THE EFFECT OF LOCATION ON THE VALUE OF COMMERCIAL PROPERTY IN, ONITSHA NORTH LOCAL GOVERNMENT AREA, ANAMBRA STATE OF NIGERIA

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Abstract—Location of land and landed property is a preferred choice for both occupiers as well as property owners; this is believed because there are certain considerations such as accessibility, type of property, forces of demand and supply, use of property, government policies and nearness to transport terminus. Nevertheless the study was carried out, on careful appraisal to ascertain the latent effect location has on the value of commercial property in Onitsha north local government area, anambra state. The researchers set some objectives. The findings of this study discovered that some important factors like infrastructure and facilities can make a commercial property attractive or unattractive and in so doing affects the location potentials. The study also reveals that the combination of location and needed infrastructural facilities are the key factors that influence demand and supply in real property market in the study area. The study achieve its selected objective through questionnaires the data obtain where analyze through relative important index (RII), percentage, mode, mean, with the use of satis-excel software and maps from google earth. The second discovery is a contribution to knowledge in the field of estate surveying and valuation profession.

Key words: Effect, Location, property Value, Commercial Property,
STATEMENT OF PROBLEM

One of the basic need of man is housing, be it for residential, commercial, institutional, or agricultural purposes, nevertheless the solution to this social problem is challenged by some factors like poverty, crime, unemployment, population growth, lack of infrastructure, unfavorable government policies, and abuse of professionalism etc. the effect of location on commercial property values has created a great concern as the disadvantaged commercial property are gradually losing their relevance, if not going into extinction. This study observed recently, that upon construction of new commercial properties in Onitsha main market, properties located along transport route are on high demand that the demand of such property is two times higher than the supply especially when it is located on a road side. Again we discovered that upon entering inside the market proper, there were vacant shops, offices, and warehouses to be let. Consequently the completion of new commercial properties are now rendering the old ones into physical, functional, and economical deterioration and obsolescence. Not minding that these properties can be fixe to principle of highest and best use.

AIM OF THE STUDY

The aim of the study is to appraise the effect of location on property value of commercial properties in (Onitsha main market) Onitsha north local government anambra state.

OBJECTIVES OF THE STUDY

i. To determine the effect of location on property values

ii. To ascertain the reason investors chooses a particular location for investment in (Onitsha main market) Onitsha north local government anambra state.

iii. To recommend a constructive approach in solving the problem silently with effective results.

SIGNIFICANCE OF STUDY

The study contributes to existing knowledge on method of preserving commercial property investment in real estate in Nigeria as well as solution for some location problems in real estate practice. Having addressed these salient and age long challenges to real estate development in Onitsha main market, Onitsa north local government anambra state. The proffered solution should now set a road map developed to open unlimited opportunity for investors without jeopardizing or risking their investment unnecessarily. These will lead to increase in provision of commercial building to care for the growing need of a developing economy and equally provide decent commercial accommodation as engine of economic growth and national development. Furthermore a critical observance and execution of the solution provided in this study will ameliorate the persistence Search for newer location and enhance the culture of urban renewal and sustainability.
II. LITERATURE REVIEW THEORETICAL FRAMEWORK

The Cambridge dictionary, defined commercial property as “a building or land that is use for business” it is also define as real estate approved and designed for retail or wholesale trade, hotel, restaurant, offices, clinics, shopping malls, stores, warehouses, light manufacturing, and other such uses but not for residential purposes. Also called commercial facility. [17], [18] (Kuye, 2003), (James, 2018), suggested that the term “commercial property” is too elaborate to be define, however he said that commercial property refers to real estate property that is used for business activities. Commercial property usually refers to buildings that house businesses, but it can also refer to land that is intended to generate a profit, as well as larger residential rental properties. The designation of a property as a commercial property has implications on the financing of the building, the tax treatment and the laws that apply to it. [19] (Udechukwu, 2006), offices [20] (Nwachukwu and Emoh, 2013), warehouse/industry [21] (Udechukwu and Johnson, 2008), shopping malls, they agreed that commercial properties exist in types and classifications. That notwithstanding [22] (Ezgi, Sedu, and Tahsin, 2015) opined that to assess the value of land by evaluating several factors, related to a real estate, e.g. location, environment, topography, utilization conditions etc. is called real estate valuation, which is a key factor for land management. [23], [24] (Okeke, 2009), (Hoyt, 1939) and [25] (Burgess, 1925) insisted, that location has tremendous impact on development and property value. Moving along bridge head-Sokoto line, bright street-Iweka road, and Emeka ofor plaza- new and old market road all in main market, construction of commercial properties is sprawling with speed along major transportation route.

