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EDITORIAL

We are delighted to publish this new Volume and Issue of the African Journal of Built Environment Research (AJOPER) (www.waberjournal.com) which is the official journal of the West Africa Built Environment Research (WABER) Conference (www.waberconference.com). This July 2018 Issue of the Journal comprises of four research papers on an interesting array of topics.

The first paper by Bello *et al.* provides an interesting framework for decision-making by investors considering whether to invest in the hotel or commercial property sectors. A comparative analysis of investment attributes of hotel and commercial property was carried out using a sample of 177 commercial properties and 70 hotel properties in six different locations across Nigeria. Attributes and performance of hotel investment and commercial property investment were measured based on occupancy rate analysis. Commercial and hotel properties had similarity in four of the qualitative variables but showed differences in the remaining eight variables. Interestingly, the findings showed no significant difference in the occupancy rate of commercial property (0.89) and that of hotel property (0.80). However, the authors conclude with the view that hotel property could be a more attractive and better investment as revealed by the short-term advance payment attribute and its dynamic response to economic situations than the commercial property.

Issues pertaining to crime and security are some of contemporary issues we often have to deal with in our built societies. The second paper by Adzande *et al.* examined the social and physical correlates of crime in Makurdi, Nigeria. The purpose was to provide important insights on the pattern of crime and the key determinants of the distribution of opportunities for crime within a built society. A survey research strategy was used to obtain data on social and physical attributes of residential areas in Makurdi which was divided into fifty-seven spatial units and 768 structured questionnaires were administered to household heads. Age was identified as a key predictor of incidences of victimization and burglary while the age of buildings also had significant influence on incidences of victimization. Building density was linked to incidences of victimization and rape. Income and employment status were predictors of theft and assault while fences and houses with open frontages significantly influenced the occurrence of armed robbery and assault. Findings from this study demonstrate that effective surveillance and crime prevention measures are conditions for safe societies.

The third paper by Olukolajo *et al.* examines a practical subject pertaining to default by tenants in the payment of rent. This study investigated tenants' characteristics and their tendencies to default in the payment of rent for residential properties in Akure, Nigeria. Data on characteristics of 496 tenants were collected and analysed. The findings indicate that the strongest predictor of rent default tendencies was household size. It was recommended among others that landlords and their agents should intensify efforts in minimizing rent default situation through careful screening of tenants.

The fourth paper addresses the important subject of professionalism and ethics in the public infrastructure procurement space. Too often, public procurement officials engage in unethical behaviour and practice. Inuwa *et al.* investigated issues relating to unethical professional practices in tendering of public building procurement in Bauchi, Nigeria. 122 academic and non-academic staff that serve as in-house and out-source consultants in TETFund funded projects provided the data for this study. The results indicate that connivance, deceitful advertisement, deliberate disparity of tender documents and divulging confidential information are some common unethical professional practices in tendering. This seems driven by discontinuity in government projects, glorifying corrupt leaders, greed, immorality, poor understanding of ethical standards, poor remuneration, job insecurity, and weak judicial systems.

The Editors thank all authors of these interesting research papers that we are delighted to publish in this second volume of the African Journal of Built Environment Research.

- ✿ **Comparative Analysis of Investment Attributes of Hotel and Commercial Property in South-Western Nigeria – *Bello, N. A., Jolaoso, A. B and Olanrele, O. O.***
- ✿ **Correlates of Crime in Urban Makurdi, Nigeria – *Adzande, P., Gyuse, T. T. and Atser, J.***
- ✿ **Tenants' Characteristics and Rent Default Tendencies in Akure Residential Property Market – *Olukolajo, M. A., Ogungbenro, M. T. and Adewusi, A. O.***
- ✿ **Unethical Professional Practices in Tendering of Public Building Procurement in Bauchi Metropolis, Nigeria – *Inuwa, I. I., Maleka, S. M. and Kunya, S. U.***

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