households. The census method was adopted in the distribution of questionnaire to the residents in the gated estate. For the non-gated estate, the population was divided into three strata of homogeneous characteristics with samples randomly selected from each stratum to constitute the sample frame. Questionnaire was then distributed to the residents in the non-gated estate in the study area. A total of twenty questionnaire were administered on the residents of the gated estate, out of which eighteen (18) copies of the questionnaire was retrieved, representing 90%. For residents in the non-gated estates, two hundred and thirteen (213) questionnaires were administered on the residents and one hundred and ninety-one (191) copies were retrieved, representing 89.67%. The questionnaire contains information on the rental values of residential properties in gated and non-gated estate covering the period of 2010 to 2017, reasons for living in a gated or non-gated residential estate and their preferences for residential estate requirement. Data collected were analysed using descriptive statistics such as frequency tables and percentages, trend analysis and graphs.

The decision point in the data analysis for Likert scale was based on the mean or average rating point of the respondents for the level of importance of an attribute within a subset of attributes. In each computation of the Mean Rating (MR), the total number of respondents (TR) rating each attribute was used to calculate the percentage of the number of respondents associating a particular rating point to each attribute as shown in equation $MR_j = \sum_{k=1}^4 (R_{pjki} \times \%R_{jk})$. Where;

MR_j = Mean Rating for attribute j , R_{pjk} = Rating point k (ranging from 1 to 5) and $\%R_{jk}$ = percentage response to rating point k , for attribute j . Thus the decision point of the 5-point Likert scale used in the study is 3.00 such that an attribute is considered as high if $MR_j \geq 3.00$ but rated low if $MR_j < 3.00$

RESULTS AND DISCUSSION

Findings from the research revealed that the gated estate has a single type of residential building, while the non-gated estate has several types of residential buildings ranging from 1-bedroom flat/semi-detached bungalow to 3-bedroom flat/semi-detached bungalow and 2-bedroom duplexes.

The result shows the information on the residents in the estates. In Table 1, the result shows that 83.3% of the residents were tenants with 16.7% as landlords. It further revealed that 72.2% of the residents were civil servants, while 27.8% were self-employed. Majority of the residents were middle class (83.3%) income earners while the others were low class (16.7%) income earners in the gated estate. The respondents preferred a gated estate to a non-gated estate with response rate of 100% (See Table 1).

Table 1: Information on Residents in Gated Estate

		Frequency	Percent
Ownership status	Landlord	3	16.7%
	Tenant	15	83.3%
	Total	18	100.0%
Occupation	Civil servant	13	72.2%
	Self-employed	5	27.8%
	Total	18	100.0%
Level of income	High	-	-
	Medium	15	83.3%
	Low	3	16.7%
	Total	18	100.0%
Preferred type of estate	Gated	18	100%
	Non-Gated	-	-
	Total	18	100.0%

Source: Author's Field Survey, 2017

Table 2 shows information on the residents in non-gated estates. The result shows that 87.4% of the residents were tenants, while 12.6% were landlords. It also revealed that 50.26% of the residents were civil servants, 35.08% were self-employed, while 14.66% were public servants. The study further shows that majority of the residents were middle class (54.4%) income earners, while the others were low class (35.6%) income earners. Furthermore, 77.49% of the respondents preferred gated estate to non-gated gated estate with a response rate of 22.51% (See Table 2).

Table 2: Information on Residents in Non-Gated Estate

		Frequency	Percent
Ownership status	Landlord	24	12.6%
	Tenant	167	87.4%
	Total	191	100.0%
Occupation	Civil servant	96	50.26%
	Self-employed	67	35.08%
	Public servant	28	14.66%
	Total	191	100.0%
Level of income	High	-	-
	Medium	123	64.40%
	Low	68	35.60%
	Total	191	100.0%
Preferred type of estate	Gated	148	77.49%
	Non-Gated	43	22.51%
	Total	191	100.0%

Source: Author's Field Survey, 2017

Table 3 shows that the percentage increase in the average annual rent of the 3bedroom flats in the gated estate for the periods 2010 to 2017 is 9.09% in 2013 and 16.67% in 2017 respectively. It also shows that rents in the estate are not increased regularly and that, after the first rental increment in 2013, the next was in 2017 with percentage increase of 16.67%. The sharp increase in the rental value was attributed to the current economic recession which started in the last quarter of 2015 in Nigeria (See Table 3).

