Title: Militant Activities and Property Values in Port Harcourt, Rivers State.
Author(s): Ajibola, M. O. Ebikefe, A. V. and Awodiran, O. O.
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Abstract: 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. Therefore, this study examined the causes of militant activities and their effects on property values in Port Harcourt. In achieving the objectives of the study, questionnaire was administered on the ninety-nine (99) firms of Estate Surveying and Valuation in Port Harcourt out of which sixty-eight (68) was retrieved. Both descriptive and deductive statistical tools were employed in analysing the data collected. Regression analysis, relative importance index (RII) and principal component analysis (PCA) tests were conducted to answer the question on the effects of militant activities on property values. An analysis of R2 between the neighbourhoods affected and the ones not affected by militant activities clearly revealed that militant activities affected property values in Port Harcourt. The study recommends joint efforts of both the government and oil companies at mitigating the various factors responsible for militant activities in Port Harcourt so as to attract interest of residents to the city as this will result in high demand and attendant increased rental values.