OVERVIEW OF COMMERCIAL REAL ESTATE MARKET

According to un-habitat and world economic forum, the composition of real estate market is designed in such a way they function on the dependency of various variable that always give birth to forces of demand and supply[26],[27] (UN-Habitat, 2012; WEF, 2016). However, [28] Igbinosa (2011), added that, the characteristics of the building and estate market values in any given area is determinant on property value while [29] Emenike (2020), [30] James and Murungi, 2015) insist that the only factor that will guarantee success of any property value is the availability of real estate infrastructure.

There are number of factors and stages of development process that should be considered by the property developer, if it must achieve its feasibility and viability objectives these factors includes economy, property cycles and markets, government policy and strategy, legislation, as well as environment, population, politics, transport, technology, etc. All these factors can significantly affect the feasibility and viability progress of the development project, thus ultimately affecting profitability.

III. THE STUDY AREA

Onitsha is located in Anambra State, which is one of Nigeria’s 36 states and one of 5 states in the country’s south-east geo-political zone. The other states in the zone are Abia, Ebonyi, Enugu, and Imo. The new Anambra State was created in August 1991, together with Enugu State from the old Anambra State, with its state capital at Awka. The state is divided into 21 local government areas for administrative purposes, each with its headquarters. Onitsha is the gateway to eastern Nigeria and economic enrolment for business activity. Onitsha is located on latitude 6.1°N and longitude 6.8°E in the Anambra North Senatorial Zone of Anambra State. It occupies the eastern bank of the Niger River, covering some 50 square kilometers. Onitsha is strategically located and accessed through the east–west national main road from Lagos through Benin, which links the eastern north–south route via the Niger Bridge at Onitsha. The main concentration of population and industrial activity and the areas showing the greatest potential for growth are situated along this transportation axis. The recent process of urban expansion largely reflects the communication network. Onitsha’s location, which combines both road and waterway access points, this feature makes it one of the four main potential industrial and commercial growth areas in Nigeria. The city is split into two local government areas, Onitsha South and Onitsha North. Both areas are bound by Ogbaru local government to the south, Idemili North and Oyi to the east, and Anambra East to the north. With about twenty eight market making Onitsha a city with the highest number of market in south east geo-political zone of Nigeria.
IV. RESEARCH METHOD

Data for this study was sourced from both primary and secondary sources. While the primary data was generated through questionnaire which was drafted and distributed to (40) commercial property owners, (90) commercial property occupiers and (20) estate surveyors and valuers, as relevant stakeholders in Nigeria real estate commercial property market and observations by the researcher, 120 (87%) was retrieved and used for the study. The secondary sources of data were sourced from written materials such as journals, conference papers, textbooks and mimeographs where used for this study. Data were presented with tables while percentages, arithmetic mean and relative importance index (RII) were used to determine the level of significance of the factors.

POPULATION

The population for this research study comprises of commercial property owners and occupiers, in Onitsha main market, Onitsha north local government anambra state. and estate surveyors and valuers in the study area.

SAMPLING SIZE

For the purpose of this research study, the simple random sampling approach was used. Thus the sample size of the study is 120 respondents, thirty five (35) commercial property owners, seventy five (75) commercial property occupiers and ten (10) estate surveyor and valuer. Since it is not easy to distribute questionnaire to everybody concerned, the use percentage for research population is considered to be accurate.

V. RESULT AND DISCUSSION

Section = A; Socio-demographic of the respondents

Table 4.1: Age Distribution, Academic qualification and commercial property type of use, of the Respondents

<table>
<thead>
<tr>
<th>Age (Years)</th>
<th>Frequency (F)</th>
<th>Percentage (%) of (F)</th>
<th>Academic qualification (F)</th>
<th>(%) of (F)</th>
<th>Property type (F)</th>
<th>(%) of (F)</th>
</tr>
</thead>
</table>

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From table 4.1 above, 23% of the respondents are between the age brackets of 21-30 years, 50% are within 31-40 years, 17% are within 41-50 years, and 10% are within 51-60 years respectively. This indicates that majority of the respondents (90%) belongs to labor force and their decisions have effect on location of commercial properties in the study area. From the academic qualification row and column it is obvious that 57% of respondents are traders that join business after obtaining their FLSC, while 29% are working with different business organizations either as staff, sales girls/boys, I.T students and ad-hoc staff having obtain either SSCE or OND, and 17% who are graduate working in some establishment like banks insurance, stock, and estate brokers telecom companies etc. as full staffs while others are business executives. The study also reveals that the level of literacy is competing very high at 46% over what is use to be in previous years. Again, the commercial property in use, in the study area ranges from shops 57%, office 27%, and hall 16%. Which also indicate that the difference in demand for shop is 53% to compare with office which is 47%. We also observed that halls are not in much demand since many occupiers convert two or more shops to office and banks prefer owning their business property.