Table 3: Average Annual Rental value in the gated Estate by years

Year	3 Bedroom Bungalow	
	Average Annual Rental value	Percentage increase
2010	110, 000.00	-
2011	110, 000.00	-
2012	110, 000.00	-
2013	120, 000.00	9.09%
2014	120, 000.00	-
2015	120, 000.00	-
2016	120, 000.00	-
2017	140, 000.00	16.67%

Source: Author's Field Survey, 2017

Figure 2 shows the pattern of movement of the average annual rental values of the gated residential estate. The movement implies that rental values in the residential estate seldom increase. However, the sharp increase in rent in 2017 was attributed to the current economic recession in the country (see Figure 2).

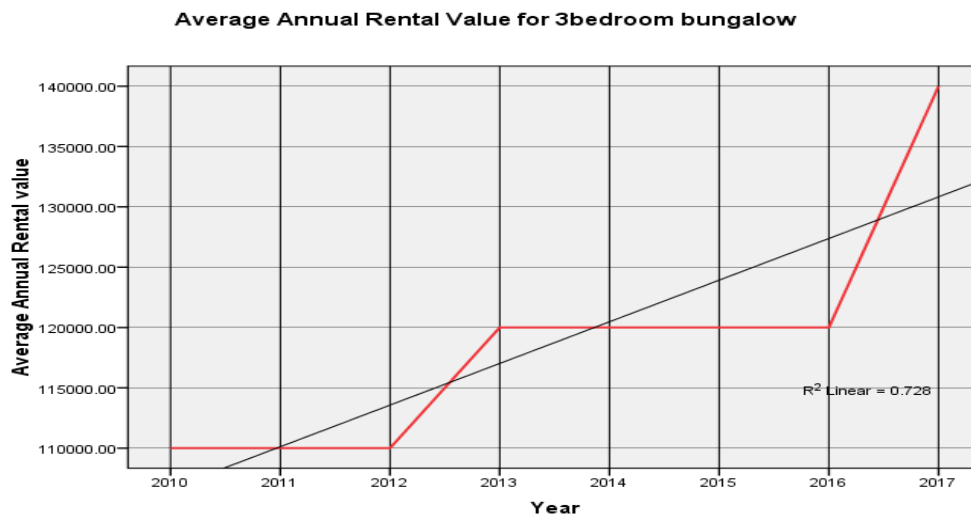


Figure 2: Line graph showing the trend in rental value of 3-bedroom flat in C130 Estate
Source: Author's Field Survey, 2017

Table 4 shows the rental trend for 1-bedroom flat/bungalow, 2-bedroom flat/bungalow and 3-bedroom flat/bungalow in the non-gated estates covering the period 2010 to 2017. The percentage increase in the average annual rent for 1-bedroom flats/bungalow in the non-gated estates was 16.67% in 2015 and 14.28% in 2017 respectively. The percentage increase in the average annual rent for 2-bedroom flats/bungalow was 14.58% in 2013 and 9.09% in 2015, respectively while the percentage increase in the average annual rent for 3-bedroom flats/bungalow was 14.29% in 2013 and 12.5% in 2015 respectively. Similarly, percentage increase for 2-bedroom bungalow was 3.85% in 2011, 3.70% in 2014 and 3.57% in 2016 (See Table 4).

Table 4: Average Annual Rental values in Non-Gated Estates

Year	1 Bedroom Flat/Bungalow		2 Bedroom Flat/Bungalow		3 Bedroom Flat/Bungalow		2 Bedroom Duplex	
	Rent	% Increase	Rent	% Increase	Rent	% Increase	Rent	% Increase
2010	72,000	-	96,000	-	105,000	-	130,000	-
2011	72,000	-	96,000	-	105,000	-	135,000	3.85%
2012	72,000	-	96,000	-	105,000	-	135,000	-
2013	72,000	-	110,000	14.58%	120,000	14.29%	135,000	-
2014	72,000	-	110,000	-	120,000	-	140,000	3.70%
2015	84,000	16.67%	120,000	9.09%	135,000	12.5%	140,000	-
2016	84,000	-	120,000	-	135,000	-	145,000	3.57%
2017	96,000	14.28%	120,000	-	135,000	-	145,000	-

