

SEVERANCE OF COMMERCIAL BUILDINGS DUE TO ROAD DUALIZATION AND RENTAL VALUE CHANGES IN PORT HARCOURT

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ABSTRACT

The study examined severance of commercial buildings and rental value changes along Ada-George road in Port Harcourt. A population of 325 commercial buildings was severed for road expansion and sample size of 180 commercial properties were randomly selected for questionnaire administration. The primary data were collected from the field using questionnaires which were administered to 180 commercial property users of the severed properties and 155 questionnaires were retrieved and duly completed. Frequency distribution table, percentages, and pictures were used to present and analyze the data collected. The study found that slightly over half (56.78%) of the respondents were dissatisfied with the commercial properties after severance. It was thus concluded that severance reduced users' satisfaction with commercial properties in Port Harcourt. The study, therefore recommended that Users' opinions should be taken into consideration before the acquisition of such properties and whenever part of any building is to be acquired, the whole area of the commercial building should be acquired and paid for in order to reduce some of the litigation that may arise in the process.

KEYWORDS: *Users, Rental Value, Severance, Commercial Properties, Port Harcourt*

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