

**Title:** Comparative Study of rental Values of Two Gated Estates in Lekki Peninsula Lagos.

**Author(s):** Iroham, O.C., Durodola, O.D. and Ayedun, C.A

**Outlet:** Journal of Sustainable Development Studies

**Date:**

**Abstract:** The study which entailed a comparative analysis of rental values of residential properties of restricted access gated estate is aimed at discovering Differences in rental values. Analysing these rental values of restricted access (Crown Estate) and open access (Victoria Garden City) estate in Lekki Peninsula, as case studies will aid investors and policy makers to be better guided in their decision making processes. To achieve the objective of the study, structured questionnaires were administered to 160 residents of Crown Estate out of which 116 respondents returned their questionnaire filled; 120 questionnaire were administered to the residents of Victoria Garden City out of which 90 questionnaire were retrieved while 45 questionnaire out of the 60 administered to the Estate Surveyors and Valuer's managing properties in Crown Estate and Victoria Garden City out of which 90 questionnaire were retrieved while 45 questionnaire out of the 60 administered to the Estate Surveyors and Valuers managing properties in Crown Estate and Victoria Garden City (VGC) was retrieved. The collected questionnaires were subsequently analysed using relevant statistical techniques such as the Frequency distribution tables and t-test. The study revealed significant difference in rental values in the two estates. The study therefore recommends appropriate features- such as location and provision of good neighbourhood quality amongst others in the planning of any estate.