Source: Author's Field Survey, 2017

Test of Hypothesis

H_0 : There is no significant difference between the Average Annual Rental values of Gated 3-bedroom flat and that of Non-Gated Estates

H_1 : There is a significant difference between the Average Annual Rental values of Gated 3-bedroom flat and that of Non-Gated Estates

Result: $F(3, 18) = 19.025, p = 0.00 (p < 0.05)$ (see Table 5)

Since $p < 0.05$ in the ANOVA test, the null hypothesis is rejected and thus concludes that there is a significant difference between the Average Annual Rental values of Gated 3-bedroom flat and that of Non-Gated Estates.

Table 5: ANOVA of the Relationship between Commercial Property Values and Independent Variables

	Sum of Squares	Df	Mean Square	F	Sig.
Between Groups	25.040	3	10.105	19.025	.000
Within Groups	13.110	18	.252		
Total	38.150	21			

Source: Author's Field Survey, 2017

Relating Tables 3 and 4, the study revealed that, the difference between the average annual rental values for gated and non-gated estates in the study area were significant with the percentage increase of 9.09% and 16.67% for gated estate and 14.29% and 12.5% for 3-bedroom flat/bungalow in the non-gated estates. The ANOVA test shows that the P-value statistic is 0.000, which is less than 0.05. This implies that the null hypothesis is rejected, indicating that there is statistically significant difference between the Average Annual Rental values of Gated 3-bedroom flat and that of Non-Gated Estates. The result of this study is in line with the findings of Ajibola, et al. (2011). While Ajibola et al (2011) established that gated estates command higher rental values than non-gated estates, this study revealed that there is significant difference in rental values between gated and non-gated estate in the study area. Ajibola et al (2011) attributed the rise in residential property value in gated estates to high demand for accommodation in the estate due to increased insecurity and armed robbery in the neighbourhood. However, contrary to the findings of Ajibola et al. (2011), this study revealed that both the gated and non-gated estates had similar characteristics such as the neighbourhoods were serene, peaceful and calm with low record of armed robbery in the area. This implies that the difference in rental value may not be attributable to insecurity.

Figure 3 shows the pattern of movement of the average annual rental value for all types of residential properties in the non-gated residential estates. The movement for the 1-bedroom flat/bungalow implies that rental value seldom increases in the estates, only recently has it been increased twice. The movement for 2-bedroom flat/bungalow is slightly different from the 1-bedroom flat/bungalow. The rental value for 2-bedroom flat/bungalow increases more frequently than 1-bedroom flat/bungalow. This was attributed to its high demand because it met the residents' spatial requirement and their ability to pay the rent. Furthermore, the movement for 3-bedroom flat/bungalow is similar to that of 2-bedroom flat/bungalow. This was also attributed to its high demand because it met the spatial requirement and their ability

to pay the rent. The average rental value for the 2-bedroom duplex is found to be higher than the 1, 2, and 3-bedroom flat/bungalow (see Figures 3 & 4).

