APPRAISAL OF SECURITY LEVEL WITHIN NIGERIA RESIDENTIAL REAL ESTATES NEIGHBOURHOOD

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INTRODUCTION

With a continuous growth in housing cost and demand, it is expected that secured properties be stimulated to ensure a comfortable and liveable environment for the masses. This however remains one of the principal challenges bedevilling the Nigerian real estate sector, which then reduces individual's desirability of home ownership in some areas. Hence, this paper endeavours to study the security level of three Residential Real Estates within Akure, Ondo State, Nigeria and its effect, through a systematic sampling technique. The outcome of the study indicates that individual residents' effort in securing their property and lives were more visible, with more of local resources being used than the advanced security systems.

PROBLEM STATEMENT

Considering the levels of residential home security systems which ranges from simple to sophisticated, different security system have emerged over the years across the globe such as trained dogs, thermal cameras, high/electric fencing, vigilantes, fire/back to base alarm systems, panic buttons, surveillance equipment and wire, fire system, home automation, temperature, spikes floor and water sensors, CCTV monitors, video recorders, 24hours security guards, and any type of anti-intruder perimeter control systems (Radetskiy, et al 2015). These however have not been fully employed in Nigeria owning to procurement cost, inconsistent electricity supply,difficulty in installation or use as well as the unplanned nature of most housing environments.

However, the insecurity level in Nigeria cannot be over mentioned without being traced back to the early military rule ages when bulky quantities and quality weapons were shipped into the countries for military uses during and after the civil war. Some of this weapons however were high jacked by the civilians and then became their tools for mischievous acts shortly after the war such as; robbery attacks, killings of innocent minds and ritualism which is high across the country (Olabanji and Ese 2014).

. This has made some residential property owners vacating their comfort zone in search for a secured environment which are less comfortable. More so, it was observed that some fully furnished apartment across states including Akure, Ondo State, Nigeria are scarcely occupied owning to the rate of crime which then affects developer's profit and loan transaction.

Home security and Housing Value

Literatures have established that a sense of security within a residential neighbourhood directly affects property's value. An individual's perception of becoming a crime victim rather than actually becoming a victim is described as a sense of security or fear of crime Vetter et, al, (2013). In recent times the hunt for security of life and properties is a major feature enticing people to residential estates. Hence the insecurity within a house or neighbourhood could additionally add to a house not being occupied while individuals desire to pay high rent in another location with better security. In such case, their willingness to pay for corresponding decrease of violence is at least equal to that amount Soares (2009). Further Olajide, (2010) recognized the consistency in physical security of residential environment as one basic factor in determining the values of residential property in such location. Arguing that residential estate which is prone to crime often suffers capital and rental values reduction, authors quantified the rate of turnover of properties suffering inadequate security to be lower. This then renders such property unappealing and unprofitable (Radetskiy, et al 2015).

METHODOLOGY

This study adopted structured questionnaire, questionnaire was administered on occupiers within three housing Estates in Akure, Ondo State, Nigeria. These are Oba-Ile Estate, Alagbaka Estate and Ijapo Estate respectively. A total number of 50 questionnaires were administered on each Estate after being considered adequate through systematic sampling technique. Data were presented through charts, tables and other descriptive statistics.

DISCUSSION OF FIND

Asides personal interview and observation conducted within the study area, questionnaire administration was also carried out. Result of the analysis is as follows:

Table: 1 Form of Security System

Details	Frequency	Percentage (%)
Fencing	47	32.6
Guards	42	29.2
Vigilante	21	14.6
Burglar proof	12	8.3
Security Dogs	11	7.6
Surveillance	3	2.1
Alarm System	0	0
CCTV System	0	0
Close Circuit	0	0
Others	7	4.9
No Response	1	0.7
Total	144	100

Source: Field survey, 2017.