Table 4.2: Occupation, Ownership Status and duration of occupancy (D.O) of the Respondents

<table>
<thead>
<tr>
<th>Occupation</th>
<th>(F)</th>
<th>(%) of (F)</th>
<th>Ownership Status</th>
<th>(F)</th>
<th>(%)of (F)</th>
<th>D.O</th>
<th>(F)</th>
<th>(%) of (F)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traders</td>
<td>57</td>
<td>47</td>
<td>Sub Lease</td>
<td>50</td>
<td>42</td>
<td>1-10</td>
<td>53</td>
<td>44</td>
</tr>
<tr>
<td>Craftsmen</td>
<td>15</td>
<td>13</td>
<td>Lease</td>
<td>56</td>
<td>47</td>
<td>20-30</td>
<td>55</td>
<td>46</td>
</tr>
<tr>
<td>Civil Servant</td>
<td>48</td>
<td>40</td>
<td>Landlord</td>
<td>14</td>
<td>11</td>
<td>30-above</td>
<td>12</td>
<td>10</td>
</tr>
<tr>
<td>TOTAL</td>
<td>120</td>
<td>100</td>
<td>TOTAL</td>
<td>120</td>
<td>100</td>
<td>TOTAL</td>
<td>120</td>
<td>100</td>
</tr>
</tbody>
</table>

From table 4.2 above, the occupation of respondents in the study ranges from traders 47%, civil servants 40%, and craftsmen 13%, which also reveals that there are other commercial activity moving on in the study area at a difference of 15% this activities include banking, insurance firms, estate surveyors and valuers, barristers and solicitors, clearing agents, transport companies, telecommunication companies, servicing firms, information communication technologies firms, oil and gas companies etc. on the next row and column is ownership status, most of the commercial property occupiers in the study area are on lease hold 47% and sub lease hold 42% and owner occupiers are 11%. On the row and column of duration of occupancy, its easily notice that (90%) of the respondents are on a steady transition in which their movement either horizontal or vertical has effect because, they change location which also have positive or negative effect on property.
Section = B: Location, Infrastructural, Structural and Economic Factors Affecting Commercial Property in the Study Area.

<table>
<thead>
<tr>
<th>No</th>
<th>Factors</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>TOTAL</th>
<th>RII</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Location impact (traffic, topography, highway)</td>
<td>56</td>
<td>34</td>
<td>51</td>
<td>71</td>
<td>212</td>
<td>1.766</td>
</tr>
<tr>
<td>2</td>
<td>Infrastructural (road network, electricity, security)</td>
<td>92</td>
<td>103</td>
<td>32</td>
<td>21</td>
<td>248</td>
<td>2.066</td>
</tr>
<tr>
<td>3</td>
<td>Structural (modern building, management, facility)</td>
<td>56</td>
<td>86</td>
<td>43</td>
<td>26</td>
<td>211</td>
<td>1.758</td>
</tr>
<tr>
<td>4</td>
<td>Economic (rent, size, population, demand)</td>
<td>25</td>
<td>51</td>
<td>96</td>
<td>98</td>
<td>219</td>
<td>2.250</td>
</tr>
</tbody>
</table>

VI. CONCLUSION

Investigations were made as regards the opinion of respondents on whether the stake holders consider the influence of factors such as locational, infrastructural, structural, and economic factors, have on the value of commercial properties in the study area. Results showed that majority of the stake holders are of the opinion that locational, infrastructural, structural, and economic factors, actually affect property value and as against location only as 122 (RII: 1.766) gave disapproval. Furthermore the table agrees with our field observation that lack of infrastructure like standard motor parks, road network (RII:2.066) that was formerly built have dilapidated, lack of power supply, poor/dilapidated facility together with poor management as in (RII:1.758). To our greatest surprise rent at the inside market where found to be lesser than that of the road side, that is the reason the respondents insist that size and rent of the property is not the major factor that determine commercial property value in the study area as in (RII:2.550).

The government and market traders union should partner with professionals like estate surveyors and valuers, town planer, architects, builder and engineers etc., on modern approach of urban renewal and sustainability. There is the need for government to harness redevelopment plan within the study area to create a platform for providing infrastructure and systematically attracting investors inside the market through it fiscal policies. The recommendation provided in this study will strike a balance in values of commercial properties and create a road map for good property investment in Nigeria.

Acknowledgements
I wish to acknowledge the contributions of everyone, especially authors and publishers, whose works were consulted during the execution of this study and others who contributed directly or indirectly to the success of this work. We appreciate you all.

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