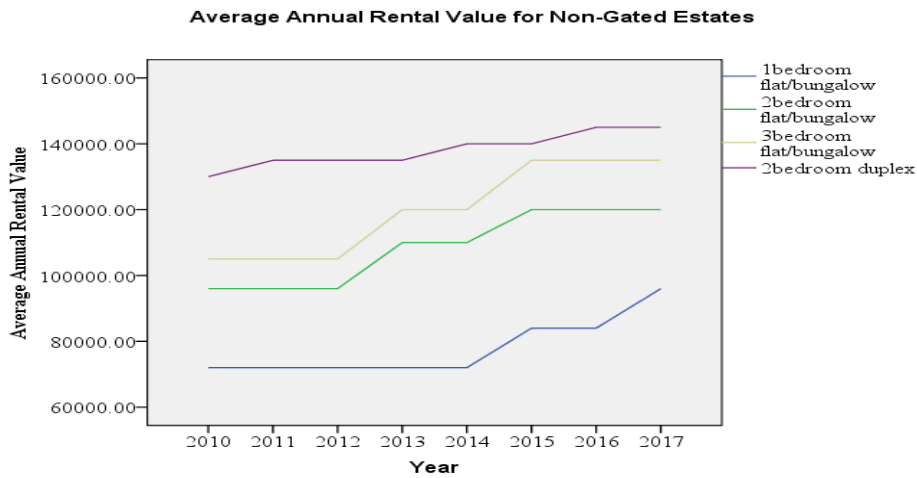


Figure 3: Line graph showing the trend in rental value for the various types of residential properties in the non-gate estates.
 Source: Author's Field Survey, 2017

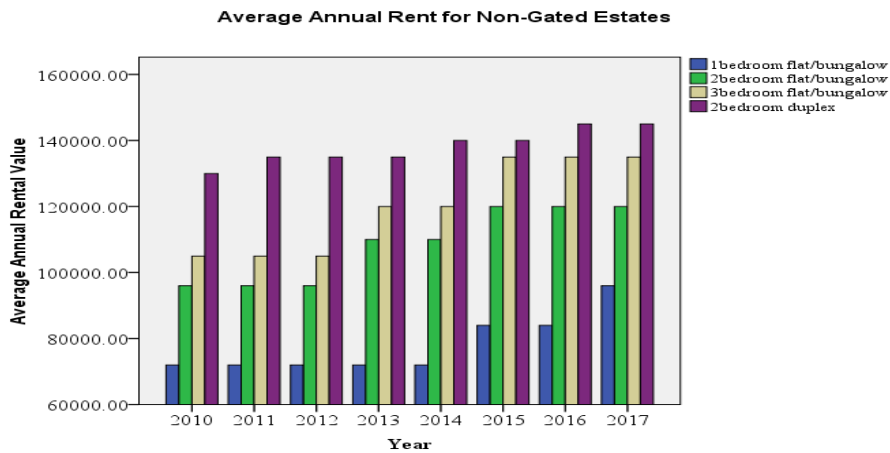


Figure 4: Bar chart showing the Average annual rental value for the various types of residential properties in the non-gate estates.
 Source: Author's Field Survey, 2017

In Table 6, the results show the factors that attracted the residents to the gated estate. *Location, accessibility* and *security* (5.000 each) are the most important factors that attracted the residents to the gated residential estate and they are ranked 1st. They are closely followed by *Nearness to place of work* (4.222) and *Privacy* (4.111). Other factors considered by the residents based on their ranking include *Good environmental condition* and *Ability to pay rent* (4.056), *Limited access to the public (Control of entry)* (3.556), *Available facilities and amenities* (3.444), *Good infrastructure* (2.500), *Luxury* (2.222), *Prestige* (2.056) and *Good waste disposal system* (1.778) with rankings of 4th, 5th, 6th, 7th, 8th, 9th and 10th respectively (see Table 6).

Table 6: Reasons for living in a gated residential estate

<i>Factors</i>	Strongly agree	Agree	Undecided	Disagree	Strongly disagree	Mean Rating	Rank
	5	4	3	2	1		
Location	18	-	-	-	-	5.000	1 st
Accessibility	18	-	-	-	-	5.000	1 st
Security	18	-	-	-	-	5.000	1 st
Nearness to work	12	2	1	2	1	4.222	2 nd
Privacy	6	10	-	2	-	4.111	3 rd
Good environmental condition	4	11	3	-	-	4.056	4 th
Ability to pay rent	3	13	2	-	-	4.056	4 th
Limited access to the public (Control of entry)	6	3	4	5	-	3.556	5 th
Available facilities and amenities	5	5	1	7	-	3.444	6 th
Good infrastructure	-	7	6	3	2	2.500	7 th
Luxury	-	1	2	15	-	2.222	8 th
Prestige	-	2	2	8	7	2.056	9 th
Good waste disposal system	-	-	5	4	9	1.778	10 th

Source: Author's Field Survey, 2017

Table 7 shows factors that attracted the residents to the non-gated estates. The study revealed that the residents in the non-gated estate considered accessibility (4.717) as their pull factor. This was closely followed by nearness to work (4.487), location (4.466), security (4.398) and ability to pay rent (4.246) respectively. The least factors considered were prestige (1.712), good waste disposal system (1.885) and good environmental condition (2.021) respectively (see Table 7).