From table 1 above, it is apparent that the highest security system across the Estates is Fence, giving a percentage of 32.6. This is followed by Security guards which amount to 29.2%. There are other multiple choices, though security systems like Alarm system; CCTV operation and close circuit systems are found not available within the estates. This could be due to poor electricity supply therein.

Table 2 Degree of Security Efficiency

Details	Frequency	Percentage (%)
Very Regular	18	12.5
Regular	35	24.3
Slightly Regular	62	43.1
Scarcely	20	13.9
None	9	6.2
Total	144	100

Source: Field survey, 2017.

Table 2 above indicates that existing security systems are slightly regular in safe guarding lives and properties within the Estate, giving a percentage of 43.1. This is followed by 24.3% responses indicating the regular efficiency level of the security system. 13.9% indicated that security efficiency is scarce while 12.5% indicated that it is very regular. This could result from the lack of government input in securing the environment.

Table 3 Type of Fencing

Details	Frequency	Percentage (%)
Block/Concrete	54	37.5
Barbed Wire	14	9.8
Plank	2	1.4
None	32	22.2
No Response	42	29.1
Total	144	100

Source: Field survey, 2017

Table 3 shows that the mostly used construction materials for fence are block/concrete given 37.5% followed by barbed wire which is 9.8% and plank 1.4%. 22.2% houses do not have any fence around their residence. This implies that some residents do not see the necessity of providing security for their lives and properties or they feel it is costly for it to be in place.

Table 4 Security Service Provider

Details	Frequency	Percentage (%)
Government	17	11.8
House owner	83	57.6
House user	21	14.6
Tenant	9	6.3
Indifferent	14	9.7
No Response	0	0
Total	144	100

Source: Field survey, 2017

Table 4 shows that 57.6% or 14.6% of the respondents who are either property owners or users provide security by themselves while government input shows 11.8%. This indicates that government input in protecting lives across the estates is not encouraging, which might have been the reason why others do not regard the need to secure their property.

Table 5 Frequency of Power Supply

Details	Frequency	Percentage (%)
Very Regular	7	4.8
Regular	35	24.3
Slightly Regular	89	61.8
Barely	16	11
None	3	2
Total	144	100

Source: Field survey, 2017

Table 5 illustrate that Electricity supplies in most of the Estates were slightly provided, with few indicating that electricity in their residence is regular. This means much still needed to be done as regards electricity provision in the areas, so as to encourage the development of advanced security systems.

Table 6 Frequency of Arm Robbery Attacks

Details	Frequency	Percentage (%)
High	70	48.6
Low	27	18.7
None	40	27.8
No Response	7	4.9
Total	144	100

Source: Field survey, 2017

It is evident from the above table (Table 6) that arm robbery attacks within the estates are high given 48.6%. This thereby creates fear and threat to the lives of residents as well as negatively affecting the value of properties across the Estates as indicated in the interview established. It is however applicable within other areas of the state which then calls for urgent attention from both the government and parties/agencies concern.

Table 7 Most Arm Robbery Occurrence

Details	Frequency	Percentage (%)
Morning	4	2.8
Afternoon	22	15.3
Night	25	17.1
Mid Night	51	35.4
No Response	42	29.2
Total	144	100

Source: Field survey, 2017

Table 7 shows that robbery attacks occur mostly in the mid-night when resident have retired to bed to sleep. Given 35.4% result, this could be as a result of lack of advanced and effective security measures as well as lack of electricity within the estates. Therefore there is need for government or agencies in charge of electricity to always provide electricity into the estates mostly in the night and midnight for visibility of the hidden areas where criminal act can be initiated.

CONCLUSION AND RECOMMENDATION

There should be a supply of stable electricity supply, good road networks and community security systems, to scare away criminals. Unemployment and abject poverty among citizens should be addressed by agencies concerned to aid the reduction of violence and crime in Nigeria.

Home security system across Akure, Ondo State Nigeria seems unacceptable to the existing standard in other countries. Hence there is still need for further actions to improve residential housing security when residents are home or away