Table 7: Reason for living in a Non-gated residential estate

<i>Factors</i>	Strongly agree	Agree	Undecided	Disagree	Strongly disagree	Mean	Rank
	5	4	3	2	1		
Accessibility	142	44	5	-	-	4.717	1 st
Nearness to work	86	56	17	32	-	4.487	2 nd
Location	89	102	-	-	-	4.466	3 rd
Security	98	87	-	11	-	4.398	4 th
Ability to pay rent	76	90	21	4	-	4.246	5 th
Available facilities and amenities	75	71	31	14	-	4.084	6 th
Privacy	68	92	-	31	-	4.031	7 th
Unlimited access to the public (Control of entry)	98	11	5	47	30	3.524	8 th
Luxury	-	69	22	64	36	2.649	9 th
Good infrastructure	12	36	43	71	29	2.639	10 th
Good environmental condition	36	104	-	51	-	2.021	11 th
Good waste disposal system	8	14	18	59	92	1.885	12 th
Prestige	-	-	3	130	58	1.712	13 th

Source: Author's Field Survey, 2017

Relating Tables 6 and 7, location, security, nearness to work and accessibility are common factors that were most considered by residents in gated and non-gated estates. Both types of estate are located close to the Benin-Auchi express road which is the major link to the several government parastatals and other private businesses where most of the residents work. The serenity, peaceful nature of the estates and the low record of armed robbery in the neighbourhood as opined by the residents, also informed the choice of residing in both the gated and non-gated estates. This finding is in line with the study of Iroham et al. (2014) which established that location of an estate is paramount in terms of nearness to work, accessibility and good neighbourhood quality. This study also confirmed the findings of Khodr (2011) in Mahgoub and Khalfani, (2012), which identified locating a gated estate in a remote area and lack of public services as some of the reasons that resulted to the vacancy chains of most residential buildings.

Requirements for a Residential Estate

Further enquiries on the preferences of the residents as to their requirements for residential estate is shown in Table 8. The study shows that residents prefer a residential estate with good access road (100%), regular electricity supply (100%), standard security (100%), good and regular water supply (100%), good location (100%), good waste disposal system (100%), functional amenities (100%), good environmental condition (94.74%), good drainage (73.68%), privacy (64.11%), recreation centre (54.07%) and primary health care facility (44.49%). By implication, a residential estate that is well located with good access road, standard security, regular electricity supply, good and regular water supply, functional amenities and good waste disposal system will attract high influx of home seekers.

Table 8: Preferences for residential estate requirement

Requirement	Frequency	Percentage
Good access road	209	100%
Regular electricity supply	209	100%
Standard security	209	100%
Good and regular water supply	209	100%
Good location	209	100%
Good waste disposal system	209	100%
Functional amenities	209	100%
Good environmental condition	198	94.74%
Good drainage	154	73.68%
Privacy	134	64.11%
Recreation centre	113	54.07%
Primary health care facility	93	44.49%

Source: Author's Field Survey, 2017

CONCLUSION

The result of the study has shown that, gating an estate has significant impact on the rental value of residential properties in an area where the neighbourhood is peaceful and calm, and with no evidence of frequent armed robbery cases. The study also established that location, accessibility, nearness to work place and security are important factors attracting home seekers to place of residence. Real estate developers should take these factors as very important in the development of any residential estate. Furthermore, other factors that should be considered by investors and developers include good and regular water supply, good waste disposal system and functional amenities. It is believed that, the presence of these facilities and amenities will attract high demand by home seekers and thus maximizing their residential satisfaction value.

RECOMMENDATION

Following the results of the study, it is recommended that

- i. Developers gate their estate as it commands higher rental value than a non-gated estate.
- ii. Secondly, real estate developers should always consider location, accessibility, nearness to work place and security as four most important factors attracting home seekers to place of residence in choosing a site for residential development, whether gated or non-gated.
- iii. Lastly, real estate developers should provide good and regular water supply, functional amenities and good waste disposal system as they would attract home seekers.

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